

ORDINARY MEETING OF BATHURST REGIONAL COUNCIL

11 November 2020

His Worship the Mayor & Councillors

Notice of Ordinary Meeting of Bathurst Regional Council – Wednesday 18 November 2020

I have to advise that an Ordinary Meeting of Bathurst Regional Council will be held in the Council Chambers on Wednesday 18 November 2020 commencing at 6:00 pm.



D J Sherley
GENERAL MANAGER

**MINUTES OF THE
ORDINARY MEETING OF BATHURST REGIONAL COUNCIL
HELD ON WEDNESDAY 18 NOVEMBER 2020**

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1 RECORDING OF MEETINGS

2 MEETING COMMENCES

MINUTE

Meeting commenced at 6.00pm.

Present: Cr W Aubin, Cr B Bourke, Cr A Christian, Cr J Fry, Cr G Hanger, Cr J Jennings, Cr M Morse, Cr I North, Cr J Rudge

3 PRAYER AND ACKNOWLEDGEMENT OF COUNTRY

4 APOLOGIES

MINUTE

MOVED: Cr I North SECONDED: Cr J Rudge

RESOLVED:

Nil

5 MINUTES

5.1 CONFIRMATION OF MINUTES - ORDINARY MEETING OF BATHURST REGIONAL COUNCIL HELD 21 OCTOBER 2020

File No: 11.00005

RECOMMENDATION:

That the Minutes of the Ordinary Meeting of Bathurst Regional Council held on 21 October 2020 be adopted.

REPORT:

The Minutes of the Ordinary Meeting of Bathurst Regional Council held on 21 October 2020 are **attached**.

FINANCIAL IMPLICATIONS:

N/A

BATHURST COMMUNITY STRATEGIC PLAN – OBJECTIVES AND STRATEGIES:

Objective 6: Community leadership and collaboration.

Strategy 6.4 Meet legislative and compliance requirements.

COMMUNITY ENGAGEMENT:

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

ATTACHMENTS:

1. Minutes - Ordinary Meeting of Bathurst Regional Council held 21 October 2020
[5.1.1 - 19 pages]

MINUTE

RESOLUTION NUMBER: ORD2020-296

MOVED: Cr W Aubin SECONDED: Cr I North

RESOLVED:

That the Minutes of the Ordinary Meeting of Bathurst Regional Council held on 21 October 2020 be adopted.

5.2 CONFIRMATION OF MINUTES - EXTRAORDINARY MEETING OF BATHURST REGIONAL COUNCIL HELD 29 OCTOBER 2020

File No: 11.00005

RECOMMENDATION:

That the Minutes of the Extraordinary Meeting of Bathurst Regional Council held on 29 October 2020 be adopted.

REPORT:

The Minutes of the Extraordinary Meeting of Bathurst Regional Council held on 29 October 2020 are **attached**.

FINANCIAL IMPLICATIONS:

N/A

BATHURST COMMUNITY STRATEGIC PLAN – OBJECTIVES AND STRATEGIES:

Objective 6: Community leadership and collaboration.

Strategy 6.4

Meet legislative and compliance requirements.

COMMUNITY ENGAGEMENT:

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

ATTACHMENTS:

1. Minutes Extraordinary Meeting of Council held 29 October 2020 [5.2.1 - 3 pages]

MINUTE

RESOLUTION NUMBER: ORD2020-297

MOVED: Cr J Rudge SECONDED: Cr J Jennings

RESOLVED:

That the Minutes of the Extraordinary Meeting of Bathurst Regional Council held on 29 October 2020 be adopted.

6 DECLARATION OF INTEREST

MINUTE

RESOLUTION NUMBER: ORD2020-298

MOVED: Cr M Morse SECONDED: Cr I North

RESOLVED:

That the Declaration of Interest be noted.

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

GENERAL MANAGER'S REPORT

The following reports are presented for Council's consideration.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DJS', is positioned above the printed name of the General Manager.

D J Sherley
GENERAL MANAGER

7.1.1

CENTRAL NSW/JOINT ORGANISATION BOARD MEETING 27 AUGUST 2020 - COWRA

File No: 07.00017

RECOMMENDATION:

That the report on the CENTROC and Central NSW Joint Organisation Meetings held on 27 August 2020 be noted.

REPORT:

The Central NSW Joint Organisation Board meeting was held on Thursday 27 August 2020 in Cowra. The meeting took place in person under strict COVIDSafe procedures. The Board was welcomed by the Mayor Cr Bill West, who gave an update on what's happening in Cowra. The theme for the day was *Productive Water*, there were a number of presentations including Ms Steph Cooke MP, the Local Member for Cootamundra.

Presentations to the Board included:

NSW Water Directorate – Mr Brendan Guiney, Executive Officer. An update on the role of the Water Directorate and the current operating environment for Local Government Local Water Utilities.

Department of Planning, Industry and Environment – Water – Mr Michael Scotland, Ms Stef Schulte and Mr Nathan Taylor. Presentation on the drafting of the Regional Water Strategies for the Lachlan and Macquarie catchments. These strategies are a major step for long-term water planning across the region and present opportunities for future collaboration with the JO.

Murray Darling Association Inc. (MDA) – Phyllis Miller, Chair of Region 10 and Emma Bradbury Chief Executive Officer. Updated the Board on work of the MDA including their Strategic Plan.

Water NSW – Mr David Hogan, Alex Fisher, Stephen Negus and Alice Jarret. Presentation and update on the Wyangala Dam Wall Raising Project.

Ms Steph Cooke MP, Member for Cootamundra – Presentation and discussion included; Valuer General land valuations and Water Licences, Regional Show Societies receiving compensation, the IPART recommendation around mining rates and the Blayney – Demondrille Final report and Executive Summary.

Report on Priority One - Inter-Council Cooperation

Best Practice in Aggregated Procurement (Best Practice in Aggregated Procurement)

The BPAP Program is being delivered through a collaboration of 4 JOs. It is - progressing well with Stages 1a and 1b - legal advice - now complete. The procurement process of Stages 2-6 now underway and the outcome of the selective RFQ will be reported in due course.

Regional Procurement and Contract Management Report

The Board approved:

1. A procurement process for the supply and delivery of bitumen emulsion to be conducted on behalf of member councils.
2. A procurement process for WHS compliance training to be conducted on behalf of member councils.
3. The extension and variation of the pipe relining contract with Interflow for a period of 12 months;
4. The extension of the CCTV for sewer and stormwater contracts with Interflow, Total Drain Cleaning and Toxfree for a period of 12 months;
5. The Linemarking services contracts with Avante Linemarking, Central West Linemarking, Complete Linemarking, Oz Linemarking and Red Squirrel for a period of 12 months;

Report from the NSW JO Chairs' Forum (the Forum)

The focus for the Forum going forward is JO sustainability.

Key areas of discussion in the forum from August were:

- Opportunities in the funding and strategic framework for Councils and the State to derive value from water and waste;
- Baseline funding for JOs;
- The JO Sustainability Toolkit;
- Aligning JOs with Regional NSW;
- Submission to the Inquiry into the integrity, efficacy and value for money of NSW Government grant programs;
- Providing advice on the Terms of Reference for the JO Review as contemplated by the Office of Local Government;
- Activities being undertaken around the State by JOs; and
- Support from the Minister for Local Government and the Office of Local Government for JO collaboration.

It was resolved to amend existing policy for the CNSWJO regarding the funding framework to include the following key messages:

- a. *JO's were established to provide a systematic approach to:*
 - i. *local government collaboration at a regional scale;*
 - ii. *intergovernmental collaboration between state and local government at a regional scale;*
- b. *the benefits of JO's are shared between state and local government;*
- c. *currently, JO's are funded by local government only;*
- d. *the JO network is not financially sustainable on local government funding alone;*

- e. *the State can and should contribute to funding of JO's through:*
- i. *base funding – in recognition of the shared systemic benefit derived by state and local government through the existence of JO's*
 - ii. *systemic and systematic state agency funding – specifically in recognition of the experience key portfolio's where there has been an enhanced return on state funding for regional outcomes when working with JO's (as compared with alternative delivery options).*

The JO will also advocate to the Deputy Premier and others for the Regional Development portfolio to have a formal policy role in the oversight and engagement of Joint Organisations.

Codesigned Regional Leadership Executive and Central NSW Joint Organisation Consultation Policy

Members have been discussing consultation processes with State agencies in the region, including but not limited to;

- timeframes for consultation including a need for understanding of the Local Government regulatory framework;
- the need for inclusions of elected representatives in engagement processes;
- fit for purpose consultation processes; and
- not using Joint Organisations as an alternative to consultation directly with Councils.

Joint Organisations have been designed to, among other things, enable collaboration between State and Local Government working at a regional level; not replace engagement with Councils and their communities.

The Chair of the Regional Leadership Executive provided a draft Regional Leadership Executive (RLE) and Central NSW Joint Organisation (CNSWJO) Consultation Policy for consideration.

Financial

The Board gave permission for the audited accounts to be signed under the auspices of the Secretary Treasurer if the final result after audit did not differ greatly from the figures presented and taking into account the consolidation of the final accounts for Centroc.

Priority Two: Regional Prosperity

Central West Orana – Statement of Outcomes 2019-2020 and planning for Statement of Intent 2020-2022

The amendments to the Local Government Act which enabled Joint Organisations, had their relationship with the Regional Leadership Executive (RLE) as the cornerstone of collaboration for State agencies in the region.

The implementation of the Central West and Orana Regional Plan where the governance of the committee overseeing the implementation is administered through the RLE and includes JO representatives, has been positive.

The RLE's strategic approach is its Statement of Outcomes. These are updated every two-three years. Central NSW JO enjoys a positive working relationship with its RLE. Relationships built through this entity and its subcommittees are providing support to JO priorities and those of member Councils.

CNSWJO resolved to both progress this type of model for State strategies in the region e.g. transport and water, and to also explore the engagement of State agencies in member Councils' Community Strategic Planning.

Regional promotion campaign

Advice was provided on regional plans for opt in by members developed to advertise regional attributes for business relocation and liveability in the region.

JO staff are seeking feedback on the level of interest from the members in this project. The discussion will inform the advice in the options report.

CSU - Central NSW Joint Organisation medical scholarships

The Central NSW Joint Organisation funding of Charles Sturt University medical scholarships will award all three scholarships in 2021. The scholarships will be assessed at the direction of CSU, with the following selection criteria;

- a. applicants must be from the 10 CNSWJO Member Councils;
- b. Their HSC examinations and/or most recent academic records and references;
- c. A supporting essay outlining-
 - o Reasons for undertaking the medical degree;
 - o Commitment to practicing in Central NSW.

Priority Three: Water Update

Water

The Board has or will be providing feedback from the region on

- The Marsden Jacob report on Regional water value functions – Valuing different hydrological outcomes under Regional Water Strategies;
 - The Productivity Commission's Review of the National Water Initiative;
 - The Legislative Assembly of NSW Committee on Investment, Industry and Regional Development's interim report into support for drought affected communities in New South Wales; and
 - Stakeholder consultation by Water NSW for the Wyangala Dam wall raising project.
- The JO is also commencing work on a regional position paper on Productive Water. Finally, while the Board commends member Councils join the Murray Darling Association (MDA), the Board has also resolved to ask the MDA to reduce the size of region 10 so it

better aligns with CNSWJO boundaries and has a more manageable size. For more information on the MDA please go to <https://www.mda.asn.au/>

Value to members

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

VALUE FOR MEMBERS 2020/2021	PREVIOUS FY 2019/2020	ACTIVITY FYTD
SUBMISSIONS	20	6
PLANS, STRATEGIES AND COLLATERAL	26	4
GRANTS	3	2
COMPLIANCE	13	3
DATA	6	1
MEDIA INCLUDING SOCIAL MEDIA	13	2
COST SAVINGS	\$1.87	TBA
REPRESENTATION	147	33
OPPORTUNITIES COUNCILS HAVE BEEN AFFORDED	35	13

Savings

The following table shows the savings achieved by member councils through aggregated procurement and programming. The table reflects savings in the 19/20 financial year.

SAVINGS	Water Utilities Alliance Contracts	HR Contracts	WHS contracts	IT contracts	Supply contracts	Roads/ Transport contracts	Energy contracts	RDOCS contracts	Other contracts	Training	Legal advice re Procurement	Participation in regional procurement	Total
Bathurst	\$1,900	\$45,959	\$833	\$0	\$27,360	\$0	\$330,837	\$6,749	\$2,335	\$45	\$0	\$6,000	\$422,018
Blayney	\$1,000	\$7,047	\$0	\$0	\$26,603	\$0	\$39,734	\$7,400	\$0	\$0	\$0	\$6,000	\$87,785
Cabonne	\$3,000	\$12,764	\$7,236	\$0	\$52,492	\$0	\$51,644	\$6,640	\$1,985	\$0	\$0	\$6,000	\$141,761
Central Tablelands Water	\$2,600	\$133	\$0	\$0	\$0	\$0	\$9,858	\$967	\$0	\$0	\$0	\$10,000	\$23,558
Cowra	\$2,600	\$18,651	\$2,263	\$0	\$41,917	\$0	\$93,335	\$6,290	\$1,985	\$45	\$0	\$11,000	\$178,087
Forbes	\$1,000	\$16,778	\$0	\$0	\$43,211	\$0	\$77,027	\$6,703	\$1,985	\$0	\$0	\$10,000	\$156,705
Lachlan	\$1,000	\$26,999	\$0	\$0	\$65,356	\$0	\$72,499	\$7,483	\$1,985	\$1,675	\$0	\$7,000	\$183,997
Oberon	\$1,000	\$17,839	\$0	\$0	\$18,887	\$0	\$29,132	\$7,837	\$1,985	\$3,120	\$0	\$10,000	\$89,801
Orange	\$1,000	\$81,881	\$2,866	\$0	\$40,267	\$0	\$403,378	\$1,006	\$2,335	\$1,745	\$0	\$11,000	\$545,477
Parkes	\$3,400	\$1,236	\$0	\$0	\$40,262	\$0	\$133,661	\$6,675	\$1,985	\$4,738	\$0	\$7,000	\$198,957
Weddin	\$2,200	\$64	\$0	\$0	\$18,521	\$0	\$32,164	\$1,084	\$0	\$0	\$0	\$10,000	\$64,033
Sub Total	\$20,700	\$229,353	\$13,198	\$0	\$374,877	\$0	\$1,273,269	\$58,832	\$16,580	\$11,368	\$0	\$94,000	\$2,092,178
Cost to members													\$219,234
Total													\$1,872,944

Review of the JO Strategic Plan

As Council will be aware, with the extension of the election term due to Covid, Community Strategic Plan (CSP) review have been delayed by 12 months. As the CNSWJO Plan is informed by member CSPs, it was resolved by the Board to make minor changes to the CNSWJO Strategic Plan to extend its life by 12 months. Material changes are as follows:

- The extension of some time frames, for example for the Best Practice in Aggregated Procurement Program, the EV Infrastructure Mapping project and TfNSW Transport planning in region;
- The replacement of various compliance activities with a compliance calendar to be reported on every November;
- The inclusion of new regional working groups and teams where required for example RDOCS to support the Best Practice in Aggregated Procurement, the Training,

Learning and Development Working Group and the WHS Group who are progressing the online induction project; and

- The need for review of some programming given the emergence of challenges for intergovernmental collaboration e.g. with training in the water space.

No changes have been made to the balance of the Plan. This means that the existing ABS data and the names of stakeholders, including State agencies, have not been changed though they may no longer be accurate or up to date.

FINANCIAL IMPLICATIONS:

Funding for this item is contained within existing budgets

BATHURST COMMUNITY STRATEGIC PLAN – OBJECTIVES AND STRATEGIES:

Objective 4: Enabling sustainable growth.

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

Objective 6: Community leadership and collaboration.

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

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

Strategy 6.3 Advocate for our community.

COMMUNITY ENGAGEMENT:

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

ATTACHMENTS:

Nil

MINUTE

RESOLUTION NUMBER: ORD2020-299

MOVED: Cr A Christian SECONDED: Cr G Hanger

RESOLVED:

That the report on the CENTROC and Central NSW Joint Organisation Meetings held on 27 August 2020 be noted.

7.1.2 DUAL NAMING OF MACQUARIE RIVER - WAMBUUL

File No: 09.00031

RECOMMENDATION:

That Council support an application to the Geographic Names Board for the dual naming: Macquarie River – Wambuul and Fish River – Wambuul.

REPORT:

Council has been approached by the Bathurst Local Aboriginal Lands Council (BLALC), about working together on a Dual Name submission to the Geographic Names Board for Macquarie River – Wambuul, refer **attachment 1**.

The Geographic Names Board (GNB) when considering a request for dual naming has regards to a set of guidelines, refer **attachment 2**. These include;

“The dual naming system applies to already named geographical features such as rivers, creeks, waterfalls, beaches, harbours, islands, mountains and caves – specifically those cultured and environmental features of significance to the local indigenous community.”

“A dual name must be indigenous to the local area within New South Wales. It can only be assigned where there is definite evidence preferably historic in the form of written or oral tradition that the feature has two names. “

“The location and spelling of a name resides in the hands of the traditional owner or the organisation that represents them. If there are none, the proposal should be referred to linguistic experts.”

“A dual naming proposal also needs to have the written support of the relevant local Council.”

The current Geographic Names Register extract for the Macquarie River is at **attachment 3**, this provides some background on the naming of the Macquarie River.

Examples of Geographic features that have been dual named in NSW include;

<u>Introduced Name</u>	<u>Aboriginal Name</u>
Bennelong Point	Dubbagulee
Fort Denison	Mudda Wahnyuh
Middle Head	Gubbuh Gubbuh
Mount Panorama	Wahluu
Potts Point	Derrawunn
Sydney Cove	Warrane

Subsequent to the discussions with the BLALC, a meeting was held with the group that identify as Traditional Owners. The Wiradyuri Traditional Owners of Gunhigal Mayiny Wiradyuri Dyilang Enterprise have advised of their support for the Macquarie River to be dual named Macquarie River – Wambuul refer **attachment 4**.

Further it is noted that they support the spelling that is in the book; A first Wiradjuri Dictionary, compiled by Stan Grant (Senr) and Dr John Rudder, refer **attachment 5**. This spelling is Wambuul, other iterations have included Wambool. The Geographic Names Board extract at **attachment 3** also indicates that at one time a variant designated by the Board included Wammerawa. According to the Geographic Names Board a variant is an unofficial (sometimes formally discontinued) name. This status was originally applied to all names that were not assigned.

The name Wambuul, for the Macquarie River, is regularly used by Council at various functions when Acknowledging Country.

The dual name was also utilised recently for the Wambuul Ceremonial Ground interpretation plaque behind the showground, refer **attachment 7**.

The proposal for the dual naming was initially for the Macquarie River, refer map at **attachment 6** however in discussions with the Traditional Owners group they advised that the Fish River is also part of the Wambuul, as it is the start of the storyline. It is intended that this will be included in the application.

As part of the dual naming process the Geographic Names Board, if the submission is approved, will advertise in local media outlets for public comment. If there are objections to the dual naming submission the Geographic Names Board will seek further advice from the relevant local council, tribal elders' group and the local aboriginal land council.

FINANCIAL IMPLICATIONS:

Nil at this stage. If the Dual Naming is agreed some signage/interpretation costs will be incurred.

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.

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. Attachment 1 [7.1.2.1 - 1 page]

2. Attachment 2 [7.1.2.2 - 2 pages]
3. Attachment 3 [7.1.2.3 - 4 pages]
4. Attachment 4 [7.1.2.4 - 1 page]
5. Attachment 5 [7.1.2.5 - 4 pages]
6. Attachment 6 [7.1.2.6 - 1 page]
7. Attachment 7 [7.1.2.7 - 1 page]

MINUTE

RESOLUTION NUMBER: ORD2020-300

MOVED: Cr I North SECONDED: Cr G Hanger

RESOLVED:

That Council support an application to the Geographic Names Board for the dual naming:
Macquarie River – Wambuul and Fish River – Wambuul.

DIRECTOR ENVIRONMENTAL PLANNING AND BUILDING SERVICE'S REPORT

The following reports are presented for Council's consideration.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Neil Southorn', followed by a small dot.

Neil Southorn
**DIRECTOR
ENVIRONMENTAL, PLANNING AND BUILDING SERVICES**

7.2.1 **SECTION 4.15 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

File No: **03.00053**

RECOMMENDATION:

That the information be noted.

REPORT:

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

4.15 Evaluation (cf previous s 79C)

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

- (b) must not refuse the application on the ground that the development does not comply with those standards, and
 - (c) must not impose a condition of consent that has the same, or substantially the same, effect as those standards but is more onerous than those standards,
- and the discretion of the consent authority under this section and section 4.16 is limited accordingly.

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

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

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

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

- (4) **Consent where an accreditation is in force** A consent authority must not refuse to grant consent to development on the ground that any building product or system relating to the development does not comply with a requirement of the *Building Code of Australia* if the building product or system is accredited in respect of that requirement in accordance with the regulations.
- (5) A consent authority and an employee of a consent authority do not incur any liability as a consequence of acting in accordance with subsection (4).
- (6) **Definitions** In this section—
- (a) reference to development extends to include a reference to the building, work, use or land proposed to be erected, carried out, undertaken or subdivided, respectively, pursuant to the grant of consent to a development application, and
 - (b) **non-discretionary development standards** means development standards that are identified in an environmental planning instrument or a regulation as non-discretionary development standards.

FINANCIAL IMPLICATIONS:

Nil

BATHURST COMMUNITY STRATEGIC PLAN – OBJECTIVES AND STRATEGIES:

Objective 6: Community leadership and collaboration.

Strategy 6.4 Meet legislative and compliance requirements.

COMMUNITY ENGAGEMENT:

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

ATTACHMENTS:

Nil

MINUTE

RESOLUTION NUMBER: ORD2020-301

MOVED: Cr W Aubin SECONDED: Cr A Christian

RESOLVED:

That the information be noted.

7.2.2 GENERAL REPORT

File No: 03.00053

RECOMMENDATION:

That the information be noted.

REPORT:

The following reports are provided for Council's information.

- (a) Applications approved using authority delegated to the Director Environmental Planning & Building Services during October 2020 (**attachment 1**).
- (b) Applications refused during October 2020 (**attachment 2**).
- (c) Applications under assessment as at the date of compilation of this report (**attachment 3**).
- (d) Applications pending determination for greater than 40 days as at the date of compilation of this report (**attachment 4**).
- (e) Applications with variations to development standards under Clause 4.6 of Bathurst Regional LEP 2014 approved in October 2020 (**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: 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:

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

ATTACHMENTS:

1. DAs approved [7.2.2.1 - 2 pages]
2. DAs refused [7.2.2.2 - 1 page]
3. DAs pending [7.2.2.3 - 3 pages]
4. Over 40 days [7.2.2.4 - 2 pages]
5. Variations [7.2.2.5 - 1 page]

MINUTE

RESOLUTION NUMBER: ORD2020-302

MOVED: Cr J Rudge SECONDED: Cr M Morse

RESOLVED:

That the information be noted.

7.2.3 DEVELOPMENT APPLICATION 2020/103 - DEMOLITION OF EXISTING DWELLING HOUSE AND COMMERCIAL BUILDING, CONSTRUCTION OF FOOD AND DRINK PREMISES WITH DRIVE-THROUGH - 105 AND 113 DURHAM STREET BATHURST. APPLICANT: PREMISE. OWNER: VICTORIA PARK BARRACKS

File No: 2020/103

RECOMMENDATION:

That Council:

- (a) support the variation(s) to Clause 5.6 "Parking, Access and Manoeuvring Areas" 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. 2020/103, 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:

Conform with Approved Plans

- 1. Any alterations or additions marked by Council on the approved plans and/or the specifications shall be carried into effect.

Traffic, Access and Car Parking

- 2. An Occupation Certificate for the development must not be issued until such time as:
 - a) The intersection of Durham Street and Rankin Street has been upgraded by Transport for NSW (TfNSW) to include a prohibition on the following traffic movements:
 - (i) Straight through movements on Rankin Street (Northbound and Southbound), and
 - (ii) Right turn movements from Rankin Street onto Durham Street (Westbound and Eastbound).

OR

- b) Suitable alternative arrangements have been made to alleviate the traffic impacts of the development to the satisfaction of Council and TfNSW.
- 3. The construction of any access driveway between Durham Street and the front (North-Western) carpark is prohibited.
- 4. The applicant is to submit one (1) hard copy and one (1) electronic copy of engineering plans, specifications and calculations in relation to:

- a) Drain roofed and paved areas;
- b) Collection and conveyance of surface runoff;
- c) Paving and linemarking;
- d) Replacement of redundant kerb laybacks;
- e) Construction of concrete footpaths;
- f) Building over sewer;
- g) Building adjacent to sewer; and
- h) Building over manhole.

Further, the works are to comply with Bathurst Regional Council's Guidelines for Engineering Works.

- 5. The redundant kerb laybacks in Rankin Street and Durham Street are to be replaced with conventional barrier kerb, and Council's footway rehabilitated, in accordance with Bathurst Regional Council's Guidelines for Engineering Works.
- 6. The concrete footpaths adjoining the property are to be removed and replaced for all redundant and new driveways. Any damaged or misaligned sections of footpath are to be removed and replaced. All new footpaths are to be 100mm thick, have a width that matches the existing footpath(s) and be constructed in accordance with Bathurst Regional Council's Guidelines for Engineering Works.

NOTE 1: Any pavement damaged during construction is to be replaced at the full cost of the landowner(s).

- 7. The applicant is to submit to Council one set of electronic files in both Portable Document Format (.pdf) and in CAD Drawing (.dwg) (MGA co-ordinates and AHD levels with each of the services on a separate layer e.g. separate out water, sewer, storm water to their own layers) and one set of paper copies of the works as executed plans (at a scale of 1:500 on an A1 sheet) for the:
 - a) Drain roofed and paved areas;
 - b) Collection and conveyance of surface runoff;
 - c) Building over manhole.
 - d) Access to manholes.
 - e) Building adjacent to sewer main.

Each sheet is to include a bar scale or scales adjacent to the title block showing the scale (the works as executed plan is to be scaled at 1:500) and each sheet is to be properly signed and dated by the person responsible for the carrying out of those works. Further, the works are to comply with Bathurst Regional Council's Guidelines for Engineering Works.

NOTE 1: The provision of a table on the works as executed plan which details: the distance from the centre of the downstream manhole to each sideline, house connection, and dead end; the depths to invert; and the length of such sidelines.

- 8. 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.

9. Prior to construction of any works within the Durham Street road reserve, the detailed design must be provided to Transport for NSW (TfNSW) by sending to development.western@rms.nsw.gov.au for review and concurrence pursuant to Section 138(2) of the *Roads Act 1993*. Details are to include (unless varied to the satisfaction of Council and TfNSW):
- a) Widening the egress-only driveway at 105 Durham Street so a 12.5m rigid truck can exit the site using only the parking lane and nearside travel lane. Design swept paths are to be confirmed on the drawings.
 - b) Removal and reinstatement of all other redundant driveway laybacks on Durham Street to standard kerb and gutter and footway formation.
 - c) Proposed stormwater drainage works which it is understood may include a new kerb inlet pit, modifications to an existing pit and associated pipe connections.
 - d) Dependent on the design details, the developer may be required to privately finance and perform work on State classified road assets in which TfNSW has a financial interest. If this is the case, a formal Works Authorisation Deed (WAD) is required between the developer and TfNSW prior to works commencing.
10. Prior to the commencement of construction works, the proponent is to contact the TfNSW Field Traffic Manager on 1300 656 371 to determine if a Road Occupancy Licence (ROL) is required. In the event a ROL is required, the proponent is to obtain the ROL prior to works commencing within three (3) metres of the travel lanes of the State road.
11. All staff must primarily utilise the rear (Eastern) onsite carpark. The front (North-Western) carpark should only be utilised by staff when the rear (Eastern) carpark is full.
- NOTE 1: The rear (Eastern) carpark is defined by Spaces No. 20 to 24 on the approved plans.
- NOTE 2: The front (North-Western) carpark is defined by Spaces No. 1 to 20 on the approved plans.
12. The amount of seating provided onsite must not exceed the following:
- a) Indoor Seating for not more than thirty-eight (38) persons (including Ground Floor and First Floor).
 - b) Outdoor Seating for not more than twelve (12) persons.
13. The provision of at least twenty-four (24) car parking spaces on the subject land in a manner that is in accordance with Australian Standard AS 2890.1 - 2004 Car Parking and Council's Offstreet Car Parking Code.
14. The provision of at least fifteen (15) designated bicycle parking spaces on the subject land in accordance with *Bathurst Regional Development Control Plan 2014*.

Noise

15. The development shall only be conducted on Mondays to Sundays between the hours of 3:00am to 10:00pm. The business must only be open to the public between the hours of 5:30am to 10:00pm.

16. Prior to the issue of any Occupation Certificate, a *Final Site Delivery Management Plan* is to be submitted to Council for endorsement. The plan must include (but not be limited to) the following:
- a) Measures to avoid deliveries occurring during peak customer times.
 - b) A detailed outline of the procedures to be undertaken in relation to the control and management of noise and traffic during the carrying out of deliveries to the site (including loading and unloading). Consideration must be given towards: Pedestrian and vehicular safety and congestion, neighbouring residents, all customers on site, service vehicles and driver/s, all staff on site (including traffic control staff, loading/unloading staff and staff accessing the Garbage Holding Shed), all on site carparking, the operative drive-through lane, the closed drive-through lane, etc.
 - c) A Schedule of Staff Responsibilities in relation to the control and management of noise and traffic during the carrying out of deliveries to the site (including loading and unloading) (see below example):

Traffic/ Noise Issue	Management Task	Timing	Equipment Required	Staff Training Required	Responsibility
E.g. Service Vehicle Arrival.	Closure of "Drive-through Lane 1" through the use of traffic marking devices.	10 minutes prior to truck arrival.	Traffic cones, signage, safety vests...	Yes.	Restaurant Manager/ Senior Staff on duty.
E.g. Noise.	Switching-off the engine of the service vehicle.	On immediate arrival to the designated loading/unl oading bay.	--	No.	Service Vehicle Driver.
E.g. Traffic congestion on and offsite.	Direct incoming traffic into the carparking area, when the Drive- through queue is full (i.e. blocking the Rankin Street access).	During the period of delivery, loading and unloading.	Safety vests, traffic cones, signage...	Yes.	Restaurant Manager/ Senior Staff on duty.
E.g. Service Vehicle Departure.	Clearing the complete Drive- through Lane of all vehicles to allow for service vehicle departure, using a Lollipop Sign.	5 minutes prior to truck departure.	Lollipop sign, safety vests...	Yes.	Restaurant Manager/ Senior Staff on duty.

- d) Any incidents and complaints relating to noise and traffic management, control and safety be recorded as per the standard business complaints handling procedure and investigations to be undertaken to identify wherever possible the specific cause, and corrective action to be implemented where possible to prevent similar incidents from reoccurring.
19. Any music played in association with the development must be restricted to the hours of 8:00am to 10:00pm, inside the premises on any given day.
20. Building work involving the use of electric or pneumatic tools or other noisy operations shall be carried out only between 7:00am and 8:00pm on weekdays and 8:00am and 8:00pm on weekends and public holidays.
21. The engine of any service vehicle, delivery truck or the like must be switched off for the duration that it is stopped/held within the designated loading/unloading bay onsite.
22. To reduce the exposure of any neighbouring dwelling house to service delivery noises and the like, any service vehicle must only stop in the designated loading/unloading bay on site.
23. All Acoustic Fencing is to be installed in accordance with the Noise and Odour Assessment Report (prepared by AE Assured Environmental, dated 19 May 2020), unless as otherwise amended by the conditions of this consent.
24. Prior to the issue of any Occupation Certificate, signs must be installed in a prominent position at the entrance of the drive-through lane and at the entrance to the rear carpark, which state the following (or to a similar effect):
- "Please respect our neighbours. Car stereos must be reduced to a reasonable volume. Any vehicle not adhering to the request of the Store Manager to reduce the volume of their stereo may be refused service."*
25. All documentation must be reviewed at Construction Certificate stage to ensure that all acoustic recommendations have been satisfactorily incorporated into the design of the site, prior to the issue of any Construction Certificate.
26. An inspection of the site must be conducted prior to the issue of any Occupation Certificate to ensure that all acoustic recommendations have been satisfactorily installed and implemented on site.
27. Noise measurements must be conducted after a period of 3 months of operation in order to certify that noise emissions from the site are in accordance with the established noise criteria. Any findings of these noise measurements must be resolved and implemented on site.
28. Should any exceedance of the established noise criteria be measured at any of the nearby receptor locations during noise compliance measurements, further noise control recommendations must be made to reduce the residual noise level to meet the noise criteria. Further noise compliance measurements must then be conducted to ensure noise criteria are achieved at all nearby receptor locations.

Odour

29. A kitchen ventilation extraction system equipped with filtration equipment to manage air emissions must be installed with ventilation hoods positioned above the main cooking points in the kitchen. Odour emissions from cooking must be captured and dispersed into the ambient air via an exhaust point positioned at rooftop level, so as not to impact the surrounding environment.
30. The kitchen ventilation extraction system (including the ventilation filtration) must be regularly maintained and cleaned by staff.
31. All dining, kitchen and storage areas must be regularly cleaned and maintained.
32. Raw materials must not be left out for excessive periods.
33. The particulate filtration system installed (for example, a filter or grit arrestor in the cooking ventilation system) must be maintained in efficient working order at all times.
34. The ventilation system used for collection of emissions (such as a fume hood) must be maintained in efficient working order at all times. Material accumulated on the inside of the hood and ductwork (such as fats from cooking) must be checked and removed periodically.
35. Grease traps installed in the cooking systems must be maintained in efficient working order at all times.
36. Regular inspections must be conducted by staff to identify odour sources at the site (including onsite bins and the Enclosed Garbage Holding Shed) and in the surrounding environment. Such inspections must be undertaken at hourly intervals during the day. If odour is detected, the waste must be collected more frequently. Additional cleaning of the bins and the Enclosed Garbage Holding Shed must be undertaken frequently to ensure no residual odour is present.
37. Any incidents and complaints relating to odour must be recorded by staff and an investigation must be undertaken to identify the cause of the odour. Corrective action must be implemented where possible to prevent similar incidents from reoccurring.
38. If odour management measures are found to be insufficient, Council reserves the right to require that an investigation be undertaken by a suitably qualified air quality consultant to identify odour causes, at the expense of the landowner(s). Any recommendations made by the air quality consultant to reduce odour impacts must be implemented at the landowner(s) expense.
39. Prior to the issue of any Occupation Certificate, an Odour Management Plan must be prepared and submitted to Council which includes (but is not limited to) the following:
 - a) A Schedule of Staff Responsibilities in relation to odour control and management practices (as listed in this Development Consent and the Noise and Odour Impact Assessment Report prepared by AE Assured Environmental, dated 19 May 2020) and the timing at which individual

tasks are required to be carried out (see below example).

Odour Issue	Odour Management Task	Timing	Responsibility
E.g. Cooking odour.	Maintenance and cleaning of kitchen ventilation extraction system.	Once a month.	Restaurant Manager.
E.g. Waste.	Collection of indoor and outdoor waste from garbage bins and disposal into bins held in the Enclosed Garbage Holding Shed.	Once an hour.	Waiting Staff.

- b) Regular inspections by staff to identify odour sources at the site and in the surrounding environment.
 - c) Any incidents and complaints regarding odour be recorded as per the standard business complaints handling procedure and investigations to be undertaken to identify wherever possible the specific cause, and corrective action to be implemented where possible to prevent similar incidents from reoccurring.
40. Following 3 months post-commissioning of the operations, an odour verification report must be prepared by a suitably qualified air quality consultant and the expense of the landowner(s) to verify the performance of the odour control measures. The findings of the odour verification report must be provided to Council and any recommendations made in the report must be implemented at the expense of the landowner(s).
 41. All plant must be operated and maintained in a proper and efficient manner which does not cause air pollution, in accordance with Sections 124 and 125 of the *Protection of the Environment Operations Act 1997*.
 42. All materials must be handled in a proper and efficient manner which does not cause air pollution, in accordance with Section 126 of the *Protection of the Environment Operation Act 1997*.
 43. Offensive odours, as defined by the *Protection of the Environment Operations Act 1997*, from the premises must not be detectable at the nearest sensitive land uses.

Waste Management

44. The Garbage Holding Area must be left closed at all times.
45. Prior to the issue of any Construction Certificate, the following Plans (to scale) must be submitted to Council in relation to the Colourbond Enclosed Garbage Holding Shed.
 - a) Floor Plan of the Garbage Holding Shed showing layout, partitioning, doors/windows/openings and dimensions of the building.
 - b) Elevations and Sections showing proposed external finishes, colours and heights of the Garbage Holding Shed.

In accordance with the approved Site Plan, the Colourbond Enclosed Garbage Holding Shed must conform to the following dimensions:

Building Feature	Measurement
Eaves Height	2.2 metres.
Ridge Height	2.4 metres.
Floor Length	5.0 metres.
Floor Width	2.5 metres.

46. The exterior colour scheme of the Colourbond Enclosed Garbage Holding Shed is to be compatible with that of the Acoustic Fence and food and drink premises in particular, and with the character of the Bathurst Heritage Conservation Area in general.

NOTE 1: Advice on suitable colour schemes is available from most paint suppliers with 'heritage' ranges and from Council's Heritage Advisor.

47. The cladding on the walls and roof of the proposed Enclosed Garbage Holding Shed is to be of traditional corrugated profile.
48. All waste materials must be stored in a sealed/enclosed waste collection bin in the designated Enclosed Garbage Holding Shed.
49. Waste materials must be disposed of from the site at a minimum of once per week, or more regularly at various times depending on capacity.
50. The designated Enclosed Garbage Holding Shed and other waste storage facilities on site (such as fixed rubbish bins) must be regularly cleaned and maintained.
51. Waste materials, including grease or fats removed from the grease trap system (if in place) must be packaged and labelled in the correct fashion, removed from the site and transported to an approved disposal site.
52. Fixed and lidded garbage bins must be provided within the food and drink premises and throughout the carpark for public use. Garbage bins must not be allowed to overflow and must be regularly maintained and emptied into suitably covered bins, which must be located within the designated Enclosed Garbage Holding Shed.
53. Prior to the issue of any Occupation Certificate, an Operational Waste Management Plan is to be submitted to Council for endorsement. The Plan shall 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) The disposal location.

54. All building rubbish and debris, including that which can be wind-blown, shall be contained on site in a suitable and covered container at all times prior to disposal at Council's Waste Management Centre or other facility that can lawfully be used as a waste facility for that type of waste. The container shall be erected on the building site prior to work commencing.

Materials and sheds or machinery to be used in association with the construction of the building shall not be stored or stacked on Council's footpath, nature strip, reserve or roadway without Council approval.

NOTE 1: No building rubbish or debris shall be placed or be permitted to be placed on any adjoining public reserve, footway, road or private land without Council approval.

55. The developer is to complete and submit to Council for approval a completed Waste Management Plan. The Plan shall include, but not be limited to, the following:
- a) The types of waste to be handled.
 - b) Volume of each waste.
 - c) Management and storage of waste.
 - d) Method of waste disposal.
 - e) Method of waste transport.
 - f) Disposal location.
56. Upon completion of demolition work the developer is to submit to Council proof of waste disposal at a licensed facility.

Food Premises Requirements

57. The food and drink premises (including the Garbage Holding Shed) 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 the food and drink premises (including the Garbage Holding Shed) 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.

Trade Waste

58. Trade waste material is not to be discharged into Council's sewerage system and/or stormwater system, without first obtaining written approval under Section 68 of the *Local Government Act 1993* from Council.

The completed approval must be obtained prior to the occupation of the building(s).

The conditions of the approval are to be complied with in all respects.

59. Pre-treatment equipment must be installed to treat liquid trade waste before it can be discharged to Council's sewer system.

60. The applicant is to install cross connection control; and/or back flow prevention, devices throughout the water supply system, all in accordance with AS/NZS 3500 and the Plumbing Code of Australia.

Landscaping and Tree Removal

61. The Developer is to contribute the sum of \$391.90 for the planting of one replacement “advanced street tree” in the footway in front of the land. This monetary contribution is to be paid to Council prior to the issuing of any Construction Certificates.
62. Development Consent has not been granted for the removal of any existing trees located in the Durham Street road reserve.
63. The applicant is to submit to Council, for endorsement, a Final Landscape Plan prepared in accordance with Chapter 13 of *Bathurst Regional Development Control Plan 2014*. Council is to certify that the landscape plan is reasonably in accordance with Council’s Development Control Plan prior to any work occurring on the site.
64. All landscaping areas are to be separated from adjoining driveways, manoeuvring areas and parking areas by the use of a 150mm high kerb (or similar physical barrier) to prevent damage by vehicles in accordance with Chapter 13 of *Bathurst Regional Development Control Plan 2014*.
65. The approved/certified landscape plan is to be implemented and landscaping maintained for the life of the development.
66. A report from a suitably qualified landscape architect must be submitted to Council 2 years after the issue of the Occupation Certificate that certifies that the landscaping implemented under the landscape plan has been adequately retained and maintained. Where vegetation has died or been significantly damaged, it is to be replaced.
67. 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.

Dust, Erosion and Sedimentation Control

68. Prior to the issue of the Construction Certificate the developer is to submit to Council a Construction Management Plan which includes (but is not limited to) the following:
- a) Traffic management, including:
 - (i) Loading, unloading area and material storage areas;
 - (ii) Access to adjoining properties; and
 - (iii) Parking areas (for construction workers and surrounding properties).
 - b) Noise.
 - c) Soil and water management
 - d) Dust management

- e) Waste management
 - f) Stabilisation and monitoring of adjoining buildings.
 - g) Vibration.
 - h) Proposed methods of communication, including:
 - (i) Communication with adjoining property owners;
 - (ii) Communication with the general public; and
 - (iii) Complaints management.
69. The development is to be conducted in a manner that will not interfere with the amenity of the locality by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil, by causing interference to television or radio reception or otherwise.
70. 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 Sedimentation 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.
71. The proposed retaining walls are to be constructed from concrete, brick/block or steel or a combination of these materials. Timber retaining walls are not permitted along or adjacent to boundaries.

Heritage Conservation

72. The submission of a letter or report, rendered drawings, manufacturers brochures and/or samples sufficient to detail the types and colours of the external materials to be used in the construction.
73. The facebricks on the building and fence are to utilise strong autumn tones.
74. Prior to the commencement of demolition, the developer is to submit to Council two (2) separate electronic copies of a photographic record, one for Council's records and one for the Bathurst & District Historical Society. The photographic record is to be prepared in accordance with the attached guidelines for the photographic recording of sites for which approval has been granted for the works.
75. 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.

76. Demolition is to be undertaken in a manner whereby the following can be

salvaged and cleaned for reuse in this development if possible:

- a) Window and door joinery.
77. No demolition works are to commence until such time as a Construction Certificate has been issued.

Signage, Lighting and Security

78. Any signage erected pursuant to this consent must:
- a) Be located wholly within the boundaries the subject land.
 - b) Be installed so as not to impede sight lines of traffic and/or pedestrians within, when passing, entering or departing the land.
 - c) Solely relate to the approved use of the land.
 - d) Be removed at the cessation of the approved development.
79. All signage erected pursuant to this consent must comply with the luminance requirements of the *NSW Transport Corridor Outdoor Advertising and Signage Guidelines 2017* and as provided in the tables below:

Maximum Allowable Daytime Luminance of Illuminated Advertisements (Not Digital Signs)	
Illuminated Area (m ²)	Zone 3 (cd/m ²)
< 0.5	2000
0.5 – 2.0	1600
2.0 – 5.0	1200
5.0 – 10.0	1000
> 10.0	800

Luminance Levels for Digital Advertisements	
Lighting Condition	Zones 2 and 3 (cd/m ²)
Full sun on face of signage	No limit
Daytime luminance	6000
Morning and evening twilight inclement weather	700
Nighttime	350

NOTE 1: Luminance means the objective brightness of a surface as measured by a photometer, expressed in candelas per square meter (cd/m²). Levels differ as digital signs will appear brighter when light levels in the area are low. Unless provided above, luminance levels should otherwise comply with the recommended values of Australian Standard AS4282 "Control of the Obtrusive Effects of Outdoor Lighting".

NOTE 2: The applicable environmental zone is Zone 3 which covers areas with generally medium off-street ambient lighting (e.g. small to medium shopping/commercial centres). This would normally be expected to include land zoned B1 Neighbourhood Centre and B2 Local Centre, but does not exclude other land use zones.

80. Light is to be directed downwards, not upwards, to illuminate the target area.
81. All exterior lighting associated with the development shall be located in accordance with the approved "Outdoor Lighting Layout Plan" (prepared by

Aglo, dated 3 April 2020) and 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.

- 82. All external lighting must have fully shielded fittings to reduce light spill onto neighbouring properties.
- 83. All building façade lighting must aim downwards.
- 84. Security lighting of unattended premises must use a motion detector sensor switch.
- 85. The installation of exterior lighting to all vehicular manoeuvring and parking areas is to be provided. The exterior lighting shall be designed and installed so that no obtrusive light will be cast onto any adjoining property.

Sensor lighting is to be provided to all indoor and outdoor vestibules and walkways. Sensor lights should be vandal resistant and projected away from buildings towards pathways, not windows and doors.

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

- 86. To development is to be carried out in accordance with the Crime Assessment Report. The following safety and security measures must be implemented onsite:
 - a) Closed-circuit television (CCTV) cameras are to be installed in the:
 - (i) Carpark,
 - (ii) Drive-through, and
 - (iii) At strategic locations around the exterior of the premises.
 - b) A back to base alarm monitoring system is to be installed.
 - c) Regular security patrols are to be carried out, outside of the core hours of operation.
- 87. To improve the safety of the development and reduce crime risk, the following signage must be installed onsite prior to the issue of any Occupation Certificate.
 - a) "Maximum 10km/h" speed limit signage is to be installed throughout the site in accordance with the approved Signage Plan (No. SN12).
 - b) Signage is to be installed in a clearly visible location throughout the site (around entrance/exit points) which states:
 - (i) "Trespassers will be prosecuted."
 - (ii) "Premises monitored by CCTV/Security patrols."
- 88. Up-lighting of advertising signage is not permitted.
- 89. All illuminated and floodlit signage must be switched off outside the approved

business (public) operating hours, which are as follows:

Mondays to Sundays 5:30am to 10:00pm

All other external lighting must be switched off outside the approved staff operating (baking) hours, which are as follows:

Mondays to Sundays 3:00am to 10:00pm

90. The Electronic Menu Signs (Nos. SN08A and SN08B) must conform to the following requirements:
- a) The time taken to change the display must not be greater than 1 second.
 - b) The display must be completely static from its first appearance to the commencement of a change to another display.
 - c) The level of illumination must adjust according to ambient light levels.
 - d) The signs must not contain any scrolling messages (i.e. displayed text or graphics which move up, down or across the screen so that a line of text or graphics appears at one edge of the screen for each line that moves off the opposite edge).
 - e) Changes in display must not be distracting or cause nuisance.
91. All approved projected wall signage is to be located below awning level.
92. The Pylon Sign (No. SN01) and Projecting Wall Signs (Nos. SN06 and SN07) must be installed so that they are structurally adequate to withstand the dead and live (wind) loads that may be imposed on them.
93. The Pylon Sign (No. SN01) must conform to the following measurements:
- a) The sign is to have an overall maximum height of 8.5 metres.
 - b) The signage panels are to have a maximum width/diameter of 2.2 metres.

Development Contributions

94. The payment to Council of \$4,235.00 for stormwater drainage management in accordance with Council's Section 94 or 7.11 Contributions Plan "*Jordan Creek Stormwater Drainage Management*".

Headworks Charges

95. The developer is to apply to Council for a Certificate of Compliance pursuant to Section 305 of the *Water Management Act 2000* (application form attached).

The developer will have to contribute the sum of \$20,360.64 water headworks plus \$38,788.74 sewer headworks before the Certificate of Compliance will be issued.

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

NOTE 1: The developer should apply for a certificate as a matter of urgency because the Construction Certificate cannot be issued until a certificate has been issued by Council and all monetary conditions have been satisfied.

Consolidation of Land

96. Prior to the issue of the Construction Certificate, evidence shall be submitted to Council of the lodgement of plans with NSW Lands Registry Services to consolidate Lot 1 DP 852500 and Lot A DP 197473 into one parcel. Evidence of consolidation of the land is to be provided to Council from NSW Land Registry Services demonstrating that the consolidation has been registered prior to the issue of any Occupation Certificate.

Essential Energy

97. Any existing encumbrances in favour of Essential Energy (or its predecessors) noted on the title of the above properties should be complied with.
98. Prior to the demolition of any existing improvements, satisfactory arrangements must be made with Essential Energy for the disconnection of power to the properties. Refer Essential Energy's Contestable Works team for requirements via email contestableworks@essentialenergy.com.au.
99. Any proposed driveway access and/or exits (concrete crossovers) into the properties must remain at least 3 metres away from any electricity infrastructure (power pole) at all times to prevent accidental damage.
100. Any proposed signage for the development must be 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*.
101. Satisfactory arrangements must be made with Essential Energy for the provision of power with respect to the proposed development. It is the Applicant's responsibility to make the appropriate application with Essential Energy for the supply of electricity to the development, which may include the payment of fees and contributions. Refer Essential Energy's Contestable Works team for requirements.
102. Essential Energy's records indicate there is electricity infrastructure located within the properties and within close proximity to the properties. Any activities within these locations must be undertaken in accordance with *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.
103. 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).
104. 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) 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*.

- (c) notify those that made submissions; and
- (d) call a division

REPORT:

Development Description

Council has received a Development Application for:

- Demolition of an existing dwelling house (105 Durham Street) and commercial building (113 Durham Street).
- Construction of a two-storey food and drink premises (including drive-through facilities).
- Construction of a 24-space car park.
- Construction of garbage holding shed.
- Construction of 1.0-metre-high retaining walls.
- Installation of 2.0 to 2.2-metre-high acoustic walls.
- Installation of signage.

During the assessment process, a number of amendments to the plans were made after lodgement of the application.

Site

The subject land is described as below:

Lot and DP	Property Address	Area	Description
Lot A DP 197473	105 Durham Street	672.8m ²	Contains an existing single-storey dwelling house, carport, detached garage and insignificant vegetation/landscaping. Vehicular access is existing over the South-Western boundary from Durham Street.
Lot 1 DP 852500	113 Durham Street	1476m ²	Contains a commercial building, carpark and carport. Vehicular access is existing over the South-Western boundary from Durham Street and the North-Western boundary from Rankin Street.

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

Details of Proposal

Food and Drink Premises Building

The proposed food and drink premises building will replace the existing commercial building and dwelling house which are proposed to be demolished. The proposed building is two-storey and includes:

- Ground Floor – Indoor (up to 38) and outdoor seating (up to 12), ordering area,

- serving area, commercial kitchen, male, female and accessible toilets, cool room, cold room, 3 drive-through windows and an outdoor playground.
- First Floor – Library/dining area (public access), plant area and storage area (no public access).

Staff and Hours of Operation

The proposed food and drink premises is expected to employ up to thirty-eight (38) staff with seven (7) to be working at any given time and will operate between the following hours:

<u>Staff Operating (Baking) Hours:</u>	Mondays to Sundays	3:00am to 10:00pm
<u>Business (Public) Operating Hours:</u>	Mondays to Sundays	5:30am to 10:00pm

Access, Car Parking, Deliveries and Traffic Movement

The proposed development includes the following onsite arrangements for access, car parking, deliveries and traffic movement (see **Figure 1**):

Rankin Street Access

1. An ingress/egress point from Rankin Street over the North-Western boundary of 113 Durham Street (Lot 1 DP 852500).

Durham Street Access

2. Egress only to Durham Street over the South-Western boundary of 105 Durham Street (Lot A DP 197473), from the drive-through. No ingress is proposed from Durham Street.

Drive-through Facilities

3. Two drive-through ordering lanes which merge into one. Ingress to the drive-through will be from Rankin Street with egress directly onto Durham Street. There is no "return to site" option from the end of the drive-through.

Carparking

4. Twenty-four (24) on site car parking spaces, with nineteen (19) located at the front and five (5) located at the rear. The front parking area can be accessed from the Rankin Street ingress point. The rear carpark can only be accessed through the drive-through lanes and is intended to be used primarily by staff.

Deliveries

5. Delivery vehicles will enter via the Rankin Street ingress, load/unload in "Drive-through Lane 1" and exit via the drive-through egress onto Durham Street.



Figure 1 – Car Parking, Access and Manoeuvring Layout Plan







Acoustic and Boundary Fencing

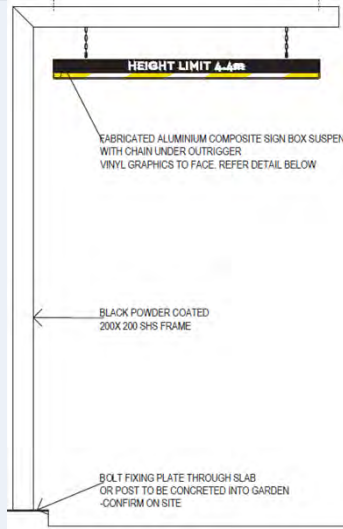
An acoustic panel fence with a variable height of 2.0 to 2.2 metres has been proposed along all boundaries shared with neighbouring residential properties. A masonry and palisade fence with a maximum height of 1800mm will be constructed along the front boundaries of the land (adjoining Rankin Street and Durham Street).

Signage

The development includes the installation of twenty-three (23) signs, as described below:

Sign Type	Dimensions	Location	Illuminated / Floodlit	Image
1 x Double-sided Pylon Sign	Height = 8.5m Diameter/Width = 2.615m Depth = 0.450m	Eastern corner of Lot 1 DP 852500.	Illuminated.	SN01
1 x Wall Business Identification Sign	Diameter = 2.275m	South-Western Elevation of food and drink premises.	Floodlit.	SN02
1 x Painted Wall Business Identification Sign	Height = 5.200m Width = 7.402m	North-Western Elevation of food and drink premises.	Floodlit.	SN03
3 x Double-sided Directional Signs	Height = 1.200m Diameter = 0.612mm Depth = 0.24m	<ul style="list-style-type: none"> Northern corner of Lot 1 DP 852500, adjacent to Rankin Street access. Adjacent to Durham Street access. Southern corner of Lot A DP 197473, adjacent to Durham Street access. 	Illuminated.	SN04 – “Drive-thru/Drive-thru” SN09 – “Entry/No Exit” SN16 – “Exit Only/Exit”
1 x Fascia Directional Sign “Drive-thru”	Height = 0.330m Width = 1.479m Depth = 0.100m	North-Western Elevation of the drive-through awning.	Illuminated.	SN05

2 x Projecting Wall Directional Sign "Pay"	Diameter = 0.300m Projection from Wall = 0.100m	<ul style="list-style-type: none"> Eastern Elevation of Building Near Window 1. South-Eastern Elevation of Building Near Window 3. 	No.	SN06 – "Pay" SN07 – "Pick Up" 
4 x Short Electronic Menu Sign	Height = 1.52m Width = 0.660m Depth = 0.105m	At two locations on the South-Western side of each drive-through lane.	Illuminated.	SN08A 
4 x Tall Electronic Menu Signs	Height = 2.1m Width = 0.660m Width = 0.105m	At two locations on the South-Western side of each drive-through lane.	Illuminated.	SN08B 
1 x Fence Directional Sign "Playground Rules"	Height = 1.511m Width = 1.065m	North-Eastern side of playground fence.	No.	SN10 
1 x Directional Sign "Disabled Parking"	Height = 0.900m Width = 0.900m	Car parking space No. 8.	No.	SN13 
1 x Wall Directional Sign "Waiting Bay"	Height = 0.176m Width = 0.900m	South-Eastern Elevation of food and drink premises, adjacent to drive-through.	No.	SN14 
1 x Fence Directional Sign "No"	Height = 0.176m Width = 0.900m	South-Eastern boundary fence, adjacent to drive-	No.	SN15

Parking"		through.		NO PARKING
2 x Drive-through Height Limit Signs	Height = 4.95m Width = 3.200m	At the entrance of each drive-through lane.	No.	SN17 
Total	23 signs	--	15 signs	--

Amendments to Plans During the Assessment Process

It is noted that there have been a number of iterations to the plans during the assessment process to clarify and add details to the proposal.

Earlier versions of the plans included an ingress from Durham Street into the front carpark. Council Officers and Transport for NSW (TfNSW) both raised concerns in relation to the traffic impacts of this arrangement, particularly as a result of its proximity to the Durham/Rankin intersection. The plans have now been amended to remove the Durham Street ingress from the proposal, in accordance with Council and TfNSW recommendations.

Additionally, to reduce the impacts of the development on neighbouring residential properties and the streetscape, the following notable amendments were made to the design and layout of the development:

- The Garbage Holding Shed was relocated from the far-Eastern corner of the property to the Western end of the rear carpark, adjacent to the drive-through. This change has resulted in the Garbage Holding Shed being located further from neighbouring residences and in closer proximity to the restaurant building, where odour, garbage and litter can be better monitored by staff.
- Additional landscaping bays (including five (5) additional trees) were provided within the front carpark.
- The number of proposed onsite car parking spaces were reduced from twenty-five (25) to twenty-four (24). This carparking space was lost as a result of the removed ingress from Durham Street and the provision of additional landscaping onsite. The reduction in carparking will not result in any further non-compliances with Chapter 14 "Parking" of *Bathurst Regional Development Control Plan 2014* (DCP 2014).
- The height of the proposed Pylon Sign (No. SN01) was reduced from 9.1 metres to 8.5 metres, which is equal to the maximum height of the proposed restaurant building and compliant with Council's DCP.

- The proposed Business (Public) Operating Hours were reduced as follows:

Business (Public) Operating Hours	
Original Proposal	Amended Proposal
5:00am to 11:00pm Mondays to Sundays	5:30am to 10:00pm Mondays to Sundays

No changes were made to the proposed Staff Operating (Baking) Hours of 3:00am to 10:00pm (Mondays to Sundays).

- A separate Loading/Unloading bay was identified near the end of the Drive-through Lane and is to be used when deliveries are received outside of the proposed Business (Public) Operating Hours (i.e. between 4:30am and 5:30am).

Summary of Attachments

Attachment No.	Documentation
1	Location plan and aerial image
2	AMENDED Plans of proposed development (Rev G, 23/10/2020)
3	Plans of proposed signage
4	AMENDED Proposed landscaping plan (Rev D, 22/10/2020)
5	Statement of Environmental Effects
6	Applicant's response to further information request and public submissions
7	AMENDED Noise and Odour Impact Assessment
8	AMENDED Statement of Heritage Impact
9	Commercial Infill Application
10	AMENDED Traffic Study Report
11	Outdoor Lighting Plan
12	Crime Assessment Report
13	Public submissions received
14	<i>Bathurst Conservation Area Management Strategy</i> (BCAMS) information
15	Transport for NSW' (TfNSW) submission in relation to the proposed development
16	Applicant's response to concerns raised by Council during onsite meeting
17	Draft Site Delivery Management Plan
18	Plan of proposed loading and unloading arrangements
19	Alternate Recommendation – Reasons for refusal

State Environmental Planning Policies

State Environmental Planning Policy (Infrastructure) 2007

Clause 45 – Other development (Development likely to affect an electricity transmission or distribution network)

The proposed development is in proximity to overhead powerlines. The application was referred to Essential Energy for review under Clause 45 of SEPP 2007 and the following comments were provided:

Essential Energy – 14 April 2020

We refer to the above matter and to your correspondence via the NSW Planning Portal seeking comment from Essential Energy in relation to the proposed development.

Strictly based on the documents submitted, Essential Energy has no comments to make as to potential safety risks arising from the proposed development.

Essential Energy makes the following general comments:

1. If the proposed development changes, there may be potential safety risks and it is recommended that Essential Energy is consulted for further comment.
2. Any existing encumbrances in favour of Essential Energy (or its predecessors) noted on the title of the above properties should be complied with.
3. Prior to the demolition of any existing improvements, satisfactory arrangements must be made with Essential Energy for the disconnection of power to the properties. Refer Essential Energy's Contestable Works team for requirements via email contestableworks@essentialenergy.com.au.
4. Any proposed driveway access and/or exits (concrete crossovers) into the properties must remain at least 3 metres away from any electricity infrastructure (power pole) at all times to prevent accidental damage.
5. Any proposed signage for the development must be 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.
6. Satisfactory arrangements must be made with Essential Energy for the provision of power with respect to the proposed development. It is the Applicant's responsibility to make the appropriate application with Essential Energy for the supply of electricity to the development, which may include the payment of fees and contributions. Refer Essential Energy's Contestable Works team for requirements.
7. In addition, Essential Energy's records indicate there is electricity infrastructure located within the properties and within close proximity to the properties. Any activities within these locations must be undertaken in accordance with 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.
8. 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).
9. 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) 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.

If the application is approved, the abovementioned recommendations should be adopted as conditions of consent. No concerns were raised by Essential Energy in relation to the proposed development and accordingly, it is considered that the proposal complies with the requirements of Clause 45 of SEPP 2007.

Traffic Impacts

A Traffic Impact Assessment (TIA) Report (prepared by Premise Group Pty Ltd, dated 29 May 2020) was submitted to Council with the Development Application (see **attachment 10**) and assesses the projected traffic generation of the proposal, the suitability of proposed site accesses and the projected impacts of the development on the operation, safety and amenity of the surrounding road network.

- Existing Traffic Conditions / Level of Service (LOS)

To assess the existing level of service (LOS) of the surrounding road network, Premise utilised the following information:

- Existing 2009 traffic count data available from TfNSW in relation to Durham Street.
- Data sought from site specific turning movement counts undertaken at the intersection of Durham Street and Rankin Street on 20 February 2020 between 7:00am–10:00pm and 3:00pm–6:00pm.

Single Intersection Models (SIDRA) categorise levels of service as follows:

LOS	Average Delay
A	< 14 seconds
B	15 – 28 seconds
C	29 – 42 seconds
D	43 – 55 seconds
E	56 – 70 seconds
F	> 70 seconds

The following tables represent the results of TIA in relation to the current LOS of Durham Street and the Durham/Rankin intersection.

Existing Level of Service – Durham and Rankin Streets									
Location	Scenario	Morning Peak Time				Evening Peak Time			
		No. Vehicles (Per Hour)	Avg Delay (Sec)	95% Queue Length (Metres)	LOS	No. Vehicles (Per Hour)	Avg Delay (Sec)	95% Queue Length (Metres)	LOS
Durham Street West bound	Left Turn into Rankin Street	137	5.5	0.0	A	174	5.5	0.0	A
	Straight Through	712	0.0	0.0	A	962	0.0	0.0	A
	Right Turn into Rankin Street	33	10.9	1.0	B	86	9.4	3.0	A
Durham Street	Left Turn into	69	5.6	0.0	A	52	5.5	0.0	A

East bound	Rankin Street								
	Straight Through	988	0.0	0.0	A	778	0.0	0.0	A
	Right Turn into Rankin Street	228	13.7	15.0	B	166	17.8	13.0	C
Rankin Street North bound	Left Turn into Durham Street	131	6.4	4.0	A	261	7.6	11.0	A
	Straight Through	4	81.1	4.0	F	10	130.6	14.0	F
	Right Turn into Durham Street	4	102.6	4.0	F	16	148.2	14.0	F
Rankin Street South bound	Left Turn into Durham Street	36	6.8	1.0	A	36	6.2	1.0	A
	Straight Through	4	89.3	4.0	F	9	94.8	5.0	F
	Right Turn into Durham Street	4	125.5	4.0	F	2	94.8	5.0	F

At present, traffic movements through Durham Street are generally operating at a high level of service (A to B) during the morning and evening peak times. However, any movements from Rankin Street across Durham Street (i.e. straight through or right turns) are generally operating at a low level of service (F) during morning and evening peaks.

- **Future Treatments to the Durham/Rankin Intersection**

Amendments have been made to the TIA throughout the assessment process. The original TIA submitted to Council (dated 24 March 2020, prepared by Premise Group Pty Ltd) had assessed the projected traffic impacts of the proposal, based on an expectation that TfNSW would be installing traffic signal control at the Durham/Rankin intersection in the near future.

However, in an email dated 21 April 2020, TfNSW provided the following advice:

Transport for NSW (TfNSW) – 21 April 2020

The Traffic Impact Assessment prepared to support the development application has been prepared on the basis that the Rankin Street and Durham Street intersection upgrade would involve signalisation of this intersection. Based on an internal referral process it has been identified that the intersection upgrade of Rankin and Durham Street does not involve the signalisation of this intersection. The intersection upgrade which will occur within the next two years is for the purpose of improving the safety of the intersection through banning right turn and through movements from Rankin Street onto the Durham Street (Great Western Highway). The Traffic Impact Assessment should be updated to reflect the intersection works at Rankin

and Durham Street.

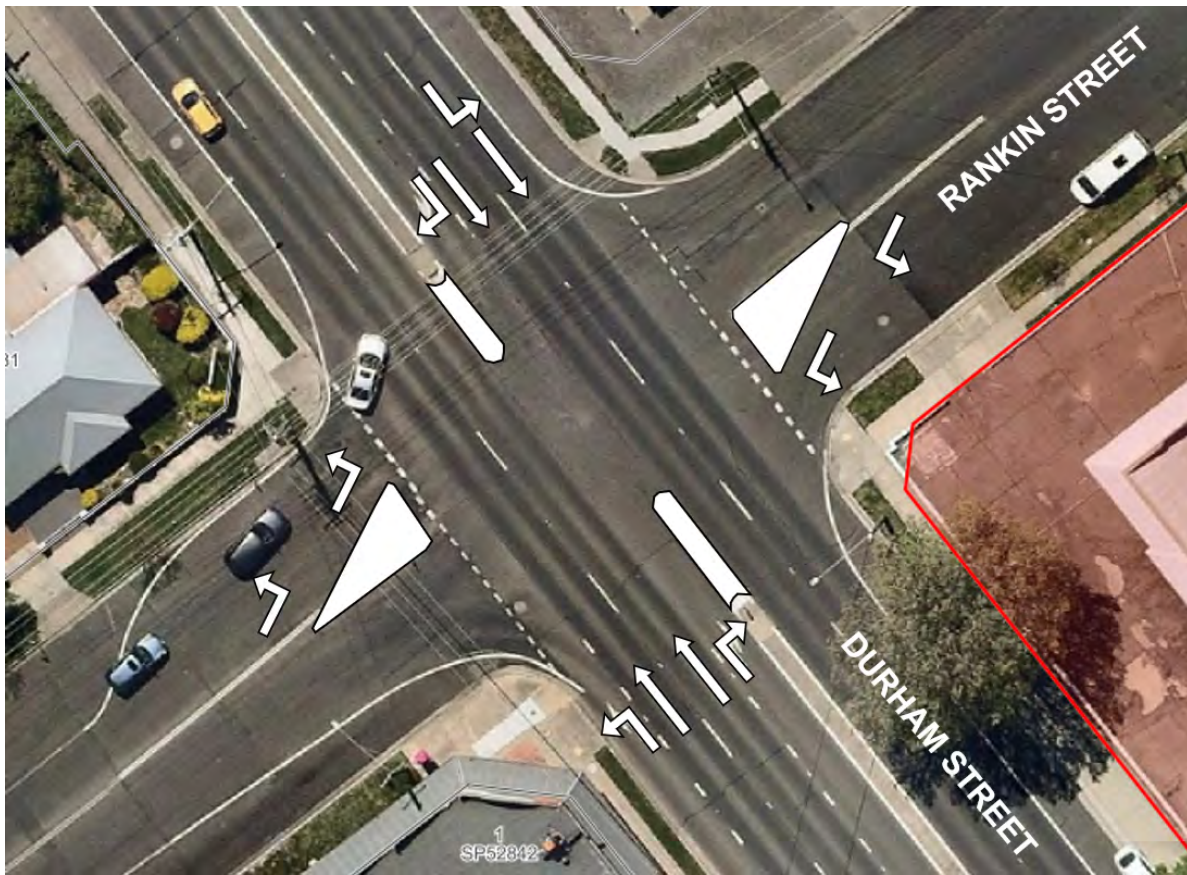


Figure 2 – Indicative Future Durham/Ranking Intersection Treatment Concept – Permitted Traffic Movements Shown Green (Through Rankin and Right Turn onto Durham Prohibited)

Accordingly, an amended TIA was submitted to Council and assessed the projected traffic impacts of the development on the basis that the Durham/Ranking intersection would be upgraded to include a prohibition on right turns and through movements from Rankin across/onto Durham.

- **Projected Traffic Generation of the Development**

Using the RTA's *Guide to Traffic Generating Developments 2002*, the TIA has projected that the traffic generated by the development would be equal to:

- 120 vehicles during peak hour (being 20 vehicles more than evening peak hour at an average KFC restaurant in 2002), broken down as follows:

Additional traffic generated onto road network (60%)	72 vehicles per hour
Traffic drawn from the existing passing traffic (40%)	48 vehicles per hour
Total traffic	120 vehicles per hour

- An average of 50 vehicles per hour.
- An average of 900 vehicles per day.

The TIA also made the following assumptions, based on the direction from which the traffic will be drawn:

Traffic Impact Assessment Report

3.3 Traffic Distribution

- 90% of the bakery café's customer base will be drawn from Durham Street.
- The Durham Street traffic will be equally distributed in each direction.
- The remaining 10% of the bakery cafes customer base will be drawn from Rankin Street.
- The Rankin Street traffic will be equally distributed in each direction.

- Traffic Impacts of the Proposed Development

Based on the predicted traffic generation figures and assumptions made in relation to the direction of traffic, the TIA used SIDRA modelling to project the traffic impacts of the development, as below:

Existing vs Proposed Level of Service – Evening Peak Time – Durham and Rankin Streets <u>Without</u> Intersection Treatment									
Location	Scenario	Existing				Proposed			
		No. Vehicles (Per Hour)	Avg Delay (Sec)	95% Queue Length (Metres)	LOS	No. Vehicles (Per Hour)	Avg Delay (Sec)	95% Queue Length (Metres)	LOS
Durham Street West bound	Left Turn into Rankin Street	174	5.5	0.0	A	174	5.5	0.0	A
	Straight Through	962	0.0	0.0	A	962	0.0	0.0	A
	Right Turn into Rankin Street	86	9.4	3.0	A	113	9.7	4.0	A
Durham Street East bound	Left Turn into Rankin Street	52	5.5	0.0	A	79	5.5	0.0	A
	Straight Through	778	0.0	0.0	A	778	0.0	0.0	A
	Right Turn into Rankin Street	166	17.8	13.0	C	166	17.8	13.0	C
Rankin Street North bound	Left Turn into Durham Street	261	7.6	11.0	A	261	7.6	11.0	A
	Straight Through	10	130.6	14.0	F	16	219.2 (↑ 1.5min)	24.0 (↑ 10m)	F
	Right Turn into Durham Street	16	148.2	14.0	F	16	253.6 (↑ 1.8min)	24.0 (↑ 10m)	F
Rankin Street	Left Turn into	36	6.2	1.0	A	63	6.2	2.0	A

South bound	Durham Street								
	Straight Through	9	94.8	5.0	F	15	954.0 (↑ 14.3min)	128.0 (↑ 123m)	F
	Right Turn into Durham Street	2	94.8	5.0	F	29	1003.3 (↑ 15.1min)	128.0 (↑ 123m)	F

At present, traffic movements from Rankin Street across Durham Street (straight through or right turns) are operating at a low level of service (F). If the proposed development were to proceed without any intersection treatment, the development would see further significant delays in these movements and subsequent traffic congestion (shown yellow in table), particularly for Southbound traffic.

Existing vs Proposed Level of Service – Evening Peak Time – Durham and Rankin Streets <u>With</u> Intersection Treatment Completed in Mid-2021 (Growth Factor of 2% and Prohibition on Right Turns and Straight Through Movements from Rankin Street)									
Location	Scenario	Existing				Proposed			
		No. Vehicles (Per Hour)	Avg Delay (Sec)	95% Queue Length (Metres)	LOS	No. Vehicles (Per Hour)	Avg Delay (Sec)	95% Queue Length (Metres)	LOS
Durham Street West bound	Left Turn into Rankin Street	174	5.5	0.0	A	180	5.5	0.0	A
	Straight Through	962	0.0	0.0	A	1000	0.0	0.0	A
	Right Turn into Rankin Street	86	9.4	3.0	A	123	10.0	5.0	A
Durham Street East bound	Left Turn into Rankin Street	52	5.5	0.0	A	81	5.5	0.0	A
	Straight Through	778	0.0	0.0	A	810	0.0	0.0	A
	Right Turn into Rankin Street	166	17.8	13.0	C	172	19.1 (↑ 1.3 sec)	15.0 (↑ 2m)	C
Rankin Street North bound	Left Turn into Durham Street	261	7.6	11.0	A	271	8.0	12.0	A
	Straight Through	10	130.6	14.0	F	Prohibited			
	Right Turn into Durham Street	16	148.2	14.0	F	Prohibited			
Rankin Street	Left Turn into	36	6.2	1.0	A	109	6.4	4.0	A

South bound	Durham Street								
	Straight Through	9	94.8	5.0	F	Prohibited			
	Right Turn into Durham Street	2	94.8	5.0	F	Prohibited			

If the proposed development were to be carried out **after** the completion of the TfNSW intersection treatment works (including a prohibition on right turns and straight through movements from Rankin Street), the proposal would not result in any substantial impacts on existing traffic conditions within Durham Street or Rankin Street and the impacts would be offset to traffic movements within surrounding local streets and the nearby signalised intersections of Durham/Stewart, Durham/George and Durham/William. The existing delays experienced when travelling Eastbound and turning right onto Rankin Street from Durham Street would continue at a LOS C, with only a very minor increase in average delay and queue length.

The TIA also makes the following assumptions in relation to traffic movements to and from the development as a result of the proposed intersection treatment:

Traffic Impact Assessment Report

3.4.3 Modified Durham Street Intersection Assessment

It should be noted that the right turn and straight through movements for northbound vehicles in Rankin Street have been assumed to be redistributed onto Durham Street at the signalised intersection at George Street. The traffic generated by the bakery café drawing from the CBD area of Bathurst via Rankin Street has been redistributed to approach the bakery café with a right turn from Durham Street into Rankin Street.

For vehicles departing the bakery café, all vehicles have been assumed to exit the carpark onto Rankin Street. This has modelled the worst case scenario as it is noted that a number of vehicles will use the drive through exit and will turn left onto Durham Street. However, as all vehicles exiting the carpark will be required to turn left from Rankin Street onto Durham Street, all vehicles have been modelled using the modified intersection.

Whilst all vehicles exiting the bakery café must turn left onto Durham Street (either from Rankin Street or from the drive through exit), for vehicles requiring to travel west, the signalised intersection of Durham Street and George Street allows a signal controlled turning movement for vehicles to rejoin the highway at a number of alternate locations.

The above assumptions suggest that traffic entering or exiting the site may have to rely more heavily on other local roads such as Henry Street, Morrisset Street and Stanley Street. The TIA does not provide any assessment on the potential impacts of the development on these local streets in the scenario that vehicles turn right when exiting the site onto Rankin Street (i.e. to avoid busy Durham Street and/or use other roads to rejoin with Durham Street and head West); although, this behaviour could also be considered a larger consequence of the proposed intersection treatment. The TIA does however provide the following discussion on the capacity of Durham and Rankin Streets to support the development:

Traffic Impact Assessment Report

4.2.1 Traffic Generation and Roadway Capacity

The estimated daily traffic generation from the drive through bakery café is 900 vehicles per day.

The peak hour traffic generation is 120 vehicles per hour with 60% of the traffic generated onto the road network (72 vehicles per hour) and 40% of the traffic drawn from the passing traffic streams (48 vehicles per hour). However, the full peak hour generation rate of 120 vehicles per hour has been used for the assessment of potential impacts for a worst case scenario.

Following the development of the drive through bakery café, the percentage increase in traffic volumes on Durham Street and the southern leg of Rankin Street range from 2.1% to 2.7% and are not significant for the operation of these streets.

The increase in the traffic volume on the northern leg of Rankin Street is 128% and this percentage increase is due to the very low traffic volume currently using that section of Rankin Street.

The operational capacity of Rankin Street is 8.9% and therefore the roadway is operating well below its capacity following the development of the drive through bakery café and is not significant for the post development traffic using that section of the road network.

- Traffic Impacts Associated with Potential Cross-over Period: Development Completed prior to Intersection Upgrade

Given that the proposed development is likely to result in significant traffic impacts in the **absence** of any intersection treatment and that the proposed works to the intersection are not scheduled to be completed by TfNSW until mid-2021 (subject to no delays), it is considered that mitigation measures should be implemented to alleviate any short-term traffic impacts that would occur in the event that the construction of the development is completed prior to the intersection upgrade works.

Council brought these concerns to the attention of the applicant during an onsite meeting held on 16 October 2020 and in a response letter dated 26 October 2020 (see **Attachment 16**), Premise offered the following suggested mitigation measures:

Applicant's Response to Concerns Raised by Council During Onsite Meeting – Letter dated 26 October 2020

1. Provide a temporary exit from the south-western end of the proposed car park to Durham Street, and installation of a temporary bollard on the Rankin Street exit to ensure that all vehicles leave the site to Durham St; or
2. At the applicants cost, provision of a temporary traffic island/blister at the Durham/Rankin Street intersection to ensure that all south-west bound traffic is required to turn left onto Durham St. This would remove the ability for vehicles to proceed straight through the intersection or turn

right. As the left turn movement currently operates with a level of service of A during the evening peak hour period, no significant impact to this movement is expected as a result of the additional traffic. Table 3.2 of the lodged traffic study considered this intersection arrangement and confirmed that the left turn movement would remain at a LOS of A after the bakery became operational and the intersection upgrade works were completed. The proposed temporary arrangement is consistent with the proposed TfNSW intersection upgrade arrangement. This therefore represents a reasonable outcome that would reflect the final permanent arrangement once built.

Based on the applicant's response, it is recommended that the following condition of consent be implemented to alleviate traffic impacts in the event that a cross-over period occurs:

1. An Occupation Certificate for the development must not be issued until such time as:
 - a) The intersection of Durham Street and Rankin Street has been upgraded by Transport for NSW (TfNSW) to include a prohibition on the following traffic movements:
 - (i) Straight through movements on Rankin Street (Northbound and Southbound), and
 - (ii) Right turn movements from Rankin Street onto Durham Street (Westbound and Eastbound).
 - OR
 - b) Suitable alternative arrangements have been made to alleviate the traffic impacts of the development to the satisfaction of Council and TfNSW.

Clause 104 – Traffic generating development

The proposed development is identified as traffic generating development under Schedule 3 of SEPP 2007, as it involves the development of a take-away food and drink premises (including drive-through facilities) which has direct access onto a classified road, being Durham Street. In accordance with Clause 104 of SEPP 2007, the application was referred to TfNSW for assessment and the following comments were provided:

Transport for NSW (TfNSW) – 24 September 2020

I refer to the additional information received from the applicant on 1 September 2020 in relation to the above development application (DA) referral to Transport for NSW (TfNSW) via the NSW Planning Portal.

From review of the submitted documentation, TfNSW understands that:

- There is a history of cross-traffic and rear-end collisions at the intersection of Durham Street (Great Western Highway, a State classified road) and Rankin Street, adjacent to the project site.
- TfNSW has secured funding and scheduled works to close the median strip at the intersection, restricting cross-traffic and right turn movements from

Rankin Street. Right turns from Durham Street into Rankin would remain permitted as there exist two Channelised Right (CHR) turn lanes to facilitate these movements safely. Road works are planned for completion by mid-2021.

- The proposal is for an eat-in and takeaway bakery with a drive-through facility, a two-storey building with an internal area of approximately 360 m² on the ground floor, 38 internal and 12 external seats.
- 24 parking spaces are proposed onsite, with drive-through lane capacity of up to 15 vehicles within the site boundary, measured from the meal pickup point.
- The proposal includes a 7.4m wide x 5.2m high (38.5m²) building sign and a 9.1m high pylon sign (4m² face) visible from the highway. Concurrence must be obtained from TfNSW under Section 18 (large advertisements visible from highway) of the *State Environmental Planning Policy (SEPP) No 64 – Advertising and Signage*.
- The *RTA Guide to Traffic Generating Developments* (2002) gives indicative trip generation rates for takeaway fast-food premises of 100 (average KFC) and 180 (average McDonald's) vehicles per hour. The proposal requires referral to TfNSW pursuant to Section 104 of the *SEPP (Infrastructure) 2007*.

In accordance with Section 104 of the *State Environmental Planning Policy (Infrastructure) 2007*, TfNSW offers the following comments to Council as the consent authority:

- The above-mentioned TfNSW planned road works at the intersection of Durham and Rankin Streets, which are anticipated by mid-2021, would prevent site traffic from re-entering the highway by turning right in a northwest-bound direction. The proposed site layout is generally compatible with this traffic safety work.
- If Council proposes to modify the site layout in a way that differs from the DA plans and this letter, by imposing consent conditions, TfNSW strongly advises a final opportunity be given for TfNSW to recommend conditions of consent to improve traffic safety and efficiency outcomes.
- Prior to DA approval, Council as the consent authority is required to be satisfied that the proposed access driveways between the highway and the site meet the requirements of Section 101 of the *SEPP (Infrastructure) 2007*. Vehicular access is to be obtained via a road other than the classified road, to the extent it is safe and practicable to do so.
- TfNSW submits that any driveway between the highway and the northern carpark (113 Durham Street) is to be prohibited by a consent condition.
- Any ingress driveway to the site directly from the highway would result in an unacceptably high risk of collisions due to vehicles decelerating on approach to the site, especially with the overlap and conflicts with the Rankin Street intersection.
- Similarly, if the proposed ingress were changed to an egress-only, vehicle

conflict points would be introduced close to Rankin Street with little benefit to onsite or highway circulation. Such a change should not be supported given the combined ingress/egress on Rankin Street is safe and practicable.

Based on the TIA, it is generally agreed that the proposed intersection upgrade would be compatible with the proposed development, access layout and traffic generation. However, without these intersection works, the development could result in significant impacts on the surrounding road network.

The recommendations of this report are generally consistent with the submitted plans and comments provided from TfNSW.

As noted above, TfNSW has specifically excluded the proposed ingress to the site from Durham Street, citing the unacceptably high risk of collisions due to vehicles decelerating on approach. In response to TfNSW comments, amended plans were provided to Council from the applicant, which removed the Durham Street ingress from the proposal. This effectively means that all ingress to the site will be from Rankin Street and all egress will be via Rankin Street or the Durham Street drive-through exit.

It is recommended that if any alternate resolution is made by Council (including any conditions of consent) that seeks to modify the site layout in a way that differs from the DA plans and TfNSW' letter (dated 24 September 2020, see **attachment 15**), that TfNSW be provided a final opportunity to recommend conditions of consent to improve the traffic safety and efficiency outcomes, prior to the issue of any Development Consent.

In accordance with TfNSW comments, it is recommended that the following conditions of consent be implemented to improve road safety:

1. The construction of any access driveway between Durham Street and the front (North-Western) carpark is prohibited.
2. The applicant is to submit one (1) hard copy and one (1) electronic copy of engineering plans, specifications and calculations in relation to:
 - a) Drain roofed and paved areas;
 - b) Collection and conveyance of surface runoff;
 - c) Paving and linemarking;
 - d) Replacement of redundant kerb laybacks;
 - e) Construction of concrete footpaths;
 - f) Building over sewer;
 - g) Building adjacent to sewer; and
 - h) Building over manhole.

Further, the works are to comply with Bathurst Regional Council's Guidelines for Engineering Works.

3. The redundant kerb laybacks in Rankin Street and Durham Street are to be replaced with conventional barrier kerbing, and Council's footway rehabilitated, in accordance with Bathurst Regional Council's Guidelines for Engineering Works.
4. The concrete footpaths adjoining the property are to be removed and replaced for all redundant and new driveways. Any damaged or misaligned sections of footpath are to be removed and replaced. All new footpaths are to be 100mm thick, have a width that matches the existing footpath(s) and be constructed in accordance with Bathurst Regional Council's Guidelines for Engineering Works.

NOTE 1: Any pavement damaged during construction is to be replaced at the full cost of the landowner(s).

5. The applicant is to submit to Council one set of electronic files in both Portable Document Format (.pdf) and in CAD Drawing (.dwg) (MGA co-ordinates and AHD levels with each of the services on a separate layer e.g. separate out water, sewer, storm water to their own layers) and one set of paper copies of the works as executed plans (at a scale of 1:500 on an A1 sheet) for the:
- Drain roofed and paved areas;
 - Collection and conveyance of surface runoff;
 - Building over manhole.
 - Access to manholes.
 - Building adjacent to sewer main.

Each sheet is to include a bar scale or scales adjacent to the title block showing the scale (the works as executed plan is to be scaled at 1:500) and each sheet is to be properly signed and dated by the person responsible for the carrying out of those works. Further, the works are to comply with Bathurst Regional Council's Guidelines for Engineering Works.

NOTE 1: The provision of a table on the works as executed plan which details: the distance from the centre of the downstream manhole to each sideline, house connection, and dead end; the depths to invert; and the length of such sidelines.

6. 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.

Clause 101 – Development with frontage to classified road

In accordance with Clause 101 of SEPP 2007, Council must not grant consent to development on land that has frontage to a classified road unless it has satisfied itself of the matters listed under Subclause (2).

Clause 101(2) of SEPP 2007	Comment	Satisfied
(a) where practicable and safe, vehicular access to the land is provided by a road other than the classified road, and	Safe and effective vehicular access to the land has been proposed over the North-Western boundary from Rankin Street. This access point is located in the far Northern corner of the land, approximately 31.2 metres from the Durham/Rankin intersection, which is consistent with the 30 metre minimum standard recommended by Clause 5.6.2(i) of DCP 2014.	Yes, subject to conditions.
(b) the safety, efficiency and ongoing operation of the classified road will not be adversely affected by the development as a result of—	Discussed below.	Yes, subject to conditions.
(i) the design of the vehicular access to the land, or	As discussed above: <ul style="list-style-type: none"> There is a history of cross-traffic and rear-end collisions at the Durham/Rankin intersection. Any ingress driveway to the site directly from Durham Street would result in an unacceptably high risk of collisions due to vehicles decelerating on approach to the site and proximity to the 	Yes, subject to conditions.

	<p>intersection.</p> <ul style="list-style-type: none"> If the proposed Durham ingress were changed to an egress-only, vehicle conflict points would be introduced in proximity to Rankin Street with little benefit to onsite or highway circulation. <p>Therefore, subject to a condition which prohibits the construction of any access driveway between Durham Street and the front carpark, it is considered that the safety, efficiency and ongoing operation of the classified road will not be adversely affected by the design of vehicular access to the land.</p>	
(ii) the emission of smoke or dust from the development, or	The proposed development is not expected to adversely affect the safety, efficiency and ongoing operation of Durham Street as a result of smoke or dust. Conditions of consent will be implemented to ensure that dust control measures are carried out onsite during both demolition and construction works.	Yes, subject to conditions.
(iii) the nature, volume or frequency of vehicles using the classified road to gain access to the land, and	<p>The nature, volume and frequency of vehicles using Durham Street to gain access to the development is not expected to adversely affect the safety, efficiency and ongoing operation of the classified road, subject to conditions that:</p> <ul style="list-style-type: none"> Prohibit the construction of any access driveway between Durham Street and the front carpark. Require that an Occupation Certificate not be issued in relation to the development, until such time as TfNSW has completed the intersection upgrade or suitable alternative arrangements have been made. 	Yes, subject to conditions.
(c) the development is of a type that is not sensitive to traffic noise or vehicle emissions, or is appropriately located and designed, or includes measures, to ameliorate potential traffic noise or vehicle emissions within the site of the development arising from the adjacent classified road.	The proposed food and drink premises is not considered to be a development of the type that would be sensitive to traffic or vehicle emissions. Outdoor seating has been proposed, but any customers that might be sensitive to these traffic related impacts have the option of dining indoors.	Yes.

Council can be satisfied that the development will be consistent with the requirements of Clause 101, subject to the conditions recommended.

Roads Act 1993 – Works and Structures – TfNSW Concurrence

The proposed development involves the construction of a new access driveway on Durham Street, which is a classified road. Accordingly, concurrence was also sought from TfNSW under Section 138 of the *Roads Act 1993* and is provided and discussed below:

Transport for NSW (TfNSW) – 24 September 2020

Pursuant to Section 138(2) of the *Roads Act, 1993*, TfNSW concurs to the proposed egress-only driveway on the southern side of the building (105 Durham Street) as it would provide a practicable and safe means for drive-through traffic and service trucks to exit the site without having to recirculate to Rankin Street.

It should be noted:

- TfNSW has previously advised Council staff by emails on 27 July and 24 August 2020 that the proposal represents a significant intensification of traffic compared to historic site uses and background traffic, and there is therefore considered to be a nexus for Section 101 to be enforced, irrespective of the proposed ingress driveway making use of an existing layback.
- Prior to construction of any works within the Durham Street road reserve, the detailed design shall be provided to TfNSW by sending to development.western@rms.nsw.gov.au for review and concurrence pursuant to Section 138(2) of the *Roads Act 1993*. Details are to include (unless varied to the satisfaction of Council and TfNSW):
 - Widening the egress-only driveway at 105 Durham Street so a 12.5m rigid truck can exit the site using only the parking lane and nearside travel lane. Design swept paths are to be confirmed on the drawings.
 - Removal and reinstatement of all other redundant driveway laybacks on Durham Street to standard kerb and gutter and footway formation.
 - Proposed stormwater drainage works which it is understood may include a new kerb inlet pit, modifications to an existing pit and associated pipe connections.
 - Dependent on the design details, the developer may be required to privately finance and perform work on State classified road assets in which TfNSW has a financial interest. If this is the case, a formal Works Authorisation Deed (WAD) would be required between the developer and TfNSW prior to works commencing.
- Prior to commencement of construction works, the proponent is to contact the TfNSW Field Traffic Manager on 1300 656 371 to determine if a Road Occupancy Licence (ROL) is required. In the event a ROL is required, the proponent is to obtain the ROL prior to works commencing within three (3) metres of the travel lanes of the State road.
- To negate future issues with access and servicing requirements, the lots that make up the site are to be consolidated prior to any Occupation Certificate.

Please be advised that under the provisions of the *Environmental Planning & Assessment Act 1979* it is the responsibility of the consent authority to assess the environmental implications, and notify potentially affected persons, of any referral agency conditions.

The abovementioned notes provided by TfNSW should be implemented as conditions of consent (if approved).

State Environmental Planning Policy No 55 – Remediation of Land

113 Durham Street (Lot 1 DP 852500) has previously been used as a service station and vehicle sales or hire premises. Development Consent (No. 2016/259) was granted by

Council on 5 October 2016 for the decommissioning of two underground petroleum storage tanks and associated remediation works on this land.

A Validation Report (prepared by Mark Stanford C/- Hangar Con. Pty Ltd, dated 13 December 2019) was submitted to Council in association with DA2016/259 which identifies that:

- Various remediation works, including in-situ abandonment of the underground storage tanks, were conducted on the subject land between 30 October 2019 and 20 November 2019 in compliance with the approved Remedial Action Plan and Development Consent.
- All product and residual product was extracted from the tanks and disposed of by Cleanaway Co Pty Ltd (EPA Transporter Licence No. 6351, EPA Depot Licence No. 4602). The Transport Certificate (No. 2T01036559) was attached with Waste Acceptance Docket (10042) and confirmation of disposal at the Tax Free Australia Pty Ltd South Windsor facility.
- The tank was filled with a free flowing, inert solid material being 14:1 stabilised sand supplied by Ever-Ready Concrete Pty Ltd Bathurst. A total of 14m³ was used to back fill the UST's. The delivery dockets and tax invoice was attached.
- The underground petroleum storage system (UPSS) area of the site is now suitable for permissible uses under the current zoning of the site, in accordance with the Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulation 2014. Investigation criteria were adopted as applicable to the protection of commercial receptors, based on the site currently being zoned as B3 Commercial Core and the current context of the site as a non-operational commercial premises.
- The remediated UPSS is not considered to present a potential risk to identified human health or ecological receptors.

Accordingly, it is considered that no further contaminated land investigations are required.

State Environmental Planning Policy No 64 – Advertising and Signage

The proposed development involves the removal of the existing Pylon Sign located on the land and the installation of twenty-three (23) signs to be used in association with the proposed food and drink premises.

Clause 18 – Advertisements greater than 20 square metres and within 250 metres of, and visible from, a classified road

The proposed Pylon Sign (SN01) and large Painted Wall Business Identification Sign (SN03) will each face Durham Street, which is a classified road. The concurrence of TfNSW has been sought in accordance with Clause 18 of SEPP No. 64 and the following comments were provided:

Transport for NSW (TfNSW) – 24 September 2020

The proposal includes a 7.4m wide x 5.2m high (38.5m²) building sign and 9.1m high pylon sign (4m² face) visible from the highway. Concurrence must be

obtained from TfNSW under Section 18 (large advertisements visible from highway) of the *State Environmental Planning Policy (SEPP) No 64 – Advertising and Signage*.

TfNSW concurs to the proposed signage, provided that the signage is to comply with the requirements of the *Transport Corridor Outdoor Advertising and Signage Guidelines*, 2017. Signage is not to be objectionably glaring or luminous, in accordance with the limits in Table 5.

- In addition:
 - Signage is not to impede sight lines of traffic and/or pedestrians within, when passing, entering or departing the subject land. In particular noting this site is on the corner of an intersection; and
 - Signage and associated structures are to be wholly located within the subject land.
- Under SEPP No 64 Section 13(1)(b), Council's assessment of the proposal is to have regard to the criteria in the SEPP Schedule 1. It appears the signs would be unlikely to pose a hazard for traffic in isolation. However, Council as the consent authority should continue to limit proliferation or clutter of many advertising signs within short distances along Durham Street, in accordance with the Guidelines, to avoid a worsening of potential driver distraction and reaction times as the CBD continues to develop.

To ensure compliance with the advice of TfNSW, it is recommended that the following conditions of consent be implemented:

1. Any signage erected pursuant to this consent must:
 - a) Be located wholly within the boundaries the subject land.
 - b) Be installed so as not to impede sight lines of traffic and/or pedestrians within, when passing, entering or departing the land.
 - c) Solely relate to the approved use of the land.
 - d) Be removed at the cessation of the approved development.
2. All signage erected pursuant to this consent must comply with the luminance requirements of the *NSW Transport Corridor Outdoor Advertising and Signage Guidelines 2017* and as provided in the tables below:

Maximum Allowable Daytime Luminance of Illuminated Advertisements (Not Digital Signs)	
Illuminated Area (m²)	Zone 3 (cd/m²)
< 0.5	2000
0.5 – 2.0	1600
2.0 – 5.0	1200
5.0 – 10.0	1000
> 10.0	800

Luminance Levels for Digital Advertisements	
Lighting Condition	Zones 2 and 3 (cd/m²)
Full sun on face of signage	No limit
Daytime luminance	6000
Morning and evening twilight inclement weather	700
Nighttime	350

NOTE 1: Luminance means the objective brightness of a surface as measured by a photometer, expressed in candelas per square meter (cd/m²). Levels differ as digital signs will appear brighter when light levels in the area are low. Unless provided above, luminance levels should otherwise comply with the recommended values of Australian Standard AS4282 "Control of the Obtrusive Effects of Outdoor Lighting".

NOTE 2: The applicable environmental zone is Zone 3 which covers areas with generally medium off-street ambient lighting (e.g. small to medium shopping/commercial centres). This would normally be expected to include land zoned B1 Neighbourhood Centre and B2 Local Centre, but does not exclude other land use zones.

Schedule 1 – Assessment Criteria

In accordance with SEPP No. 64 Council is required to consider the assessment criteria in Schedule 1.

Criteria	Requirements	Proposed	Complies
1 Character of the Area	Is the proposal: <ul style="list-style-type: none"> Compatible with the existing or desired future character of the area or locality in which it is proposed to be located? Consistent with a particular theme for outdoor advertising in the area or locality? 	The proposed signage is generally compatible with the character of existing signage in the surrounding commercial area.	Yes.
2 Special Areas	Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?	The proposed signage will not detract from the amenity or visual quality of the Bathurst Heritage Conservation Area (HCA) or neighbouring residential areas.	Yes.
3 Views and Vistas	Does the proposal. <ul style="list-style-type: none"> Obscure or compromise important views? Dominate the skyline and reduce the quality of vistas? Respect the viewing rights of other advertisers? 	Conditions of consent will be implemented to ensure that the proposed Pylon Sign is of an appropriate size so as not to obscure or compromise views, dominate the skyline, reduce the quality of vistas and respect the viewing rights of other advertisers (current and future).	Yes, subject to conditions. Note: See further discussion under the DCP section of this report.
4 Streetscape, Setting or Landscape	Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape? Does the proposal: <ul style="list-style-type: none"> Contribute to the visual interest of the streetscape, setting or landscape? Reduce clutter by rationalising and simplifying existing 	The scale, proportion and form of the proposal is appropriate for the streetscape, setting and landscape. The signage is rationalised and simplified to reduce clutter. Each directional and electronic (menu) sign serves a purpose and there is no more than one business identification sign proposed on each primary Elevation.	Yes.

	<p>advertising?</p> <ul style="list-style-type: none"> • Screen unsightliness? • Protrude above buildings, structures or tree canopies in the area or locality? • Require ongoing vegetation management? 	<p>The Pylon Sign includes a maximum height of 8.5 metres, equivalent to the maximum height of the proposed restaurant building. The signage will not protrude above surrounding buildings or structures.</p> <p>Ongoing vegetation management is no likely to be required.</p>	
5 Site and Building	<p>Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?</p> <p>Does the proposal:</p> <ul style="list-style-type: none"> • Respect important features of the site or building, or both? • Show innovation and imagination in its relationship to the site or building, or both? 	<p>Subject to conditions (relating to the size of the Pylon Sign), the proposed signage will be compatible with the scale, proportion and other characteristics of the site and building.</p> <p>The signage respects architectural features of the building and the physical painting on of signage (SN03) shows imagination in its relationship to the building.</p>	<p>Yes, subject to conditions.</p> <p>Note: See further discussion under the DCP section of this report.</p>
6 Associated Devices and Logos with Advertisements and Advertising Structures	<p>Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?</p>	<p>15 out of the 23 signs are proposed to be illuminated and 4 out of the 23 signs include the "Village Bakehouse" logo. The use of logos is considered appropriate.</p> <p>The surrounding commercial developments also include illuminated signage, which is permissible on land zoned B3 Commercial Core under DCP 2014. However, given the proximity of the development to residential land uses and a major road (Durham Street) and that part of the site is also zoned R1 General Residential, it is considered that conditions of consent should be implemented to reduce the impacts of lighting and glare on neighbouring residents and road users (see below discussion on Chapter 11 of DCP 2014).</p>	<p>Yes, subject to conditions.</p> <p>Note: See further discussion under the DCP section of this report.</p>
7 Illumination	<p>Would illumination:</p> <ul style="list-style-type: none"> • Result in unacceptable glare? • Affect safety for pedestrians, vehicles or aircraft? • Detract from the amenity of any residence or other form of accommodation? <p>Can the intensity of the illumination be adjusted, if necessary?</p> <p>Is the illumination subject to a curfew?</p>		
8 Safety	<p>Would the proposal:</p> <ul style="list-style-type: none"> • Reduce the safety for any public road? • Reduce the safety for pedestrians or bicyclists? • Reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas? 	<p>One directional sign (SN04, SN09 & SN16) has been proposed at each vehicular access point. Conditions of consent could be implemented to ensure that these are appropriately located so as not to impede sight lines of traffic, including any pedestrian pathways, within or when passing, entering or departing the site.</p>	<p>Yes, subject to conditions.</p>

Bathurst Local Environmental Plan 2014

Zone

Each of the existing lots are zoned separately under *Bathurst Regional Local Environmental Plan 2014* (LEP 2014), as below:

Lot & DP	Address	Land Use Zone – LEP 2014
Lot 1 DP 852500	113 Durham Street Bathurst	B3 Commercial Core
Lot A DP 197473	105 Durham Street Bathurst	R1 General Residential

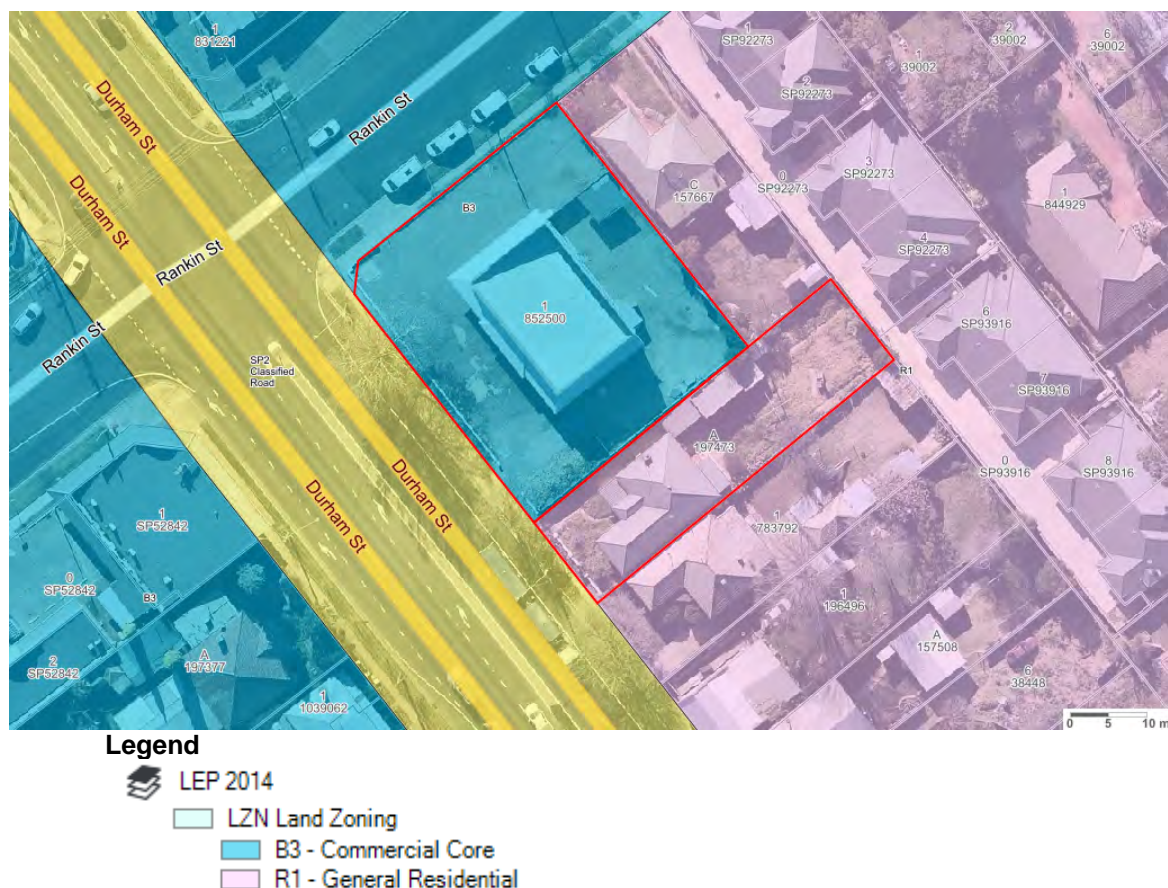


Figure 3 – Land Use Zoning Map – LEP 2014 – Lot 1 DP 852500 (113 Durham Street) and Lot A DP 197473 (105 Durham Street)

Objectives

Clause 2.3(2) of LEP 2014 states that Council “*must have regard to the objectives for development in a zone when determining a development application in respect of land within the zone*”.

As the property comprises multiple zones it is subject to differing provisions and in this case differing objectives. It is not appropriate to apply the objectives of commercial zones to residentially zoned land and vice versa. As the site is reliant upon both parcels in order to be carried out, it is reasonable that it be considered consistent with the objectives of both zones.

The objectives of the B3 Commercial Core and R1 General Residential zones under LEP 2014, are listed and discussed in the table below:

Zone	Objectives	Comments
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B3 Commercial Core	To provide a wide range of retail, business, office, entertainment, community and other suitable land uses that serve the needs of the local and wider community.	The proposed food and drink premises will contribute to the range of commercial premises available to serve the local and wider community.
	To encourage appropriate employment opportunities in accessible locations.	<p>The proposed development is expected to employ up to thirty-eight (38) staff in an accessible location on the edge of the Bathurst Central Business District (CBD). The subject land is located within 70 metres of two bus stops, including:</p> <ul style="list-style-type: none"> To the North-West on Durham Street, near the Durham/Rankin intersection and next to the existing motorbike shop. To the West on Rankin Street, near the Durham/Rankin intersection and across from IGA.
	To maximise public transport patronage and encourage walking and cycling.	
	To encourage development that confirms the role of the Bathurst central business district as the primary retail and business centre in the region.	The proposed development will be appropriately located on the edge of the Bathurst CBD, amongst existing commercial land uses located along Durham Street. The proposal will assist in confirming the role of the Bathurst CBD as the primary retail centre in the region. See Figure 4 which details the edge of the Bathurst CBD as defined by DCP 2014.
	To protect and conserve the historic and scenic quality of the Bathurst central business district as a key economic and social asset.	<p>The land is located within the Bathurst HCA, of which the existing dwelling house (proposed to be demolished) is identified as a contributory item of the streetscape under the <i>Bathurst Conservation Area Management Strategy</i> (BCAMS).</p> <p>As discussed under Clause 5.10 of LEP 2014 below, it is generally agreed that:</p> <ul style="list-style-type: none"> The existing dwelling house does not retain any significant structural issues. The existing dwelling house is not unique (rare) or dissimilar to other dwellings constructed within Bathurst during the 1930s. There are other remaining examples of this type of built form and style of architecture in the area. The proposed infill development is generally acceptable in terms of streetscape and urban design. Given the scale and aspirations of the development, the proposal is not capable of being modified to incorporate the existing dwelling.
R1 General Residential	To provide for the housing needs of the community.	<p>The site currently contains an existing dwelling house which is proposed to be demolished. Whilst this represents a reduction in housing availability it is considered minor and will not place any adverse impact on the housing needs and variety within the community.</p>
	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.	<p>Whilst the proposal will provide a service to residents, it is considered that it would not provide services “to meet the day to day needs of residents”, given the nature and scale of the proposal and that the services will also be provided to patrons from a large geographic area and non-resident travellers.</p> <p>However, the land is located on the edge of the Bathurst CBD where surrounding commercial land uses provide for</p>

		both the “day to day” as well as “additional recreational” needs of local residents and the broader community. Given that Lot 1 DP 852500 (113 Durham Street) is zoned B3 Commercial Core, the scale and intended customer base of the development is considered to be appropriate.
	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.	The site currently contains an existing dwelling house which is proposed to be demolished. Whilst this represents a reduction in housing availability it is considered minor.
	To protect and conserve the historic significance and scenic quality of the urban villages of Eglinton, Raglan and Perthville.	Not applicable.
	To enable commercial development that is compatible with the amenity of the area...	<p>The surrounding area consists of a mix of commercial land uses (primarily located on the Western side of Durham Street) and residential land uses (primarily located on the Eastern side of Durham Street).</p> <p>It is considered that the nature, character and scale of the development is compatible with the amenity of the commercial area located to the West. However, for the development to be compatible with the amenity of the residential area, it must be “capable of existing in harmony” (ref: NSWLEC 191, 2005).</p> <p>Council’s records indicate that 113 Durham Street (Lot 1 DP 852500) has historically been used as a service station followed by a vehicle sales or hire premises. However, those developments did not involve the use of the residential land adjoining at 105 Durham Street (Lot A DP 197473) and are not necessarily comparable in character or scale to the proposed food and drink premises.</p> <p>The proposed development involves: extended hours of operation (3:00am/5:30am to 10:00pm); early hours of delivery (4:30am to 5:30am); high traffic and pedestrian generation (an average of 900 vehicles per day); additional lighting and illuminated signage; and drive-through, speaker, loading/unloading and carparking facilities located within proximity to neighbouring residences.</p> <p>Given these aspects of the proposal, it is considered that the development has the potential to not be in harmony with the neighbouring residential land uses, despite there being numerical compliance with Policies such as the <i>EPA NSW Noise Policy for Industry (NPI)</i>.</p>
	... and does not prejudice the status and viability of the Bathurst central business district as the retail, commercial and administrative centre of Bathurst.	The proposed development is located on the edge of the Bathurst CBD and therefore, will not significantly prejudice the status and viability of the CBD as the retail, commercial and administrative centre of Bathurst. The outer edge of the CBD is considered to be a suitable location for the development of a drive-through food and drink premises, where passing trade can be absorbed without causing significant traffic congestion within the local streets of the



Figure 4 – Map No. 34 “Central Business District (CBD)” of DCP 2014 – Lot 1 DP 852500 (113 Durham Street) and Lot A DP 197473 (105 Durham Street) Located on Outer Edge of CBD as Defined by DCP 2014

Therefore, it is considered that the proposed development will be consistent with many of the objectives of the B3 Commercial Core and R1 General Residential zones under LEP 2014, with the exception of the following:

- *“To protect and conserve the historic and scenic quality of the Bathurst central business district as a key economic and social asset” (B3 Commercial Core).*
- *“To enable commercial development that is compatible with the amenity of the area...” (R1 General Residential).*

The extent to which this compatibility or incompatibility with the objectives of the HCA and the adjoining residents is considered in more detail within this report.

Permissibility

The development of a food and drink premises (defined below) is permissible with consent on land zoned B3 Commercial Core and R1 General Residential under LEP 2014.

food and drink premises means premises that are used for the preparation and retail sale of food or drink (or both) for immediate consumption on or off the premises, and includes any of the following—

- (a) a restaurant or cafe,
- (b) take away food and drink premises,
- (c) a pub,
- (d) a small bar.

Note. Food and drink premises are a type of **retail premises**—see the definition of that term in this Dictionary.

Clause 4.3 “Height of Buildings”

The development complies with the maximum building height specified by Clause 4.3 of LEP 2014.

Lot & DP	Maximum Building Height	Proposed Building Height	Complies
Lot 1 DP 852500 (113 Durham Street)	12 metres	8.5 metres to top of roof.	Yes.
Lot A DP 197473 (105 Durham Street)	9 metres	Note: The definition of height of building under LEP 2014 excludes chimneys.	Yes.

Clause 4.4 “Floor Space Ratio”

The development complies with the maximum floor space ratio (FSR) specified by Clause 4.4 of LEP 2014.

Lot & DP	Maximum Floor Space Ratio	Site Area	Proposed Floor Space Ratio (FSR)	Complies
Lot A DP 197473 (105 Durham Street)	--	672.8m ²	Ground GFA = Approx. 389.4m ²	N/A.
Lot 1 DP 852500 (113 Durham Street)	2:1	1476m ²	First Floor GFA = Approx. 118.4m ² FSR = 507.8/2148.8	Yes.
Total		2148.8m²	0.24:1	

Clause 4.5 “Calculation of Floor Space Ratio and Site Area”

The FSR above was calculated in accordance with Clause 4.5 of LEP 2014.

The definition of gross floor area (GFA) is defined under LEP 2014, as follows:

gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes—

- (a) the area of a mezzanine, and
- (b) habitable rooms in a basement or an attic, and
- (c) any shop, auditorium, cinema, and the like, in a basement or attic,

but excludes—

- (d) any area for common vertical circulation, such as lifts and stairs, and
- (e) any basement—
 - (i) storage, and

- (ii) vehicular access, loading areas, garbage and services, and
- (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- (g) car parking to meet any requirements of the consent authority (including access to that car parking), and
- (h) any space used for the loading or unloading of goods (including access to it), and
 - (i) terraces and balconies with outer walls less than 1.4 metres high, and
 - (j) voids above a floor at the level of a storey or storey above.

The designated storage area of the First Floor was included in the GFA calculation, as it is not located at basement level. The stairway and First Floor void, plant area and ceiling space were excluded from the GFA in accordance with the definition.

Clause 5.10 “Heritage Conservation”

The land is not identified as a Local or State Heritage Item, however, it is located within the Bathurst Heritage Conservation Area (HCA). See **attachment 14** which contains information from the *Bathurst Conservation Area Management Strategy* (BCAMS) in relation to the land.

Demolition of Commercial Building and Dwelling House

Section 10.3 “Demolition of Buildings” of DCP 2014 provides that a Structural Engineers Assessment is required to list all the essential and desirable works needed. No Structural Assessment has been provided to Council for either building and both buildings appear to be structurally sound. Given the absence of structural issues this approach is not unreasonable.

The BCAMS identifies the existing dwelling house located on 105 Durham Street as a **contributory** item of the streetscape and HCA, which is **significant in a local context (1930s-1950s)**. The Statement of Heritage Impact (SoHI) (prepared by Monitor Heritage Consultants, dated March 2020) acknowledges that the building is “contributory” to the Heritage Conservation Area but limited justification for its removal was provided.

In a letter dated 26 October 2020, the applicant provided the following additional information and reasoning for their conclusions:

Applicant’s Response to Concerns Raised by Council During Onsite Meeting – Letter dated 26 October 2020

The development entails the proposed demolition of the existing dwelling at 105 Durham St. As noted via the lodged heritage impact statement, the dwelling at 105 Durham Street has minimal heritage value in its own right and a marginal contributory value in the context of the heritage conservation area.

The dwelling at 105 Durham Street is a free-standing rendered brick house, with a lightweight metal roof. It, like the adjacent building to the south (103), was built post World War 2 to provide low cost housing during a period of rapid suburban expansion. The building is considered to be generally unremarkable and similar in appearance and quality to the many other dwellings built during this period throughout Australia in this time period. It is neither rare or unique, and is considered to have a neutral impact on the heritage conservation area.

The streetscape of Durham Street contains (or contained) a range of dwellings

built in the 1800's, which reflect the specific character and style of that period. However, many of these early dwellings have been since been demolished or unsympathetically altered. Many parcels of land, particularly in proximity to the subject site, have been redeveloped with, often unsympathetic, commercial buildings including associated signage. The dwelling at 105 Durham Street is from a much later time period and offers little in the way of contributory value to this early history of the city of Bathurst. The remaining heritage fabric of the street must be viewed in the context of this lost and altered heritage and the commercial infill development.

The dwelling at 105 Durham Street is not considered to:

- Be important in the course, or pattern, of the local area's cultural or natural history;
- Have strong or special associations with the life or works of a particular person, or group of people, of importance in the local area's cultural and natural history;
- Be important in demonstrating aesthetic characteristics and/ or a high degree of creative achievement in the local area;
- Have a strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons;
- Have the potential to yield information that will contribute to an understanding of the local area's cultural or natural history;
- Possess uncommon, rare or endangered aspects of the local area's cultural or natural history;
- Be important in demonstrating the principal characteristics of a class of the local area's cultural or natural places or cultural or natural environments.

It is noted that the list of items referenced above, is direct from the NSW Heritage Assessment Criteria which is used to determine whether a building or place should be individually listed as a Local or State Heritage Item in NSW. The building is not consistent with the criteria, because it is not an individually listed Heritage Item. This does not however imply that the building does not contribute in any way to the significance of the HCA in a local context.

However, it is generally agreed that the building is not unique (rare) or dissimilar to other dwellings constructed within Bathurst during the 1930s and that there are other remaining examples of this type of built form and style of architecture in the area.

Land Use, Demolition and Precedent

Durham Street is predominantly characterised by commercial development between its intersections with Charlotte Street (South) and Stewart Street (North).

Whilst land located immediately to the South-East of the development site is currently zoned R1 General Residential (see **Figure 5**), a number of commercial and tourist and visitor accommodation type land uses are permissible in this zone, such as: hotel or motel accommodation, business premises, office premises, food and drink premises (pubs, restaurants, cafes, take-away), hardware and building supplies, shops, vehicle sales or hire premises etc.



Figure 5 – Land Uses, Zones and Dwelling Houses – Located Between Intersection of Durham Street with Charlotte Street and Stewart Street

It is considered that if the proposed development is approved without sufficient justification provided in relation to the demolition of the existing dwelling house, this action could set a precedent for any future development proposals on Durham Street involving the demolition of existing dwelling houses within the HCA and the construction of a replacement commercial building(s). It is important that the heritage significance of any existing building be considered prior to the granting of consent for its demolition. Suitable alternatives to the demolition of a structurally adequate and contributory building could for instance include adaptive reuse and/or the retention of buildings and key elements into the redevelopment of the site (sympathetic additions and alterations etc).

The case of *Helou v Strathfield Municipal Council [2006] NSW LEC 66* establishes planning principles in relation to the demolition of contributory items located in a conservation area, which are not listed as heritage items.

Planning Principle – Helou v Strathfield Municipal Council [2006] NSW LEC 66

- 44 A contributory item in a conservation area is a building that is not individually listed as a heritage item, but by virtue of age, scale, materials, details, design style or intactness is consistent with the conservation area, and therefore reinforces its heritage significance.

- 45 The demolition of a building which contributes to a conservation area will impact on the area's heritage significance even if its replacement building "fits" into the conservation area. Although the replacement building may be a satisfactory streetscape or urban design outcome, this does not address heritage impacts as the original heritage element has been removed. Despite this, it is open to the consent authority still to permit the demolition of a contributory element, for example, if the replacement has other planning benefits that the original does not.

In accordance with the planning principle, Council asked that the applicant to address the following questions which should be considered when assessing whether the demolition of the existing dwelling house should be permitted:

Planning Principle Questions	Statement of Heritage Impact (SoHI)	Applicant's Response to Concerns Raised by Council During Onsite Meeting – Letter dated 26 October 2020	Council Comment
What is the heritage significance of the conservation area?	<i>"The area is in a Heritage Conservation Area the significance of which is based on the brick work that predominated in this area throughout the nineteenth and twentieth centuries. It is significant to note that these two sites were connected throughout much of the nineteenth and half of the twentieth centuries."</i> (p. 5).	--	<p>Not explicitly answered. The following paragraph provides Council's Statement of Significance for the Bathurst HCA:</p> <p><i>"The conservation area of Bathurst City is historically significant because it includes the commercial and civic heart of Bathurst and reflects the nineteenth century development of this important NSW provincial centre. Bathurst was the first town founded 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 consequence of the gold rushes of the central west region as well as the pastoral and other industries of the Bathurst district.</i></p> <p><i>Additionally, much of the conservation area is of integral social importance for the community because of its lengthy association with various themes in Bathurst's history.</i></p> <p><i>Incorporating a wide range of building forms, types and styles, the area has a richness of cultural features. It includes a number of excellent examples of particular architectural styles from the Victorian and Federation eras, and these include Classical, Gothic and Romanesque styles among others.</i></p> <p><i>With its historic character, the cohesiveness created by the red brick used in many of the buildings, the landmark qualities of the spires, domes, massing and other attributes of a number of the buildings, the inherent qualities of the architectural styles represented, and the</i></p>

			<i>fine parks and streets, the conservation area is a part of Bathurst that has strong streetscape and other aesthetic qualities.”</i>														
What contribution does the individual building make to the significance of the conservation area?	<i>“It is not considered to be of heritage significance in and of itself but is seen as being contributory to the Heritage Conservation Area and the broader streetscape.” (p. 5).</i>	--	Not explicitly answered, although many general statements of this nature were provided. The BCAMS identifies the dwelling house as contributory. The applicant’s conclusion that the dwelling is contributory to the Conservation Area and the streetscape is consistent with the BCAMS ratings.														
Is the building structurally unsafe?	<i>“An external visual inspection suggests that the building is structurally sound. However, no detailed assessment of the building has been undertaken.” (p. 35).</i>	<i>“...the building remains in a generally reasonable state of repair, and therefore adaptive re-use of the existing dwelling in the proposed scheme was considered in the initial concept development phase.”</i>	It is agreed that from an external visual inspection the dwelling house appears to be structurally sound, although no verification has been sought from a qualified Structural Engineer.														
If the building is or can be rendered structurally safe, is there any scope for extending or altering it to achieve the development aspirations of the applicant in a way that would have a lesser effect on the integrity of the conservation area than demolition?	<i>“The building cannot be adaptively reused in this development given the requirements for vehicle circulation on the land. The development is designed as a ‘drive through’ business and subsequently requires considerable vehicle circulation in order for the business to operate. The demolition of 105 Durham Street is therefore required in order for this development proceed.</i> <i>It must also be noted that whilst an individual building that does not make an exceptional contribution to a conservation area can often play a role as part of a greater collection of similar examples this is not the case here. This Heritage Conservation Area is listed, essentially, for its historic often exposed red brick buildings, examples of these exist in this street. These two buildings do</i>	<i>“...the applicant operates a number of facilities in the Central West region of the type proposed via this application. The applicant therefore has a good appreciation of the requirements associated with running a successful and viable commercial operation. The dwelling at 105 Durham Street was constructed in the 1950’s to a residential standard that was acceptable at that time. It displays little in the way improvement or upgrade since its initial construction, and would be unlikely to meet modern residential construction standards. Commercial standards are another significant step beyond residential and introduce particular challenges, particularly with the reuse of existing buildings and their upgrade for commercial purposes. At the point of upgrade, current building standards must be satisfied.</i> <i>The use of the existing dwelling as a component of the proposed operation was considered to represent an unviable option for the following reasons:</i> <ul style="list-style-type: none">• <i>Retaining and incorporating the building into the</i>	Comments noted. There seems limited scope to incorporate the buildings into the development as proposed. However, the land retains a combined area of 2148.8m ² and it is considered that there could be sufficient area available on the site for a food and drink premises (including drive-through) to be established without requiring complete demolition of the existing dwelling house; although, the size and scale of the proposal would likely need to be substantially reduced to achieve this. <table><tr><th>Local Take-away Food and Drink Premises</th><th>Area of Site</th></tr><tr><td>McDonalds Bathurst</td><td>3695.0m²</td></tr><tr><td>Hungry Jacks</td><td>3100.0m²</td></tr><tr><td>KFC Bathurst</td><td>2831.0m²</td></tr><tr><td>Taco Bell (future)</td><td>2017.1m²</td></tr><tr><td>Red Rooster</td><td>1961.0m²</td></tr><tr><td>Average</td><td>2720.82m²</td></tr></table>	Local Take-away Food and Drink Premises	Area of Site	McDonalds Bathurst	3695.0m ²	Hungry Jacks	3100.0m ²	KFC Bathurst	2831.0m ²	Taco Bell (future)	2017.1m ²	Red Rooster	1961.0m ²	Average	2720.82m²
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	<i>not contribute to this broader collection, it might even be said that they detract from their heritage listed neighbours.” (pp. 35–36).</i>	<p><i>proposed development represents significant challenges in the context of delivering a commercial kitchen, drive through and eating arrangements. The extent of changes required to the building to deliver these aspects would have left little of the original fabric in place...”</i></p> <ul style="list-style-type: none"> • <i>“...The setback of the dwelling to the southern property boundary would be unworkable in the context of the proposed drive through lane, as it would inhibit capacity to provide:</i> <ul style="list-style-type: none"> – <i>Sufficient on site queuing length;</i> – <i>An egress to the highway with sufficient separation to the intersection with Rankin Street to ensure the safe and efficient operation of the classified road;</i> • <i>The absence of distinct and unique heritage characteristics in the dwelling would have led to a poor quality design outcome in terms of integration with the new aspects of the building;</i> • <i>The required building size of the new building, to accommodate the project requirements, would have led to a much larger new building attached to the existing building, with the resulting structure provide limited contribution to the streetscape;”</i> 	<p>Additionally, whilst upgrades to the existing dwelling would be required to achieve its adaptive reuse as a commercial development (particularly for fire rating and accessibility), such upgrades are not considered to be uncommon or completely unachievable, particularly with the existing dwelling being of a reasonable size (approximately 152m²).</p>
Are these costs so high that they impose an unacceptable burden on the owner of the building? Is the cost of altering or extending or incorporating the contributory building into a	<p><i>“If demolition is not permitted the whole development is not feasible irrespective of the cost of the demolition. The siting of the house on what will be the consolidated lot precludes its incorporation into the development.</i></p> <p><i>It must also be noted that the location and dated nature of this building could mean that even if it was bought for residential purposes it would not</i></p>	<ul style="list-style-type: none"> • <i>“The costs of adaptive alteration of the existing dwelling would be cost prohibitive, therefore impacting on the viability of the development and threatening its success. This applies for a range of reasons, not least the need for fire safety upgrades to achieve an appropriate fire rating level;”</i> 	<p>Comments noted.</p> <p>A schedule of estimated costs has not been provided to Council to support the applicant’s conclusions that works required to achieve adaptive reuse of the dwelling house (or key components) would be cost prohibitive.</p> <p>Given that the existing dwelling appears to be structurally sound, it is for the applicant to satisfy Council that it is unreasonable for the building to continue to be used for residential purposes or be</p>

development of this site under the applicable statutes and controls so unreasonable that demolition should be permitted?	<i>meet contemporary expectations and would require some kind of demolition and adaptive re-use. Its contribution to the heritage conservation area it sits within is negligible. The building itself has no heritage value and its aesthetic contribution is extremely limited.” (p. 36).</i>		<p>adapted into an alternate sympathetic use.</p> <p>The BCAMS and SoHI each identify that the existing dwelling house is contributory to the Bathurst HCA (see above).</p>
Is the replacement of such quality that it will fit into the conservation area?	<p><i>“The proposed building has been designed with the heritage context in mind. The scale, form and materials of the proposed building have been chosen in order to complement the existing Heritage Conservation Area. The building form and scale is in keeping with much of the commercial buildings in the surrounding area and where the building addresses the street the scale is reduced.</i></p> <p><i>Brick has been incorporated into the façade of the proposed development in order to enable the building to sit within its Heritage Conservation Area better. The building also reflects the roof line of the historic buildings that comprise the Heritage Conservation Area and it is recommended that the business provide historical interpretation of the area to its patrons. All of these elements will contribute to this development’s ability to fit into the conservation area.” (p. 36).</i></p>	<ul style="list-style-type: none"> • <i>“The proposed building has been carefully designed and sited, including revisions to the design to address Council comments, to provide a building that will positively contribute to the streetscape and add value to the character of the conservation area. The recommendations of the submitted heritage statement, together with the points raised above, ensure that the proposed building provides a complimentary development for the city. This same outcome could not have been confidently achieved had the adaptive re-use of the existing dwelling been pursued.”</i> 	<p>The proposed commercial building includes a modern design which is considered appropriate for the HCA and the previous commercial use of the building onsite. The building has been designed to incorporate elements of facebrick work and a gable end which are existing features within the Streetscape.</p>

In this case it is reasonably common ground that:

- The existing dwelling house does not have any significant structural issues that would render it unsafe.
- The existing dwelling house is not unique (rare) or dissimilar to other dwellings constructed within Bathurst during the 1930s.
- There are other remaining examples of this type of built form and style of architecture in the area.
- The proposed infill development is generally acceptable in terms of streetscape and urban design.
- Given the scale and aspirations of the development, the proposal is not capable of being modified to incorporate the existing dwelling.

Given the above conclusion, the crux of the decision is therefore whether the replacement has other planning benefits that the original does not. Where those “other planning benefits” outweigh the contribution the dwelling makes to the Heritage Conservation Area and streetscape, demolition can be supported. Weighing in favour of demolition is the fact that whilst contributory to the Heritage Conservation Area, generally that contribution is considered to be at the lower end of the spectrum.

Note: A Development Application (No. 2020/305) was recently submitted to Council for proposed hotel or motel accommodation on the neighbouring land, being 99 – 103 Durham Street (Lot A DP 157508, Lot 1 DP 196496 and Lot 1 DP 783792). That application proposes demolition of the existing dwelling at 103 Durham Street.

Fencing

A low facebrick fence will be constructed on the Rankin and Durham Street boundaries. The fence will have a 600mm high brick base section, 1800mm high x 350mm square brick piers and infill with black palisade fencing. The design of the proposed fencing is considered appropriate.

Building Design

The proposed commercial building includes a modern design which is considered appropriate for the HCA and the previous commercial use of the building onsite. The building has been designed to incorporate elements of facebrick work and a gable end which are existing features within the Streetscape.

Setback

The setback of the proposed building will be closer to Durham Street than the existing buildings on site. The location of the proposed commercial building is considered appropriate as it is consistent with other commercial buildings on Durham Street. The views to the significant Georgian Dwelling located at 101 Durham Street (Lot 1 DP 196496) should be maintained.

Chimney

The proposed facebrick chimney to be located on the Durham Street elevation is considered appropriate as it represents the use of the building as a bakery.

Playground

The children's play area is located within the middle of the site. It is screened by the proposed fencing and building. The use of the timber gable roof structure over the play area connects it to the building.

Landscaping

Amended Landscaping Plans were submitted to Council throughout the assessment process to include the planting of additional mature trees, including nine (9) "Red Flower Crepe Myrtle" Trees (4 metres tall). The trees will provide some softening of the development on the streetscapes of Rankin and Durham

Signage

It is noted that the National Trust have lodged a submission in relation to the signage for the site.

Clause 12.2.5 of DCP 2014 specifies that the height of any Pylon Sign must not exceed the height of the roof of the building to which it relates. The proposed Pylon Sign includes a maximum height of 8.5 metres, which is equal to the maximum height of the proposed building.

No objection is raised to the proposed Wall Sign on the Durham Street elevation. This sign is in correct proportion to the building and is located in the designated advertising space.

The Wall Sign on the Rankin Street elevation of the building will be hand painted in black and white. The use of a hand painted signage method is commended as it is consistent with other buildings in the Bathurst HCA, such as the side of the commercial building located on Lot 5 Section 86 DP 758065 (23 Keppel Street Bathurst). The proposed sign exceeds the size requirements of DCP 2014 for wall signage, however, it is considered appropriate as it includes a border around the external cladding. The proposed sign will not have a negative impact on the streetscape.

General Conditions

If approved, it is recommended that the following conditions of consent be implemented to reduce the impacts of the proposal on the HCA:

1. Any advertising signage erected pursuant to this consent is to be:
 - a) wholly located on the subject land;
 - b) solely relate to approved uses occurring on the site; and
 - c) removed at the cessation of the approved development.
2. The submission of a letter or report, rendered drawings, manufacturers brochures and/or samples sufficient to detail the types and colours of the external materials to be used in the construction.
3. Prior to the commencement of demolition, the developer is to submit to Council two (2) separate electronic copies of a photographic record, one for Council's records and one for the Bathurst & District Historical Society. The photographic record is to be prepared in accordance with the attached guidelines for the photographic recording of sites for which approval has been granted for the works.

4. 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.

5. Demolition is to be undertaken in a manner whereby the following can be salvaged and cleaned for reuse in this development if possible.
 - a) Window and door joinery.
6. No demolition works are to commence until such time as a Construction Certificate has been issued.
7. The facebricks on the building and fence are to utilise strong autumn tones.

Clause 7.3 “Airspace Operations”

The development will not impede the obstacle limitation surface of Bathurst Airport and complies with the requirements of Clause 7.3 of LEP 2014.

Lot & DP	Obstacle Limitation Surface	Proposed Building Height	Complies
Lot A DP 197473 (105 Durham Street)	850-860 AHD	666.650 AHD	Yes.
Lot 1 DP 852500 (113 Durham Street)			

Clause 7.5 “Essential Services”

If approved, conditions of consent should be implemented to ensure that the development retains suitable connections to electricity services and Council’s water supply, sewerage and stormwater reticulation networks. Conditions of consent will be implemented to ensure that all vehicular accesses are suitably constructed.

Clause 7.10 “Signage”

The proposed development includes the installation of 23 signs (as previously described) to be used in association with the proposed use of the site as a food and drink premises. If approved, conditions of consent should be implemented to ensure that the dimensions and overall size of the signage is not larger than would reasonably be required to inform the public.

Bathurst Regional Development Control Plan 2014

Chapter 5 – Business and industrial development

Siting Considerations and Height of Buildings

Development Standard	Permissible		Proposed	Complies
Setbacks	Front	Must complement the existing	SW (Durham) – 1.9m. NW (Rankin) – 34.0m	Yes.

		setbacks of surrounding buildings in the vicinity and within the streetscape.	Complements setbacks of existing dwelling houses located to the South-East off Durham Street. Setback further than existing developments on Rankin Street which will not place any adverse impact on streetscape.	
	Side & Rear	As specified by the NCC.	NE – 12.3m (Garbage Holding Shed). SE – 0.2m (Garbage Holding Shed).	Yes, subject to conditions.
Height of Buildings		Maximum of three storeys.	Two-storey building.	Yes.

Soil and Water Management

The proposed additional disturbance area of the development is approximately 672.8m². If the application is approved, it is recommended that conditions of consent be implemented to ensure that an erosion and sedimentation control plan is submitted to Council for endorsement, prior to the issue of any Construction Certificate.

Parking, Access and Manoeuvring Areas

The proposed parking, access and manoeuvring layout of the development is shown in - **Figure 1** above and **Figure 6** below.

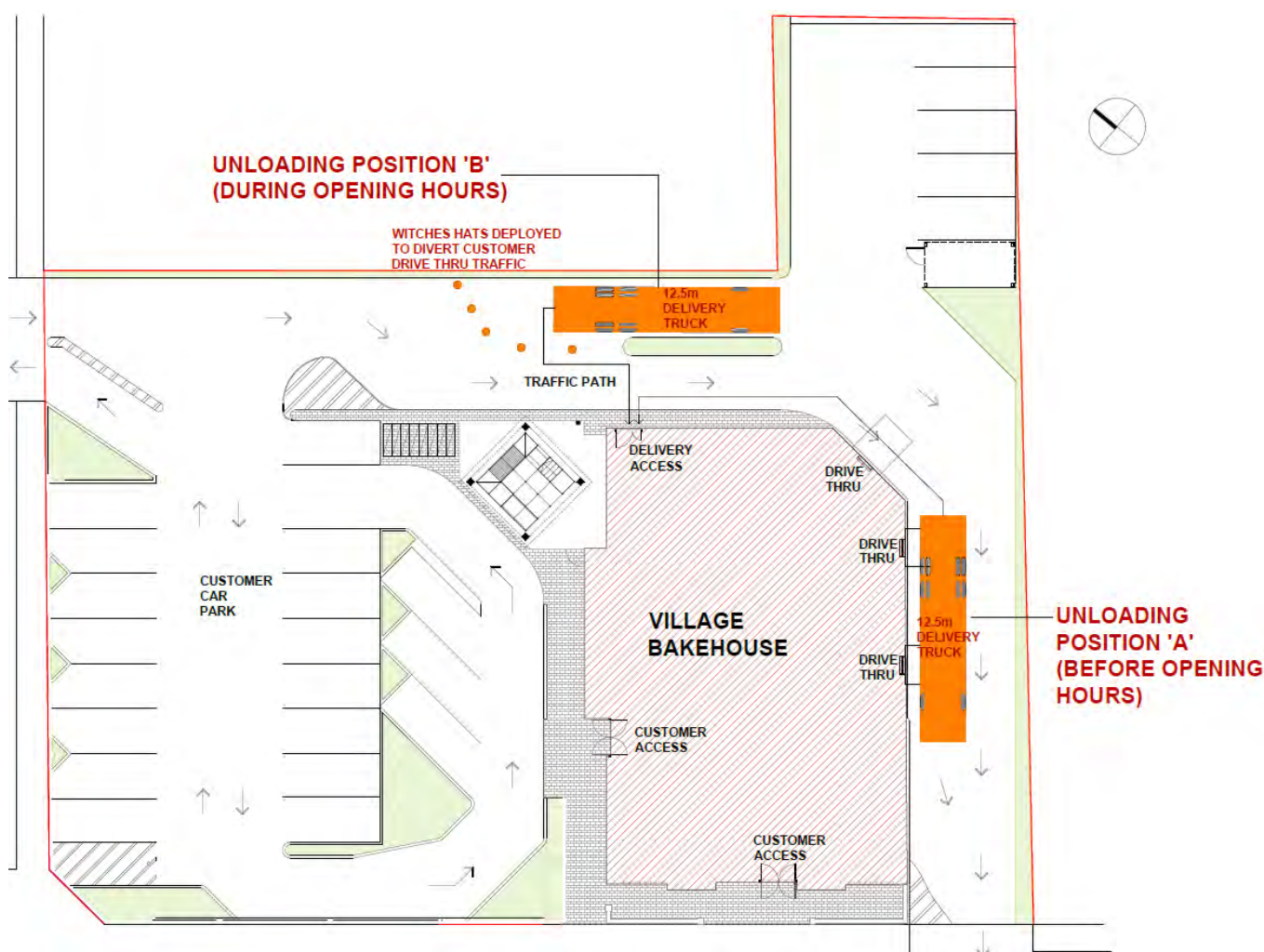


Figure 6 – Service Vehicle Loading/Unloading Layout Plan

Development Standard	Permissible	Proposed					Complies
Setback of Carparking Areas and Landscaping	Car parking areas to be located behind the building line or a minimum 3 metres from the front property boundary. Adequate landscape screening to be provided within the 3 metre setback to reduce the visual effect of the parking area on the streetscape.	SW – Parking is behind the proposed building line. NW – Parking is in front of building line and setback only 0.5m from boundary. Three landscaping bays (including a 4-metre-high “Red Flower Crepe Myrtle” Tree in each) have been proposed within 1 metre of the North-Western boundary. This landscaping will provide some screening of the parking area and will soften the appearance of the development on the streetscape.					Yes.
Manoeuvring Area	Manoeuvring area to be provided within the site to enable all vehicles to enter and leave the site in a forward direction. Manoeuvring areas are to be adequate for a truck 12.5 metres long.	Sufficient manoeuvring area has been provided on site for all cars and a 12.5 metre long truck to enter and exit the site in a forward direction (see Figure 1).					Yes.
Access width.	Minimum 6 metres access width at the property boundary. Major traffic generating developments may require a greater access width, divided at the property boundary. Council may consider a lesser access width within Zone B3 – Commercial Core.	Proposed Access	Width	Applicable Zone	Complies	Comment	Yes, subject to conditions.
		Rankin Street Ingress/Egress	6.8m	B3 Commercial Core	Yes.	--	
		Durham Street Egress	3.5m	R1 General Residential.	No.	In accordance with advice received from TfNSW, it is recommended that conditions of consent be implemented to ensure that this access is widened to allow for a 12.5 metre long truck to exit the site using only the parking lane and nearside travel land in Durham Street.	
Location of	Site entrance shall not	Proposed Access	Distance from Intersection			Complies	Yes.

Access from Major Intersection.	be located in close proximity to an intersection. Generally a minimum distance of 30 metres should be provided between an entrance and an intersection with a highway or major road.	Rankin Street Ingress/Egress	31.2m	Yes.	
		Durham Street Egress	52.8m	Yes.	
Loading and Unloading Facilities.	Loading and unloading facilities be in the form of a loading dock and to be provided onsite such that service vehicles are located wholly within the site and do not create conflicts with parking areas or manoeuvring areas.	<p>Two options have been proposed by the applicant in relation to deliveries, loading and unloading onsite (see Figure 6).</p> <p><u>Option A – Primary Procedure – Early Mornings During Closed Public Business Hours</u></p> <p>In a letter dated 26 October 2020 (see Attachment 16), the applicant proposed that deliveries would primarily be scheduled to occur between 4:30am and 5:30am daily, when staff are onsite but the business is closed to the public. These “closed business” delivery hours are intended to prevent:</p> <ul style="list-style-type: none"> • Traffic conflicts and congestion between delivery service vehicles, drive-through traffic and other onsite/road traffic. • Pedestrian safety issues associated with staff needing to cross over the drive-through lanes to load and unload the service vehicle. <p>Given the proximity of the drive-through (particularly Lane 1) to neighbouring dwellings, the applicant has proposed that when the delivery truck arrives onsite before 5:30am, it would stop on the South-Eastern side of the restaurant building, within the drive-through lane. As indicated in Figure 6 there is a sufficient area available within this space to wholly accommodate a service vehicle within the site.</p> <p>Further, it is noted that this proposed loading/unloading location currently adjoins an existing dwelling house (103 Durham Street) and that subsequently, early morning deliveries could result in noise impacts on this residence. However, a Development Application (No. 2020/305) was recently submitted to Council for the demolition of this neighbouring dwelling and the construction of hotel or motel accommodation on the land. Accordingly, the applicant has suggested that if the neighbouring development is approved and undertaken, then the potential noise impacts of this proposed loading/unloading location would be less significant on the neighbouring receiver.</p> <p><u>Option B – Secondary Procedure – During Open Public Business Hours</u></p>			Variation could be supported subject to conditions.

		<p>Further, in the applicant's letter dated 26 October 2020 and <i>Draft Site Delivery Plan</i> (see Attachment 17), it is proposed that in the event that deliveries to the site are delayed and occur during public business operating hours (i.e. between 5:30am and 10:00pm), the following procedures would be undertaken:</p> <ul style="list-style-type: none"> • The service vehicle would stop within "Drive-through Lane 1", directly adjacent to residential units located to the East (1–8/44 Rankin Street) (see Figure 6). • "Drive-through Lane 1" would be temporarily closed by staff using traffic marking devices, to allow for the deliveries to be undertaken. • "Drive-through Lane 2", located closest to the restaurant building, would remain open to the public. • Goods will be loaded, unloaded and wheeled in and out of the rear door of the restaurant building, with staff crossing over the operative "Drive-through Lane 2". • Once loading/unloading is complete, a staff member will use a "Stop/Go" lollipop sign to temporarily hold customer vehicles in "Drive-through Lane 2" while the service vehicle exits the site via the Drive-through Lane and onto Durham Street. <p>Given the proximity of "Drive-through Lane 1" to neighbouring dwellings and that any "delayed" deliveries could still occur during early morning hours (e.g. between 5:30am to 7:00am), it is considered that noise associated with delayed deliveries could impact the sleep disturbance and the amenity of neighbouring residences (see below discussion on Noise Impacts).</p> <p>Additionally, Option B is not considered to be ideal from a traffic management perspective, as closure of "Drive-through Lane 1" could result in:</p> <ul style="list-style-type: none"> • Pedestrian safety conflicts with staff loading/unloading delivery vehicles through the operating "Drive-through Lane 2." • Congestion and safety issues when the service vehicle exits the drive-through. As indicated in Figure 1, a 12.5 metre long truck would need to utilise the full width of the drive-through lane to safely exit the site (including the space where vehicles would typically pull-into the service windows). Therefore, the period of time spent waiting for all earlier traffic to be cleared of the drive-through, could result in further congestion. • Traffic congestion in and around the site, as customers attempt to find other parking without the option of drive- 	
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through. The carparking requirements of DCP 2014 are specified based on whether or not drive-through facilities will be provided. Although it is noted that an excess of five (5) car parking spaces have been proposed (above the minimum number required), use of the drive-through lane would often see a higher/faster turnover of traffic through the site, than would the use of onsite carparking alone. Accordingly, congestion is still likely to occur, particularly if the drive-through lane is closed during peak hours.

Should Council determine that Development Consent will be granted to the proposed development, it is recommended that the following condition of consent be implemented, to assist with the control and management of traffic and deliveries onsite:

1. Prior to the issue of any Occupation Certificate, a *Final Site Delivery Management Plan* is to be submitted to Council for endorsement. The plan must include (but not be limited to) the following:
 - a) Measures to avoid deliveries occurring during peak customer times.
 - b) A detailed outline of the procedures to be undertaken in relation to the control and management of noise and traffic during the carrying out of deliveries to the site (including loading and unloading). Consideration must be given towards: Pedestrian and vehicular safety and congestion, neighbouring residents, all customers onsite, service vehicles and driver/s, all staff onsite (including traffic control staff, loading/unloading staff and staff accessing the Garbage Holding Shed), all onsite carparking, the operative drive-through lane, the closed drive-through lane etc.
 - c) A Schedule of Staff Responsibilities in relation to the control and management of noise and traffic during the carrying out of deliveries to the site (including loading and unloading) (see below example):

Traffic/ Noise Issue	Management Task	Timing	Equipment Required	Staff Training Required	Responsibility
E.g. Service Vehicle Arrival.	Closure of "Drive-through Lane 1" through the use of traffic marking devices.	10 minutes prior to truck arrival.	Traffic cones, signage, safety vests...	Yes.	Restaurant Manager/Senior Staff on duty.
E.g. Noise.	Switching-off the engine of the service vehicle.	On immediate arrival to the designated loading/unloa	--	No.	Service Vehicle Driver.

					ding bay.				
			E.g. Traffic congestion on and offsite.	Direct incoming traffic into the carparking area, when the Drive-through queue is full (i.e. blocking the Rankin Street access).	During the period of delivery, loading and unloading.	Safety vests, traffic cones, signage...	Yes.	Restaurant Manager/Senior Staff on duty.	
			E.g. Service Vehicle Departure.	Clearing the complete Drive-through Lane of all vehicles to allow for service vehicle departure, using a Lollipop Sign.	5 minutes prior to truck departure.	Lollipop sign, safety vests...	Yes.	Restaurant Manager/Senior Staff on duty.	
		d) Any incidents and complaints relating to noise and traffic management, control and safety be recorded as per the standard business complaints handling procedure and investigations to be undertaken to identify wherever possible the specific cause, and corrective action to be implemented where possible to prevent similar incidents from reoccurring.							

Clean Business and Industry

If approved, conditions of consent should be implemented to ensure that the proposed development seeks appropriate Trade Waste Approvals prior to the issue of any Occupation Certificate.

A Noise and Odour Impact Assessment Report (prepared by AE Assured Environmental, dated 19 May 2020) was submitted to Council for consideration in accordance with Clause 5.7.2 of DCP 2014 and the results are discussed later in this report.

Floor Space Controls – Business Premises and Office Premises

Clause 5.17 of DCP 2014 only applies to buildings constructed for use as a business premises or office premises, which are defined under LEP 2014 as below:

business premises means a building or place at or on which—

- (a) an occupation, profession or trade (other than an industry) is carried on for the provision of services directly to members of the public on a regular basis, or
- (b) a service is provided directly to members of the public on a regular basis, and includes a funeral home and, without limitation, premises such as banks, post offices, hairdressers, dry cleaners, travel agencies, internet access facilities, betting agencies and the like, but does not include an entertainment facility, home business, home occupation, home occupation (sex services), medical centre, restricted premises, sex services premises or veterinary hospital.

Note. Business premises are a type of **commercial premises**—see the definition of that term in this Dictionary.

office premises means a building or place used for the purpose of administrative, clerical, technical, professional or similar activities that do not include dealing with members of the public at the building or place on a direct and regular basis, except where such dealing is a minor activity (by appointment) that is ancillary to the main purpose for which the building or place is used.

Note. Office premises are a type of **commercial premises**—see the definition of that term in this Dictionary.

Clause 5.17 of DCP 2014 does not apply to the development of a food and drink premises.

Chapter 9 – Environmental considerations

Sustainable Building Design and Energy Efficiency

The proposed development will comply with the requirements of Chapter 9 of DCP 2014. Conditions of consent could be implemented to ensure that compliance with Section J of the National Construction Code is provided to Council, prior to the issue of any Construction Certificate.

Tree Removal

One tree located in the Rankin Street road reserve is proposed to be removed as part of this application to allow for the construction of a new vehicular access point in this location. This tree is an insignificant “Crepe Myrtle” tree and no objection is raised in relation to its removal. It has been indicated by the applicant that a replacement street tree will be planted in an alternate location.

The following condition of consent should be implemented in relation to the planting of a replacement street tree:

1. The Developer is to contribute the sum of \$391.90 for the planting of one replacement “advanced street tree” in the footway in front of the land. This monetary contribution is to be paid to Council prior to the issuing of any Construction Certificates.

The large existing trees located along Durham Street are not proposed to be removed as part of this proposal. However, it is noted that their large root systems may create difficulties during the carrying out of construction works and ongoing maintenance of the site and accordingly, that Council might expect to receive a later request to remove the trees or that their condition deteriorate so that they need to be removed. Conditions should be implemented (if approved) to clarify that Development Consent has not been granted for the removal of any existing street trees along Durham Street.

Chapter 10 – Urban design and heritage conservation

Demolition of Buildings

Section 10.3 “Demolition of Buildings” of DCP 2014 provides that a Structural Engineers Assessment is required to list all the essential and desirable works needed. No Structural Assessment has been provided to Council for either building and both buildings appear to be structurally sound. There is little utility in requiring further structural investigation.

The BCAMS identifies the existing dwelling house located on 105 Durham Street as a **contributory** item of the streetscape and HCA, which is **significant in a local context (1930s-1950s)**. However, the Statement of Heritage Impact (SoHI) (prepared by Monitor Heritage Consultants, dated March 2020) makes sweeping statements that the dwelling is not contributory to the streetscape or the HCA and provides little information in relation to the history of the building.

Subsequently, in a letter dated 26 October 2020, the applicant contended that the building is not unique (rare) or dissimilar to other dwellings constructed within Bathurst during the 1930s and that there are other remaining examples of this type of built form and style of architecture in the area. This viewpoint is generally concurred with.

Commercial Development within the Bathurst Heritage Conservation Area

The proposed commercial building includes a modern design which is considered appropriate for the HCA and the previous commercial use of the building onsite. The building has been designed to incorporate elements of facebrick work and a gable end which are existing features within the Streetscape.

The building includes large windows which face onto Durham Street and Rankin Street and will provide some passive surveillance of public spaces. Services will be located on the roof of the building (above the large Painted Wall Sign) and will be concealed from the streetscape by the parapet. The proposal will provide a positive contribution to the city’s architectural landscape.

Aboriginal Heritage

The land is identified as having a moderate Aboriginal Heritage sensitivity. Given that the land has been subject to previous development and is located within an established urban area, it is considered unlikely that the proposed development will place any adverse impact on Aboriginal cultural heritage. The proposal complies with Clause 10.10 of DCP 2014.

Chapter 11 – Outdoor lighting

An external lighting plan has been submitted to Council for consideration and is provided in **attachment 11**. It is considered that the proposed outdoor lighting is generally appropriately located so as to increase the safety and security of the site and assist business operations and traffic flows/parking during night hours.

Two floodlights are proposed to be located within proximity of neighbouring dwelling houses, including at the rear Garbage Holding Shed and along the centre of the drive-through. However, the 2.2-metre-high acoustic fence could conceal some of these impacts.

To reduce the level of disturbance caused by light spillage onto neighbouring properties and ensure that the proposed lighting complies with the standards of Chapter 11 of DCP 2014, the following conditions of consent could be implemented:

1. Light is to be directed downwards, not upwards, to illuminate the target area.
2. All exterior lighting associated with the development shall be located in accordance with the approved “Outdoor Lighting Layout Plan” (prepared by Aglo, dated 3 April 2020) and 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.

3. All external lighting must have fully shielded fittings to reduce light spill onto neighbouring properties.
4. Security lighting of unattended premises must use a motion detector sensor switch.
5. All building façade lighting must aim downwards.
6. Up-lighting of advertising signage is not permitted.
7. All illuminated and floodlit signage must be switched off outside the approved business (public) operating hours, which are as follows:

Mondays to Sundays 5:30am to 10:00pm

All other external lighting must be switched off outside the approved staff operating (baking) hours, which are as follows:

Mondays to Sundays 3:00am to 10:00pm

8. The display on Sign Nos. SN08A and SN08B must be completely static from its first appearance to the commencement of a change to another display.
9. The level of illumination on Sign Nos. SN08A and SN08B must adjust according to ambient light levels.
10. Sign Nos. SN08A and SN08B must not contain any scrolling messages (i.e. displayed text or graphics which move up, down or across the screen so that a line of text or graphics appears at one edge of the screen for each line that moves off the opposite edge).

However, the cumulation of signage and outdoor lighting in the proposed development will ultimately increase the level of illumination in Durham Street and Rankin Street and the amount of light spillage currently experienced by the surrounding residential properties. Accordingly, it is considered that the proposed development is likely to have some impact on the amenity of the surrounding area, particularly during the night hours of operation (3:00am/5:30am to 10:00pm).

Chapter 12 – Signage and colour schemes

As previously discussed, the proposed development includes the installation of 23 signs to be used in association with the proposed food and drink premises. Variations to Clause 12.2.4 and 12.2.5 of DCP 2014 have been proposed as part of this application and are considered to be acceptable subject to conditions, as discussed in the following table.

Development Standard		Permissible	Proposed	Complies
Location	Blade, Pole or Pylon Sign	<p>Must not be located where another pylon sign is already located on the land and:</p> <ul style="list-style-type: none"> • Within Zone R1 - General Residential. • On land that contains a heritage item. • Where the sign is visible from a State Highway or major road. 	<p><u>SN01</u></p> <ul style="list-style-type: none"> • Total Number of Pylon Signs = 1. • Within zone B3 Commercial Core. • Land is not a Heritage Item. • Pylon Sign will be visible from Durham Street. 	Yes.
	Electronic Sign	<p>Must not be:</p> <ul style="list-style-type: none"> • Located within Zones R1 - General Residential. • Attached to a Heritage Item or located above awning level. • Within a Heritage Conservation Area, where located above awning level. 	<p><u>SN08A & SN08B</u></p> <ul style="list-style-type: none"> • Within zone B3 Commercial Core. • Land is not a Heritage Item. • Land is within a HCA. • Sign to be located at ground level. 	Yes.
	Floodlit Sign	<p>Must not be:</p> <ul style="list-style-type: none"> • Up- lit. • Within Zones R1 - General Residential. 	<p><u>SN02 & SN03</u></p> <ul style="list-style-type: none"> • Conditions of consent will be implemented to ensure all floodlit signs are not up-lit. • SN02 within zone B3 Commercial Core. • SN03 across zones B3 Commercial Core and R1 General Residential. 	Yes, subject to conditions.
	Illuminated Sign	<p>Must not be:</p> <ul style="list-style-type: none"> • Within Zones R1 -General Residential. • On a heritage item. 	<p><u>SN01, SN04, SN05, SN09, SN16, SN08A, SN08B</u></p> <ul style="list-style-type: none"> • Within zone B3 Commercial Core – SN01, SN04, SN05, SN09, SN08A & SN08B. • Within zone R1 General Residential – SN16. • Land is not a Heritage Item. <p>Only one double-sided directional sign (SN16) will be located within land zoned R1 General Residential. This sign is necessary for the safe management and flow of traffic in and around the site, particularly during night hours. Illumination from the sign will be partially concealed from neighbouring residences by the 2.0 to 2.2-metre-high acoustic fence to be located on the South-Eastern boundary.</p> <p>To reduce the degree of light spillage onto neighbouring residential properties, it is considered that a condition of consent should be implemented (if approved) to ensure that all lighting and signage is switched off outside of the approved operating hours.</p>	No. Variation proposed and considered acceptable, subject to conditions.

			Subject to conditions, the proposed variation is considered acceptable.																																										
	Projecting Wall Sign	Must not be located: <ul style="list-style-type: none">• Within a heritage conservation area, where located above awning level.• On a heritage item, where located above awning level.• Where the sign is visible from a State Highway or major road and another projecting wall sign/pylon sign is already located on the land.	<u>SN06 & SN07</u> <ul style="list-style-type: none">• Within HCA.• Conditions of consent will be implemented to ensure that all projected wall signage is located below awning level.• Discrete signs located within the Drive-through. Will not be significantly visible from Durham Street.				Yes, subject to conditions.																																						
General Standards	Associated Use	Signage (other than directional signs and directory board signs) must be used in conjunction with a permissible use and situated on the land on which that use is conducted.	All proposed signage will be used in conjunction with the proposed food and drink premises, which is a permissible use.				Yes.																																						
	Scale	Size of the sign and its contents/design (letters, number and symbols) must complement the scale of the building to which they relate and its streetscape.	The size of all proposed signage and its contents/design (letters, numbers and symbols) generally complements the scale of the building to which it relates and the streetscape.				Yes.																																						
	Size	Signs must not visually dominate the area of building walls. No more than 5% of the front and return elevations of a building is to be covered by signage (excluding the fascia signage). The total number of signs must not detract from the overall aesthetic character of the building.	<table><tr><th colspan="2">Elevation</th><th colspan="2">Sign</th><th rowspan="2">Coverage (%)</th></tr><tr><th>Orientation</th><th>Area</th><th>No.</th><th>Area</th></tr><tr><td>North-Western</td><td>118.2m²</td><td>SN03</td><td>38.5m²</td><td rowspan="2">32.6%</td></tr><tr><td></td><td></td><td>SN05</td><td>N/A. Fascia Sign.</td></tr><tr><td>North-Eastern</td><td colspan="4">NIL.</td></tr><tr><td>Eastern</td><td colspan="4">NIL.</td></tr><tr><td>South-Eastern</td><td>93.9m²</td><td>93.9m²</td><td>SN14</td><td>0.2m²</td></tr><tr><td>South-Western</td><td>116.0m²</td><td>116.0m²</td><td>SN02</td><td>4.06m²</td></tr></table> <p>The proposed Painted Wall Business Identification Sign (SN03) exceeds the maximum permissible elevation coverage of 5%. However, this sign will be painted onto an architectural feature of the elevation which breaks-up the façade, adds character to the building and softens the appearance of the overall signage on the streetscape. Accordingly, no objections are raised in relation to this proposed variation. Council's Heritage Planner was also in support of SN03.</p> <p>All other proposed wall signs (SN02 & SN14) comply with the maximum permissible elevation coverage.</p>				Elevation		Sign		Coverage (%)	Orientation	Area	No.	Area	North-Western	118.2m ²	SN03	38.5m ²	32.6%			SN05	N/A. Fascia Sign.	North-Eastern	NIL.				Eastern	NIL.				South-Eastern	93.9m ²	93.9m ²	SN14	0.2m ²	South-Western	116.0m ²	116.0m ²	SN02	4.06m ²	No. Variation considered acceptable.
	Elevation		Sign		Coverage (%)																																								
Orientation	Area	No.	Area																																										
North-Western	118.2m ²	SN03	38.5m ²	32.6%																																									
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South-Western	116.0m ²	116.0m ²	SN02	4.06m ²																																									

Business Identification Sign	<ul style="list-style-type: none"> Must be placed in an appropriately or purposely designed space on new buildings or within the original historic signage space on an existing building. The shape and size of backing boards must be of the right proportions for the allocated space on the building so that signage does not cover the architectural features. 	<u>SN01, SN02 & SN03</u> <ul style="list-style-type: none"> SN01 is a Pylon Sign. SN02 and SN03 will be placed in an appropriately or purposely designed space on the new building. No backing boards are proposed. 	Yes.
Directional Sign	Must not interfere with sight lines for drivers.	<u>SN04, SN05, SN06, SN07, SN09, SN10, SN13, SN14, SN15 & SN16.</u> Proposed Signs SN04, SN09 and SN16 will be located adjacent to each vehicular access point and within possible sight lines for drivers. Conditions of consent should be implemented (if approved) to ensure that these signs are appropriately located so as not to impede sight lines of traffic, including any pedestrian pathways, within or when passing, entering or departing the site. All other proposed directional signs are not likely to interfere with sightlines for drivers.	Yes, subject to conditions.
Electronic Sign	<ul style="list-style-type: none"> Must not obscure windows and architectural features of the building. The speed limit of the road must not be greater than 70km/hour. The time to change the display must not be greater than 1 second. The display must be completely static from its first appearance to the commencement of a change to another display. The level of illumination must adjust according to ambient light levels. Sign must not contain any scrolling messages (i.e. displayed text or graphics which moves up, down or across the screen so that a line of text or graphics appears at one edge of the screen for each line that moves off the opposite edge). 	<u>SN08A & SN08B</u> <ul style="list-style-type: none"> Standalone signs which will not obscure windows and architectural features of the building. Speed limit Durham Street = 60km/h. If approved, conditions of consent should be implemented (if approved) to control the display time, transitions, graphics and illumination levels in accordance with these standards. 	Yes, subject to conditions.
Fascia Sign	The size of the sign must not extend beyond the depth of the existing fascia.	<u>SN05</u> <ul style="list-style-type: none"> Depth of Fascia = 600mm. Depth of SN05 = 330mm. 	Yes.

Floodlit Sign	Floodlights must point downwards.	<u>SN02 & SN03</u> If approved, conditions of consent should be implemented to ensure that all floodlights point downwards.	Yes, subject to conditions.																																											
Flush Wall Sign	<ul style="list-style-type: none">Must be placed in an appropriately or purposely designed space on new buildings or within the original historic signage space on an existing building.The size and shape of backing boards must be of the right proportions for the allocated space on the building so that signage does not cover the architectural features.Signs must not exceed 6 square metres in area or 5% of the elevation of the building on which the sign is fixed whichever is the lesser.	<u>SN02, SN03, SN05 & SN14</u> <ul style="list-style-type: none">Will be places in an appropriately or purposely designed space on the new building.No baking boards proposed. <table><thead><tr><th colspan="2">Elevation</th><th colspan="2">Sign</th><th rowspan="2">Coverage (%)</th></tr><tr><th>Orientation</th><th>Area</th><th>No.</th><th>Area</th></tr></thead><tbody><tr><td>North-Western</td><td>118.2m²</td><td>SN03</td><td>38.5m²</td><td rowspan="2">32.6%</td></tr><tr><td></td><td></td><td>SN05</td><td>N/A. Fascia Sign.</td></tr><tr><td>North-Eastern</td><td colspan="4">NIL.</td></tr><tr><td>Eastern</td><td colspan="4">NIL.</td></tr><tr><td>South-Eastern</td><td>93.9m²</td><td>SN14</td><td>0.2m²</td><td>0.2%</td></tr><tr><td>South-Western</td><td>116.0m²</td><td>SN02</td><td>4.06m²</td><td>3.5%</td></tr><tr><td>South-Eastern</td><td>93.9m²</td><td>SN14</td><td>0.2m²</td><td>0.2%</td></tr></tbody></table> <p>The proposed Painted Wall Business Identification Sign (SN03) exceeds the maximum permissible size of 6m² and elevation coverage of 5%. However, this sign will be painted onto an architectural feature of the elevation which breaks-up the façade, adds heritage character to the building and softens the appearance of the overall signage on the streetscape. Accordingly, no objections are raised in relation to this proposed variation. Council's Heritage Planner was also in support of SN03.</p> <p>All other proposed wall signs (SN02 & SN14) comply with the maximum permissible size and elevation coverage.</p>	Elevation		Sign		Coverage (%)	Orientation	Area	No.	Area	North-Western	118.2m ²	SN03	38.5m ²	32.6%			SN05	N/A. Fascia Sign.	North-Eastern	NIL.				Eastern	NIL.				South-Eastern	93.9m ²	SN14	0.2m ²	0.2%	South-Western	116.0m ²	SN02	4.06m ²	3.5%	South-Eastern	93.9m ²	SN14	0.2m ²	0.2%	No. Variation considered acceptable.
Elevation		Sign		Coverage (%)																																										
Orientation	Area	No.	Area																																											
North-Western	118.2m ²	SN03	38.5m ²	32.6%																																										
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South-Eastern	93.9m ²	SN14	0.2m ²	0.2%																																										
Projecting Wall Sign	<ul style="list-style-type: none">Must not exceed 4 square metres in area.Must be constructed so that it is structurally adequate to withstand the dead and live (wind) loads that may be imposed on it.	<u>SN06 & SN07</u> <ul style="list-style-type: none">SN06 Area = 0.07m²SN07 Area = 0.07m²Conditions of consent should be implemented to ensure that SN06 and SN07 are constructed to be structurally adequate to withstand the dead and live (wind) loads.	Yes, subject to conditions.																																											
Pole or Pylon	<ul style="list-style-type: none">Height of the sign must not exceed the roof height of	<u>SN01</u>	Variation																																											

Heritage Conservation Area	Sign	<p>the building to which it relates.</p> <ul style="list-style-type: none">• Size of the sign panel must not exceed 5 square metres.• The sign must be constructed so that it is structurally adequate to withstand the dead and live (wind) loads that may be imposed on it.	<table><tr><th>Height of Building</th><th>Height of Sign</th><th>Panel Area</th></tr><tr><td>8.5m</td><td>8.5m</td><td>6.939m²</td></tr></table> <p>Amended Plans were submitted to Council throughout the assessment process to reduce the height of the proposed Pylon Sign to 8.5m so that it will not exceed the roof height of the proposed restaurant building to which it relates. Given this concession made by the applicant, it is considered that the proposed variation to the maximum permitted signage panel area will not result in any adverse impacts on the HCA and streetscape and is therefore considered acceptable.</p>	Height of Building	Height of Sign	Panel Area	8.5m	8.5m	6.939m ²	<p>proposed to panel area and considered acceptable.</p> <p>Height complies.</p>
	Height of Building	Height of Sign	Panel Area							
	8.5m	8.5m	6.939m ²							
	Visual Dominance	Not visually dominate the area of building walls. The total number must not detract from the overall aesthetic character of the building.	<ul style="list-style-type: none">• Signage will not visually dominate the area of building walls.• Total number will not detract from the overall aesthetic character of the building.	Yes.						
	Location	Placed in an appropriately or purposely designed space on new buildings or within the original historic signage space on an existing building.	Signage will be placed in an appropriately or purposely designed space on the new building.	Yes.						
Shape, Size, Scale and Proportion	<ul style="list-style-type: none">• Shape and size of backing boards is to be of the right proportions for the allocated space on the building so that signage does not cover the architectural features or obscure windows of a building. In this regard signs painted directly on the building fabric are preferred.• Take into account the shape and proportion of the space they will fill and be in sympathy with that space.• Size of the sign and its contents/design (letters, number and symbols) must complement the scale of the building to which they relate and its streetscape.	<ul style="list-style-type: none">• No backing boards proposed.• The large Business Identification Sign (SN03) will be painted directly on the building fabric, which is a preferred signage application.• Signage is sympathetic to the shape and proportion of the space it will fill.• Size of the signage and its contents/design (letters, number and symbols) will complement the scale of the building to which they relate and its streetscape.	Yes.							
Colours	Colours used on signs are to include those outlined in section 12.3.3 below. Corporate colours should be modified to match the traditional colour range or be used only as trim on the sign.	Colours are considered appropriate.	Yes.							
Historic Reflections	The lettering/ numbers/symbols used on the sign should generally reflect the designs that would have been historically used during the era when the building was constructed (refer to historical photos for design guidance – those	The large Business Identification Sign (SN03) will be painted directly on the building fabric, which is a preferred signage application and in keeping with the historic character of the streetscape. No concerns were raised by Council's Heritage Planner in relation to the design of the proposed signage.	Yes.							

		photos should be lodged with the Development Application).		
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Colour Scheme for Building

No concerns or objections are raised in relation to the external colours of the proposed development (including walls, roofing, windows, fencing and signage).

Chapter 13 – Landscaping and greening

Maintenance Conditions of Consent

As the proposed development adjoins a major road, being Durham Street, the following maintenance conditions of consent are required to be implemented (if approved) in accordance with Clause 13.3.4 of DCP 2014:

1. The approved/certified landscape plan is to be implemented and landscaping maintained for the life of the development.
2. A report from a suitably qualified landscape architect must be submitted to Council 2 years after the issue of the Occupation Certificate that certifies that the landscaping implemented under the landscape plan has been adequately retained and maintained. Where vegetation has died or been significantly damaged, it is to be replaced.
3. 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.

4. All landscaping areas are to be separated from adjoining driveways, manoeuvring areas and parking areas by the use of a 150mm high kerb (or similar physical barrier) to prevent damage by vehicles in accordance with Chapter 13 of *Bathurst Regional Development Control Plan 2014*.

Design Principals

The submitted Landscaping Plan partially conforms to the requirements of Clause 13.3 of DCP 2014. The proposal includes the planting of mass groups of six (6) species (non-invasive) which will be appropriate for the Bathurst climate. Plantings will be sufficiently distant from buildings and services to minimise disturbance and future maintenance and some plantings have been proposed in front of the 1-metre-high retaining walls.

However, a number of deficiencies have also been identified as follows:

- The depth of mulch in all planting areas is not to a minimum of 80mm.
- The submitted plan contains no information in respect to the irrigation of plantings, other than watering during the establishment period.
- Nine (9) trees (Red Flower Crepe Myrtle, 4 metres tall) have been proposed within the development which are not in scale with the height of the two-storey building. However, it is considered that the trees do form a major contribution to the landscape and a large number of shrubs (to a maximum height of 3 metres) will supplement the trees, which is consistent with the character of landscaping used

for other food and drink premises located in the surrounding area.

- Shrubs (Ozbreed Callistemon Slim, 3 metres tall) have been proposed along parts of the North-Western and South-Eastern boundaries of 105 Durham Street (Lot A DP 197473) to partially conceal the acoustic fencing and provide some potential noise and light screening to neighbouring dwelling houses (shown yellow in **Figure 7**). However, these shrubs are less than the recommended maturity height of 4 metres and significant sections of the property boundary have been left unscreened.
- Screen planting (to a height of at least 4 metres) has not been proposed along Durham Street, being a major road. However, most commercial premises fronting Durham Street do not have such treatments in place and some plantings have been proposed between the carpark and front boundaries to soften the appearance of carparking on the streetscape.
- The landscaping bays proposed within the carpark are smaller than the minimum size of 11m² (2.0m x 5.5m) (see below table and **Figure 7**). However, eleven (11) landscaping bays have been proposed throughout the site and will be located more frequently than the minimum requirement of one (1) bay for every sixth (6th) parking space. Accordingly, it is considered that the proposed development will achieve the objectives of Chapter 13 of DCP 2014, as it includes the provision of smaller sized landscaping bays in a greater quantity.

Calculated Requirement			Proposed				
No. Parking Spaces	No. Bays	Minimum Area Required	Description	Area	Average Area	No. Bays	Location / Frequency
24	24 ÷ 6 = 4 landscaping bays required (1 located at every sixth Parking Space).	11m ² (2.0m x 5.5m)	Ingress – Space 1	15.1m ²	9.7m ²	11 landscaping bays	Located at more than every sixth parking space.
			Spaces 2 – 3	1.2m ²			
			Spaces 4 – 5	1.2m ²			
			Spaces 6 – 7	1.2m ²			
			Space 8	16.3m ²			
			Spaces 9 – 11	29.2m ²			
			Outdoor Dining	17.5m ²			
			Spaces 12 – 13 & 19	3.1m ²			
			Spaces 13 – 15 & 18	3.1m ²			
			Spaces 15 & 17	3.6m ²			
			Space 20 – Drive-through	14.8m ²			



Legend

Plant List							
ID	Qty	Common Name	Botanical Name	Scheduled Size	Mature Height	Mature Spread	Remarks
Trees							
LILIT	9	Red Flower Crepe Myrtle	Lagerstroemia indica 'Tuscarora'	25 Litre Pot	4m	5m	Two Stakes
Shrubs							
CvS	19	Ozbreed Callistemon Slim	Callistemon viminalis 'CV01'	200mm Pot	to 3m	1.3m	
LfS	69	Ozbreed Lomandra ABU7	Lomandra fluviatilis 'Shara'	200mm Pot	45-55cm	50cm	
LIN	140	Ozbreed Lomandra LM400	Lomandra longifolia 'Nyalla'	200mm Pot	80-90cm	80-90cm	
NdO	75	Ozbreed Nandina 'SEIKA'	Nandina domestica 'Obsession'	200mm Pot	60-70cm	60-70cm	
PxIRF	94	Ozbreed Photinia Red Fence	Photinia x fraseri 'CP01'	200mm Pot	1.5 - 2m	1m	
Total	812						

Figure 7 – Landscaping Plan

If the application is approved, it is suggested that the following conditions of consent be implemented to improve the effectiveness of the proposed landscaping whilst ensuring that it does not create a concealed environment for criminal behaviour (as per NSW Police recommendations):

1. The applicant is to submit to Council, for endorsement, a Final Landscape plan prepared in accordance with Chapter 13 of *Bathurst Regional Development Control Plan 2014*. Council is to certify that the landscape plan is reasonably in accordance with Council's Development Control Plan prior to any work occurring on the site.

Chapter 14 – Parking

Engineering and Building Standards

On site car parking spaces do not form part of vehicle manoeuvring areas or loading/unloading areas and there is sufficient manoeuvring area available for vehicles to be parked on the site in a manner which ensures they can enter and exit the site in a forward direction.

Clause 14.3 of DCP 2014 requires that “*all car parking areas... be located behind the building line or... be adequately screened by landscaping to reduce the effect of the development on the streetscape*”. The carparking areas will be located adjacent to the primary front building line on Durham Street and in front of the secondary building line on Rankin Street. However, some landscaping has been proposed within 1 metre of the North-Western boundary (including four “Red Flower Crepe Myrtle” Trees (4 metres tall)) which will provide some screening of the parking area and soften the appearance of the development on the streetscape.

Number of Car Parking Spaces

In accordance with Clause 14.3 of DCP 2014, the following onsite carparking is required to be provided for the proposed development:

DCP 2014 Standards		Calculated Parking Requirement	No. Proposed Spaces	Complies
Development	Minimum Standard			
Takeaway food and drink premises: Seating and drive-through	Whichever is the greater: <ul style="list-style-type: none"> • 1 space per 2 seats (internal seats only) or <ul style="list-style-type: none"> • 1 space per 3 seats (internal and external seats). 	Internal Seats = 38 External Seats = 12 Total Seating = 50 <u>Based on Internal Seats Only</u> $38 \div 2 = 19 \text{ Car spaces}$ OR <u>Based on Internal and External Seats</u> $50 \div 3 = 17 \text{ car spaces}$	24 car parking spaces	Yes. See Figure 8.
	In addition to this an exclusive area for queuing of cars for a drive through facility is required in accordance with the RMS <i>Guide to Traffic Generating Developments</i> .	An exclusive area for queuing of cars for a drive through facility is required (queue length of five (5) to twelve (12) cars measured from pick up point). There should also be a minimum of four (4) car spaces for cars queued from ordering point.	Total Queue Length = 13 cars. Queue from Ordering Point = 8 cars.	Yes. See Figure 9.

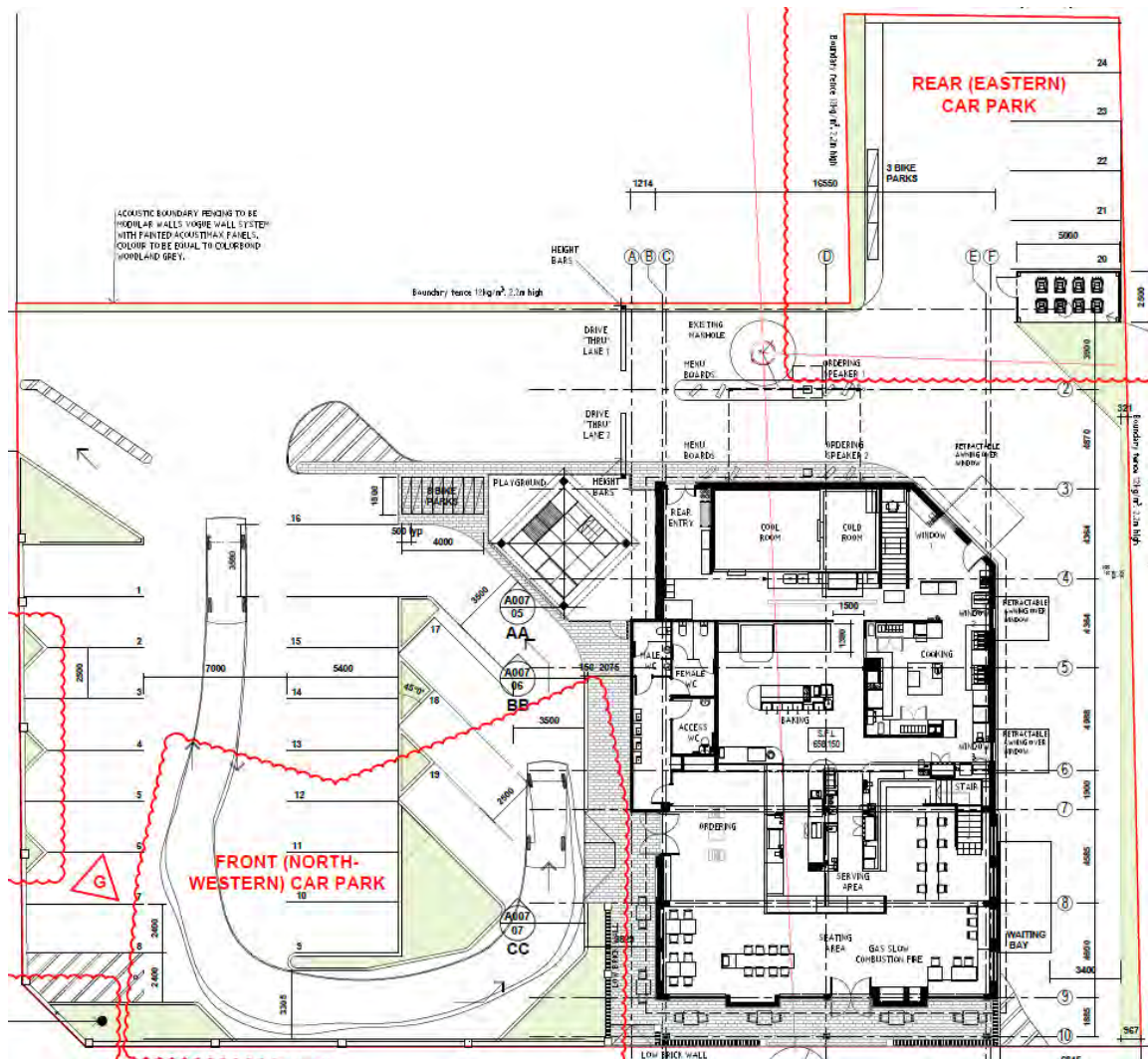


Figure 8 – Proposed Car Parking Layout – Front (North-Western) Carpark Contains Spaces No. 1 to 19 and Rear (Eastern) Carpark Contains Spaces No. 20 to 24

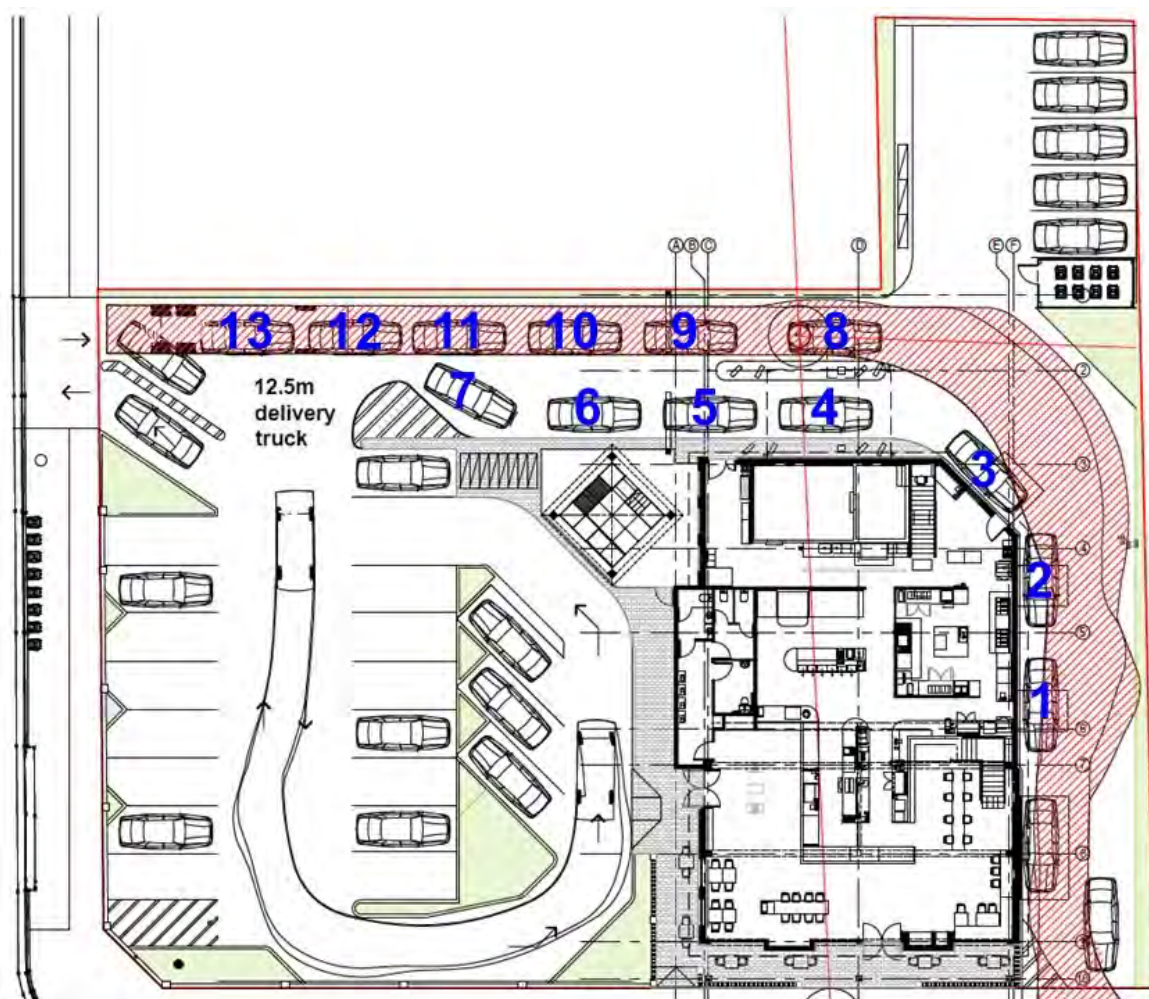


Figure 9 – Drive-through Lane has Queuing Capacity of 13 Cars from Pick-up Point (Window 3) and 8 Cars from Ordering Point (Speakers)

Clause 14.3 of DCP 2014 also states that “*car parking required to be provided on-site in accordance with this Plan is to be freely available to the users of the building which it serves*”. Five (5) of the twenty-four (24) proposed parking spaces are proposed to be located in the rear far Eastern corner of the site, which is only accessible via the proposed drive-through lanes (see **Figure 8**).

The applicant has stated that these rear spaces will only be used for staff parking, who will primarily arrive early to the site, prior to the commencement of public business hours and the opening of the drive-through. If approved, it is recommended that the following conditions of consent be implemented to reduce congestion in the onsite carparks and drive-through lanes:

1. All staff must primarily utilise the rear (Eastern) onsite carpark. The front (North-Western) carpark should only be utilised by staff, when the rear (Eastern) carpark is full.

NOTE 1: The rear (Eastern) carpark is defined by Spaces No. 20 to 24 on the approved plans.

NOTE 2: The front (North-Western) carpark is defined by Spaces No. 1 to 20 on the approved plans.

2. The amount of seating provided onsite must not exceed the following:
 - a) Indoor Seating for not more than thirty-eight (38) persons (including Ground Floor and First Floor).
 - b) Outdoor Seating for not more than twelve (12) persons.

Bicycle Parking

In accordance with Clause 14.4 of DCP 2014, the following onsite bicycle parking is required to be provided for the proposed development:

DCP 2014 Standards		Calculated Parking Requirement	Proposed Car Parking Spaces	Complies
Development	Employee Standard			
Takeaway food and drink premises	<u>Employee Standard</u> 1 per 100m ² AND <u>Customer Standard</u> 1 per 50m ²	GFA = 507.8m ² <u>Employee Standard</u> $507.8 \div 100 = 5.078$ <u>Customer Standard</u> $507.8 \div 50 = 10.156$ Total = 15 spaces	11 bicycle spaces. It is considered that there is sufficient area available onsite for 15 bicycle spaces. Conditions of consent should be implemented to ensure that racks for fifteen bicycle spaces are provided onsite.	Yes, subject to conditions.

Chapter 15 – Crime prevention

The proposed development was referred to NSW Police for assessment under Council's *Crime Prevention Through Environmental Design (CPTED) Protocol*. The advice provided from NSW Police notes the following:

3. Crime Risks and Identified Issues

A CPTED plan and recommendations were submitted with the Development Application under the following headings:

- Surveillance, including Lighting.
- Access control.
- Territorial Reinforcement, including signage.
- Space Management, including Landscape and environmental maintenance.

After conducting a Safer by Design Evaluation for this development application the crime risk rating has been identified on a sliding scale of low, moderate and high. The rating for this development is **Low – Medium Crime Risk**.

If the treatments and risk control measures as per the Crime Prevention through Environmental Design (CPTED) are implemented as per the following recommendations, then the risk would be significantly reduced.

4. Recommendations

Due to the nature of the development, identified crime risks and issues, NSWPF recommend the following:

1. Lighting/Surveillance/Technical – Moderate Risk

Lighting must meet the minimum Australian standard for public streets, car parks and pedestrian access. There is a proven correlation between poor lighting, fear of crime, the avoidance of public/private space and crime opportunity. Note made that lighting will comply with AS4282.

Consider the placement of lighting in the following areas:

- Lighting in the car park, including drive through.
- Sensor lighting to all vestibule and walkways including outdoor areas.
- Sensor lights should be vandal resistant and projected away from buildings towards pathways – not towards windows and doors.

Surveillance/Technical Supervision

Reference is made to the installation of security cameras, but no specific details supplied.

Recommend the following installations:

- Installation of CCTV cameras in car park.
- Installation of CCTV cameras in the drive through.
- Installation of CCTV cameras at strategic locations around exterior of the premises.
- Installation of back to base alarm system.
- Security patrols.

2. Territorial Reinforcement – Low Risk

Public areas that are well maintained take on semi-public spatial characteristics, in that people perceive that the space is cared for and controlled.

Access points should be clear, legible and useful. Signage is best located at (or prior to) junctions requiring people to make decisions. Creative markings in carparks aid wayfinding. Signage has been addressed in the application.

Recommend additional signage:

- Speed limit signage in the driveway/carpark area. Max 10kph.
- Trespassers will be prosecuted signage clearly visible around entrance/exit points.
- Premises monitored by CCTV/ Security patrols.

3. Environmental Maintenance – Low Risk

Area image can impact feelings of safety and danger: Landscaping can be used to enhance the appearance of the development and assist in reducing opportunities for vandalism. However, landscaping can provide concealment and entrapment areas for people involved in criminal activities. Plants that block natural sight lines lessen natural surveillance.

Recommend the following treatments:

- Shrubs should on average not be above 900mm in height. Consider pruning the shrubs in the front yard to reduce concealment.
- When selecting and maintaining vegetation, consideration should be given to the possibility of areas becoming overgrown and concealment opportunities on the maturity of the vegetation.
- A safety convention is to have 3- 5 metres of cleared space on either side of paths. Pedestrians generally feel safer on wider pathways.
- Develop a maintenance plan as clean, well maintained areas often exhibit strong territorial cues.

4. Access Control – Moderate Risk

Barriers help to restrict, channel and encourage the movement of people and vehicles into and out of designated areas. The following areas need to be addressed.

- Electronic communications/entry system
- Security screen doors to all entry/exit points.
- Polycarbonates and impact resistant glass/glazing to all windows.
- Key operated to all windows.
- The main operated entry/exit to all doors windows. To all buildings should be fitted with single cylinder locksets (Australian Standards) which comply with the building code of Australia.
- Appropriate locksets be installed on any skylights to prohibit unauthorised entry.
- Speed bumps in car parks/access ways help to reduce the likelihood of attracting bike riders and skateboarders.

The submitted Outdoor Lighting Plan indicates that lighting will be installed within the car parking areas, walkways and drive-through. The Crime Assessment Report details that CCTV cameras will be installed throughout the site, a back to base alarm system will be installed and that regular security patrols will be carried out after hours. The Signage Plans also indicate that speed limit signage will be installed near each vehicular ingress point of the site.

If approved, the following conditions of consent should be implemented to reduce the crime risk of the development and ensure it is carried out in accordance with the submitted Lighting Plan and Crime Assessment Report:

1. The installation of exterior lighting 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.

Sensor lighting is to be provided to all indoor and outdoor vestibules and walkways. Sensor lights should be vandal resistant and projected away from buildings towards pathways, not windows and doors.

NOTE 1: Compliance with Australian Standard AS4282 “Control of the Obtrusive Effects of Outdoor Lighting” will satisfy this condition.

2. To development is to be carried out in accordance with the Crime Assessment Report. The following safety and security measure must be implemented onsite:

- a) Closed-circuit television (CCTV) cameras are to be installed in the:
 - i) Carpark,
 - ii) Drive-through, and
 - iii) At strategic locations around the exterior of the premises.
 - b) A back to base alarm monitoring system is to be installed.
 - c) Regular security patrols are to be carried out, outside of the core hours of operation.
3. To improve the safety of the development and reduce crime risk, the following signage must be installed onsite prior to the issue of any Occupation Certificate.
- a) "Maximum 10km/h" speed limit signage is to be installed throughout the site in accordance with the approved Signage Plan (SN12).
 - b) Signage is to be installed in a clearly visible location throughout the site (around entrance/exit points) which states:
 - i) "Trespassers will be prosecuted."
 - ii) "Premises monitored by CCTV/Security patrols."

Throughout the assessment process, amended plans were submitted to Council which included the provision of additional landscaping onsite, particularly along the North-Western and South-Western boundaries. Whilst this additional landscaping does more to screen and soften the appearance of the development on the streetscapes of Rankin and Durham, it is not overly dense and will not provide concealment and entrapment areas for people involved in criminal activities. All shrubs to be located along the street frontages are less than 900mm in height and passive surveillance from the streets and surrounding properties will largely be maintained. Conditions of consent should be implemented to ensure the ongoing maintenance of landscaping to avoid overgrowth.

Chapter 16 – Earthworks

The development involves earthworks, including approximately 1 metre of fill in the far Eastern corner of the land (i.e. in the space to be used as the rear car park) and the construction of associated retaining walls (up to a height of 1 metre) around the property boundaries in this area (see **Figure 10** and **Figure 11**). No further change in level has been proposed on the remaining boundaries.

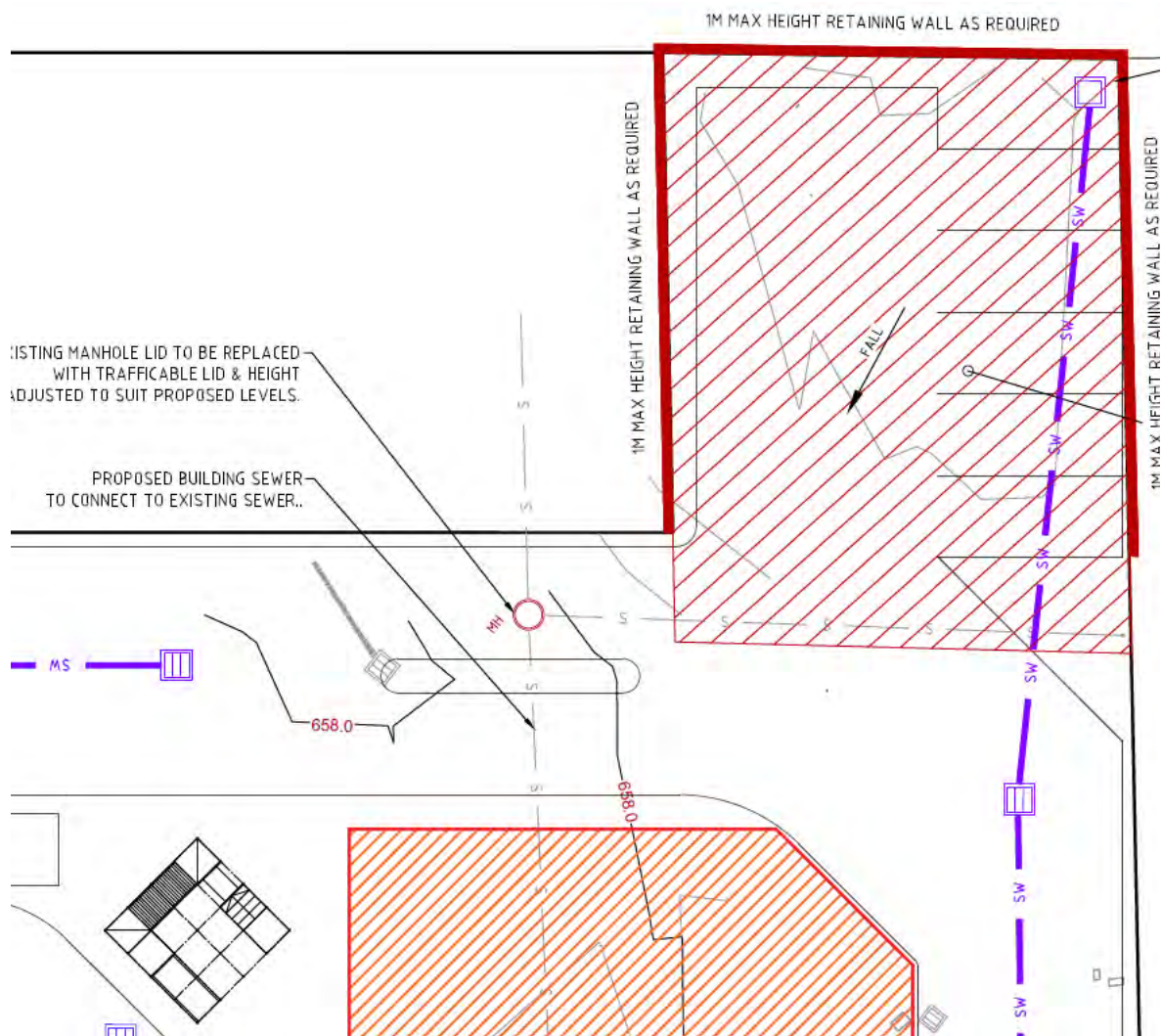


Figure 10 – Earthworks and Servicing Plan – Fill and Retaining Walls (Shown Dark Red) with a Maximum Height of 1 metre Proposed at Eastern End of Site (Lot A DP 197473, 105 Durham Street)

The 2.0 to 2.2-metre-high boundary Acoustic Fence will also sit above the proposed 1.0-metre-high retaining walls. However, the retaining walls directly adjoin the shared driveway of residential units located to the North-East (1–8/44 Rankin Street, SP92273 and SP 93916) and the large private open spaces of neighbouring dwelling houses located to the North-West (46 Rankin Street, Lot C DP 157667) and South-East (103 Durham Street, Lot 1 DP 783792) (see **Figure 11**). The amenity of neighbouring residences will not be directly impacted by the retaining walls and Acoustic Fence and the development will not adversely overshadow any neighbouring dwellings or private open space (see **Figure 12** to **Figure 14**).

The proposed earthworks are considered to be appropriate and will not place any adverse impact on neighbouring properties. The development generally complies with Chapter 16 of DCP 2014. If the application is approved, conditions of consent should be implemented to ensure that suitable dust, erosion and sedimentation controls are in place during demolition and construction works.



Figure 11 – Relationship of Earthworks and Retaining Walls to Neighbouring Residential Properties – Fill and Retaining Walls (Shown Dark Red) with a Maximum Height of 1 metre Proposed at Eastern End of Site (Lot A DP 197473, 105 Durham Street)

Other Issues

Integrated development

The development involves the construction of an additional vehicular access point over the far Southern end of the site from Durham Street (on Lot A DP 197473, 105 Durham Street). Durham Street is owned and controlled by TfNSW and therefore, the concurrence of TfNSW was sought under Section 138 of *Roads Act 1993*.

Overshadowing

Overshadowing Plans have been submitted to Council which demonstrate that the proposed development (including the proposed building, signage, 1-metre-high retaining walls, 2.2-metre-high acoustic fencing and boundary fencing) will not significantly overshadow adjoining residences (see **Figure 12** to **Figure 14**). Solar access will be maintained to all properties located to the North-East and the adjoining property located to the South-East (being Lot 1 DP 783792, 103 Durham Street) will maintain reasonable solar access between the hours of 9:00am and 2:00pm on 21 June.



Figure 12 – Overshadowing Plan – 9:00am on 21 June

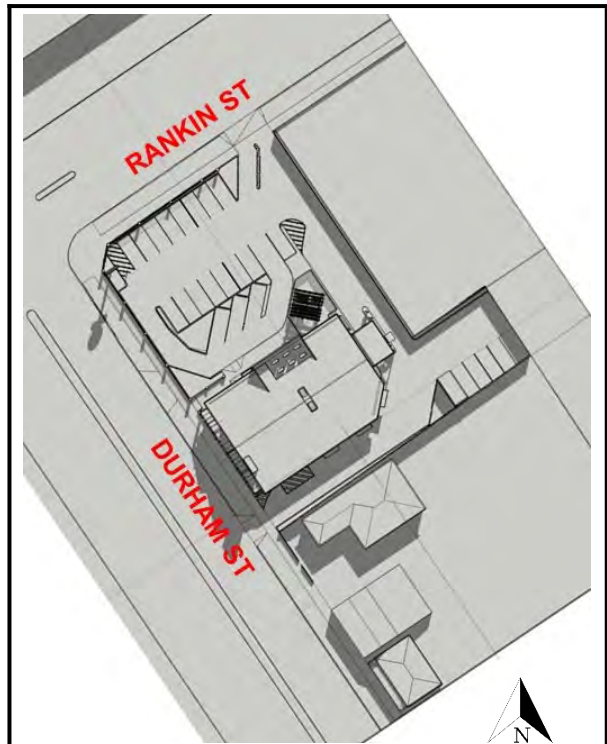


Figure 13 – Overshadowing Plan – 12:00pm on 21 June

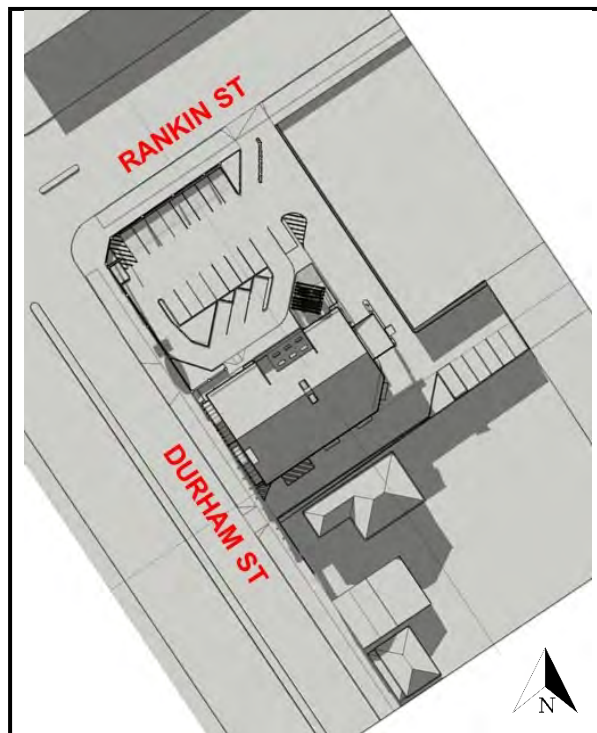


Figure 14 – Overshadowing Plan – 3:00pm on 21 June

Noise Impacts

A Noise and Odour Impact Assessment (prepared by AE Assured Environmental, dated 19 May 2020) was submitted to Council and identifies the likely noise levels of the development and associated mitigation measures.

Noise Monitoring

Baseline noise and weather monitoring was undertaken on the North-Eastern side of the existing commercial building (113 Durham Street) from 29 January 2020 to 7 February 2020. Three (3) hours of the noise monitoring period was affected by rainfall or high winds and the Bathurst 12-hour Car Racing event was held between 31 January 2020 and 2 February 2020. The three (3) hour period of rainfall and three (3) days of car racing were excluded from the analysis.

Background Noise

Onsite observations identified that traffic on Durham Street and Rankin Street is currently the dominant noise source for the site.

The background noise levels were identified as follows:

Time of Day	L _{max}	L _{eq}	Rated Background Level (RBL)
Day (7:00am – 6:00pm)	89	54	45
Evening (6:00pm – 10:00pm)	90	53	41
Night (10:00pm – 7:00am)	89	50	32

NSW EPA Noise Policy for Industry (NPfI)

The NSW Environment Protection Authority (EPA) *Noise Policy for Industry* (NPfI) uses two separate noise criteria to determine project trigger levels (as defined below) for a development to be assessed against:

NSW EPA Noise Policy for Industry (NPfI) 2017

Criteria 1 – Project Intrusiveness Noise Level

The project intrusiveness noise level aims to protect against significant changes in noise levels...

The intrusiveness of an industrial noise source may generally be considered acceptable if the level of noise from the source (represented by the **L_{Aeq} descriptor**), measured over a 15-minute period, does not exceed the background noise level by more than 5 dB when beyond a minimum threshold. This intrusiveness noise level seeks to limit the degree of change a new noise source introduces to an existing environment.

To account for the temporal variation of background noise levels, the method outlined in Fact Sheet A is required for determining the background noise level or rating background noise level (RBL) to be used in the assessment. The outcome of this approach aims to ensure that the intrusiveness noise level is being met for at least 90% of the time periods over which annoyance reactions can occur (taken to be periods of 15 minutes).

Criteria 2 – Project Amenity Noise Level

...the project amenity noise level seeks to protect against cumulative noise impacts from industry and maintain amenity for particular land uses.

To limit continuing increases in noise levels from application of the intrusiveness level alone, the ambient noise level within an area from all industrial noise

sources combined should remain below the recommended amenity noise levels specified in Table 2.2 where feasible and reasonable. The recommended amenity noise levels will protect against noise impacts such as speech interference, community annoyance and some sleep disturbance.

The recommended amenity noise levels represent the objective for total industrial noise at a receiver location, whereas the project amenity noise level represents the objective for noise from a single industrial development at a receiver location.

Project amenity noise level for industrial developments = recommended amenity noise level (Table 2.2) minus 5 dB(A).

Table 2.2: Amenity noise levels.

Receiver	Noise Amenity Area	Time of Day	L _{Aeq} , dB(A)
Residential	Urban	Day	60
		Evening	50
		Night	45
Commercial	All	When in Use	65

Project Noise Trigger Level

Applying the most stringent requirement as the project noise trigger level ensures that both intrusive noise is limited and amenity is protected and that no single industry can unacceptably change the noise level of an area.

The L_{Aeq} is determined over a 15-minute period for the project intrusiveness noise level and over an assessment period (day, evening and night) for the project amenity noise level. This leads to the situation where, because of the different averaging periods, the same numerical value does not necessarily represent the same amount of noise heard by a person for different time periods. To standardise the time periods for the intrusiveness and amenity noise levels, this policy assumes that the L_{Aeq}, 15min will be taken to be equal to the L_{Aeq}, period + 3 decibels (dB), unless robust evidence is provided for an alternative approach for the particular project being considered.

Project Noise Trigger Level

In accordance with the NSW EPA NPfI, the intrusiveness noise level, amenity noise level and subsequent project trigger levels for the development are identified as follows:

Time of Day	RBL	Intrusiveness Noise Level L _{Aeq} , 15-minute* (RBL + 5dB)	Project Amenity Noise Level L _{Aeq} , dB(A)				Project Noise Trigger Level
			Receiver	Amenity Area	Level (Recommended Amenity Noise Level – 5dB)	Standardised Level (Project Amenity Noise Level + 3 dB)	
Day (7:00am – 6:00pm)	45	50	Residential	Urban	55	58	50
Evening (6:00pm – 10:00pm)	41	46			45	48	46
Night (10:00pm –)	32	37			40	43	37

7:00am)							
When in Use	--	--	Commercial	All	60	--	60
* Receptor noise limit applied at a location 30 m from the dwelling façade							

Sleep Disturbance

The NSW EPA NPfl states the following in relation to maximum noise levels for sleep disturbance:

NSW EPA Noise Policy for Industry (NPfl) 2017

2.5 Maximum noise level event assessment

The potential for sleep disturbance from maximum noise level events from premises during the night-time period needs to be considered. Sleep disturbance is considered to be both awakenings and disturbance to sleep stages.

Where the subject development/premises night-time noise levels at a residential location exceed:

- $L_{Aeq,15min}$ 40 dB(A) or the prevailing RBL plus 5 dB, whichever is the greater, and/or
- L_{AFmax} 52 dB(A) or the prevailing RBL plus 15 dB, whichever is the greater,

a detailed maximum noise level event assessment should be undertaken.

The night-time RBL for the site was identified as 32 and so the sleep disturbance level for the development is as follows:

	RBL	NSW EPA NPfl Noise Level – Whichever is the Greater			Sleep Disturbance Level
$L_{Aeq,15min}$	32	40 dB(A)	OR	$32 + 5dB = 37dB(A)$	40dB(A)
L_{AFmax}		52 dB(A)		$32dB(A) + 15dB = 47dB(A)$	52dB(A)

Noise Sources

The Acoustic Assessment modelled the projected noise emissions based on the following noise sources:

Source	Time of Day	Acoustic Usage (%)	Sound Power Level (dB(A))	
			L_{Aeq}	L_{Amax}
2 x Drive-through order point speaker.	Day (7:00am – 6:00pm).	80%	78 Each	88 Each
	Evening (6:00pm – 10:00pm).	80%		
	Night (10:00pm – 7:00am).	20%		
3 x Customer paying at payment window (includes idling engine).	Day (7:00am – 6:00pm).	80%	84 Each	94 Each
	Evening (6:00pm – 10:00pm).	80%		
	Night (10:00pm – 7:00am).	20%		
1 x Delivery truck and unloading.	All hours (3:00am – 11:00pm).	50% per hour.	87	--
2 x Roof exhaust.	Cooking hours (3:00am – 11:00pm).	100%	70	--
2 x Condenser.	24/7.	100%	78	--
6 x Air	3:00am – 5:00am.	50%	78	--

conditioning unit.	Opening Hours (5:00am – 11:00pm).	100%		
4 x Groups of patrons talking in car park or dining area.	All hours (3:00am – 11:00pm).	10%	68 ^{a)}	--
Vehicle Movements.	Day (7:00am – 6:00pm).	120 per hour.	84	87
	Evening (6:00pm – 10:00pm).	120 per hour ^{b)}		
	Night (10:00pm – 7:00am).	15 per hour.		
15 x Vehicle idling.	Opening Hours (5:00am – 11:00pm).	100%	74	77
Car door slam.	Cooking Hours (3:00am – 11:00pm).	6 Vehicles.	--	94
10 Children in Playground.	Day (7:00am – 6:00pm).	50%	90	95
	Evening (6:00pm – 10:00pm).			

^{a)} Patron noise for normal raised voices taken from *Prediction of Noise from Small to Medium Sized Crowds* (MJ Hayne, JC Taylor, RH Rumble and DJ Mee, 2011). Based on 16 patrons dining outside.

^{b)} Expected worse case vehicle throughput during peak hours.

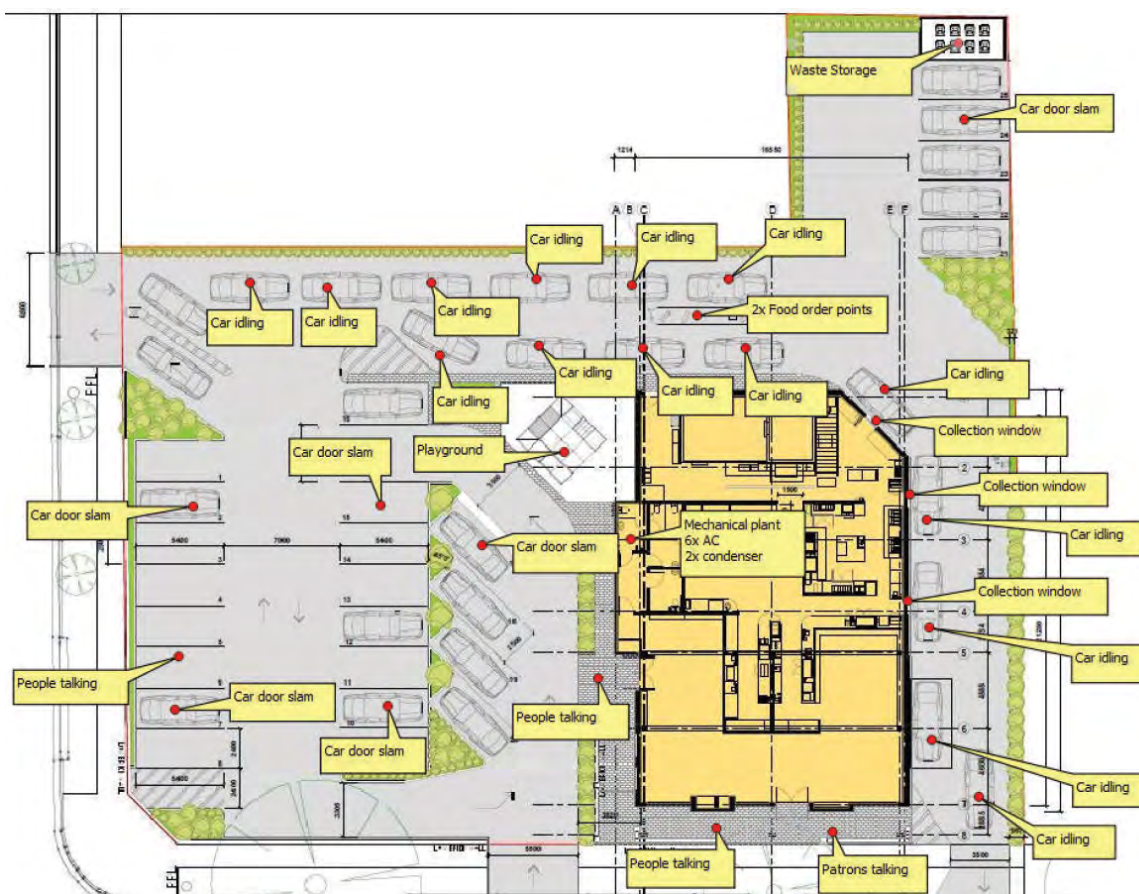


Figure 15 – Location of Noise Sources (Excluding Vehicle Movements) within Development

Noise Mitigation Measures

The Acoustic Report states that a 2.0 to 2.2-metre-high acoustic fence will be installed along the entire length of all boundaries shared with neighbouring properties (see **Figure 16**) and that all acoustic fencing must meet the following standards:

- *Reflective type noise fence panels must have a minimum surface density at*

- air dry moisture content (excluding structural components) of 12kg/m².
- The barrier must be complete and free from gaps along its length and at ground level.
- Acoustic sealing is required between posts.

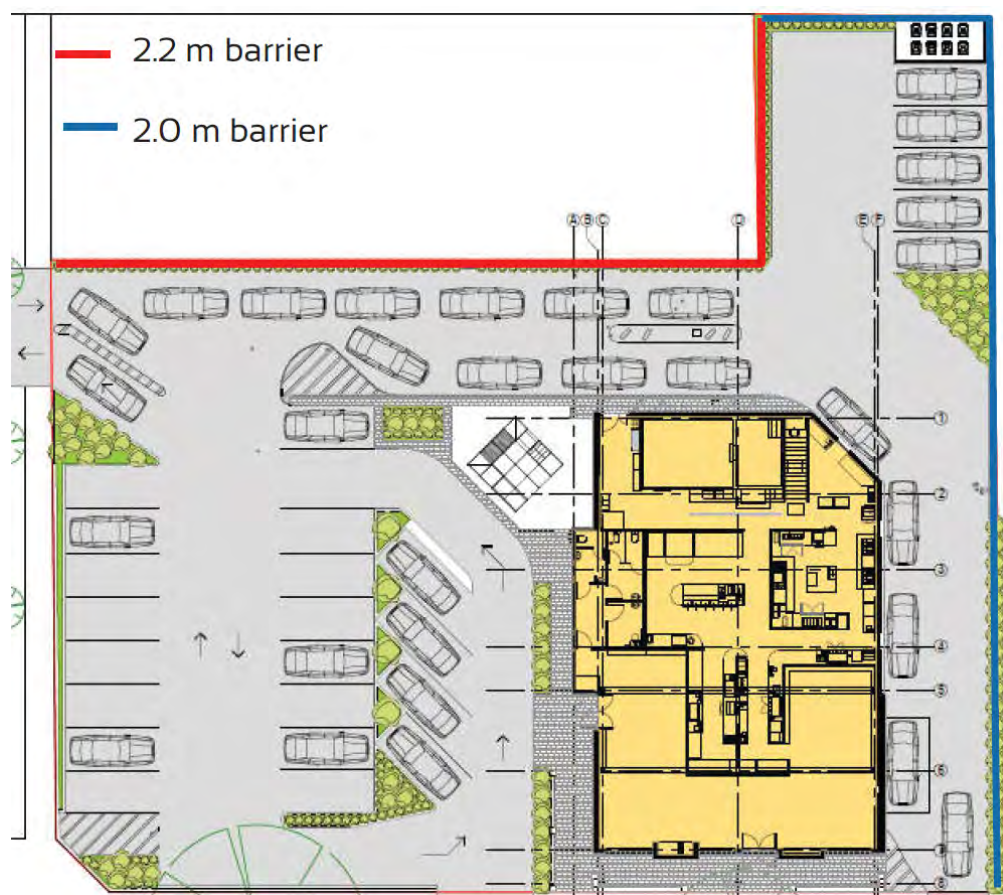


Figure 16 – Location and Height of Proposed Acoustic Fence within Development

The submitted Site Plans vary from the Acoustic Report and indicate that all acoustic fencing will maintain a total height of 2.2 metres. If the application is approved, conditions of consent should be implemented requiring that all Acoustic Fencing be installed in accordance with the Noise and Odour Assessment Report (prepared by AE Assured Environmental, dated 19 May 2020), unless as otherwise amended by conditions of consent. As previously discussed, the Acoustic Fencing will not result in any adverse overshadowing of neighbouring properties.

Predicted Noise Levels

The modelling undertaken indicates that with the Acoustic Fencing appropriately installed onsite, the proposed development will comply with all Project Noise Trigger Levels established in accordance with the NSW EPA NPfI at all nearby receptors (see **Figure 17**) during the day, evening and night (including Sleep Disturbance Levels) under worst-case meteorological conditions (i.e. rain and wind).

Nearby Receptor	Projected Operational Noise Levels	NSW EPA NPfI		Complies
		Noise Trigger Level	Sleep Disturbance Level	

Land Use	Map No.	Address	Day	Evening	Night		Day	Evening	Night							
			L _{Aeq, 15min}		L _{AFmax}		L _{Aeq, 15min}		L _{AFmax}							
Residential	R01	46 Rankin	47	46	37	36	58	48	37	52	Yes.					
	R02	103 Durham	43	42	35	44					Yes.					
	R03	2/44 Rankin	47	45	36	32					Yes.					
	R04	4/44 Rankin	43	42	34	39					Yes.					
	R05	5/44 Rankin	40	39	33	39					Yes.					
	R06	7/44 Rankin	39	39	34	37					Yes.					
	R08	89 Rankin	41	40	31	27					Yes.					
	R10	104 Durham	45	44	34	31					Yes.					
	R11	102 Durham	38	38	31	46					Yes.					
	R12	100 Durham	38	37	29	46					Yes.					
	R13	98 Durham	37	36	28	46					Yes.					
	R14	96 Durham	37	36	29	45					Yes.					
	R16	101 Durham	31	29	21	26					Yes.					
	R17	99 Durham	29	28	20	24					Yes.					
	R18	1/44 Rankin	40	39	31	25					Yes.					
	R19	3/44 Rankin	47	46	36	33					Yes.					
	R20	6/44 Rankin	41	40	34	39					Yes.					
	R21	8/44 Rankin	40	39	35	32					Yes.					
	Commercial	R07	123 Durham (Beard Brother Motorcycles)	45	43	35					34	60	60	60	N/A.	Yes.
		R09	1/108 Durham (Brabhams Outdoor Power)	46	44	34					31					Yes.
		R15	92 Durham (Thrifty)	38	38	33					44					Yes.



Figure 17 – Location of Nearby Noise Receptors

Deliveries, Speakers, Drive-through Vehicles and Garbage Collection

As previously discussed, the applicant has proposed two options in relation to deliveries, loading and unloading on site, as described below:

- **Option A – Primary Procedure:** Deliveries would primarily be scheduled to occur between 4:30am and 5:30am daily, when staff are onsite but the business is closed to the public. During this time the service vehicle would stop, unload and load within the drive-through on the South-Eastern side of the restaurant building, adjacent to the existing residence (or possible future hotel) located at 103 Durham Street (see **Figure 6** and **Figure 18**).
- **Option B – Secondary Procedure:** In the event that deliveries are delayed and occur between public business operating hours (i.e. occur 5:30am and 10:00pm), the service vehicle would stop, unload and load within “Drive-through Lane 1” located adjacent to the neighbouring dwelling house and residential units to the East (46 Rankin Street and 1-8/44 Rankin Street). “Drive-through Lane 1” would be temporarily closed, “Drive-through Lane 2” would continue to be operative and all vehicles would need to be clear of the drive-through before the service vehicle can safely exit the site (see **Figure 1**, **Figure 6** and **Figure 18**).

The modelling used in the Acoustic Report accounted for the following vehicular related activities:

- Deliveries occurring **at all hours**, but only within the location of “Drive-through

Lane 1" (Option B).

- The drive-through speakers operating during all public business hours (5:30am to 10:00pm).
- Vehicle movements occurring during all operating hours (3:00am to 10:00pm).

Therefore, as reflected by the results, subject to the construction of the 2.0 to 2.2 metre high Acoustic Fence, the noise emissions of the development (including but not limited to, those activities listed above) are expected to comply with the Noise Trigger Levels and Sleep Disturbance Levels of the NSW EPA NPfI.

An Acoustic Assessment of the proposed loading/unloading to occur on the South-Eastern side of the restaurant building (Option A), has not been provided. Although, it is assumed (but not certain) that the proposed Acoustic Fencing would reduce these noise impacts on the neighbouring residential receptors (particularly, 103 Durham Street), as it does with all other vehicular movements modelled for the site.

Further, as previously discussed, any deliveries occurring during public business operating hours (Option B) has the potential to cause significant traffic congestion and pedestrian safety issues. Given that noise levels from early morning deliveries (i.e. 4:30am to 5:30am) (Option A) are likely to comply with the NSW EPA NPfI, it is recommended the following conditions be implemented if the application is approved:

1. Prior to the issue of any Occupation Certificate, a *Final Site Delivery Management Plan* is to be submitted to Council for endorsement. The plan must include (but not be limited to) the following:
 - a) Measures to avoid deliveries occurring during peak customer times.
 - b) A detailed outline of the procedures to be undertaken in relation to the control and management of noise and traffic during the carrying out of deliveries to the site (including loading and unloading). Consideration must be given towards: Pedestrian and vehicular safety and congestion, neighbouring residents, all customers onsite, service vehicles and driver/s, all staff onsite (including traffic control staff, loading/unloading staff and staff accessing the Garbage Holding Shed), all onsite carparking, the operative drive-through lane, the closed drive-through lane etc.
 - c) A Schedule of Staff Responsibilities in relation to the control and management of noise and traffic during the carrying out of deliveries to the site (including loading and unloading) (see below example):

Traffic/ Noise Issue	Management Task	Timing	Equipment Required	Staff Training Required	Responsibility
E.g. Service Vehicle Arrival.	Closure of "Drive-through Lane 1" through the use of traffic marking devices.	10 minutes prior to truck arrival.	Traffic cones, signage, safety vests...	Yes.	Restaurant Manager/ Senior Staff on duty.
E.g.	Switching-off	On	--	No.	Service

Noise.	the engine of the service vehicle.	immediate arrival to the designated loading/unloading bay.			Vehicle Driver.
E.g. Traffic congestion on and offsite.	Direct incoming traffic into the carparking area, when the Drive-through queue is full (i.e. blocking the Rankin Street access).	During the period of delivery, loading and unloading.	Safety vests, traffic cones, signage...	Yes.	Restaurant Manager/ Senior Staff on duty.
E.g. Service Vehicle Departure.	Clearing the complete Drive-through Lane of all vehicles to allow for service vehicle departure, using a Lollipop Sign.	5 minutes prior to truck departure.	Lollipop sign, safety vests...	Yes.	Restaurant Manager/ Senior Staff on duty.

- d) Any incidents and complaints relating to noise and traffic management, control and safety be recorded as per the standard business complaints handling procedure and investigations to be undertaken to identify wherever possible the specific cause, and corrective action to be implemented where possible to prevent similar incidents from reoccurring.
2. The engine of any service vehicle, delivery truck or the like must be switched off for the duration that it is stopped/held within the designated loading/unloading bay onsite.
 3. To reduce the exposure of any neighbouring dwelling house to service delivery noises and the like, any service vehicle must only stop in the designated loading/unloading bay onsite.

As shown in **Figure 18**, the loading/unloading areas and two speakers are located directly adjacent to neighbouring residential properties located to the East and South. Whilst the following aspects of the development are noted, it is also acknowledged that sound can carry during the quieter hours of the morning and that neighbouring dwelling houses will ultimately be exposed to the noise of vehicles (including delivery trucks) moving through the drive-through lane.

- Loading/Unloading Option A could be located adjacent to a future hotel at 103 Durham Street. However, Development Consent for demolition and the construction of a hotel has not been granted by Council to date.
- Loading/Unloading Option B and the Drive-through Speakers are not located directly adjacent to the neighbouring dwelling house at 46 Rankin Street, but

instead are located adjacent to the rear private open space of that property.

It should be noted that garbage collection is expected to occur daily via a kerb-side service (private contractor). All garbage bins will be moved from the Enclosed Garbage Holding Shed onto the Rankin Street road reserve for collection. On this basis, on site noise from a garbage service truck has not been proposed.



Figure 18 – Approximate Locations of Drive-through Speakers and Loading/Unloading Options A and B (Shown Orange) In Drive-through Lanes

Adequacy of Noise Assessment

The NSW EPA NPfI is generally intended to inform assessment and decision making in relation to noise from industrial development. Whilst it is accepted that the development is projected to comply with the numerical standards of the NPfI, this does not automatically suggest that the commercial development would be compatible with the amenity of the area or capable of existing in harmony with the surrounding residential land uses. This is particularly given the extended hours of operation (3:00am/5:30am to 10:00pm), the amount of pedestrian and traffic generation expected and the location of the drive-through lanes, speakers, loading/unloading areas, rear carpark and garbage holding shed in proximity of neighbouring dwellings (see **Figure 19**).



Figure 19 – Location of Development in Relation to Neighbouring Dwellings

If the proposed development is approved, it is considered that the following conditions of consent should also be implemented to further mitigate and control noise generated by the development:

1. Any music played in association with the development must be restricted to the hours of 8:00am to 10:00pm, inside the premises on any given day.
2. Prior to the issue of any Occupation Certificate, signs must be installed in a prominent position at the entrance of the drive-through lane and at the entrance to the rear carpark, which state the following (or to a similar effect):

“Please respect our neighbours. Car stereos must be reduced to a reasonable volume. Any vehicle not adhering to the request of the Store Manager to reduce the volume of their stereo may be refused service.”

3. Building work involving the use of electric or pneumatic tools or other noisy operations shall be carried out only between 7:00am and 8:00pm on weekdays and 8:00am and 8:00pm on weekends and public holidays.

4. The development shall only be conducted on Mondays to Sundays between the hours of 3:00am to 10:00pm. The business must only be open to the public between the hours of 5:30am to 10:00pm.
5. All documentation must be reviewed at Construction Certificate stage to ensure that all acoustic recommendations have been satisfactorily incorporated into the design of the site, prior to the issue of any Construction Certificate.
6. An inspection of the site must be conducted prior to the issue of any Occupation Certificate to ensure that all acoustic recommendations have been satisfactorily installed and implemented on site.
7. Noise measurements must be conducted after a period of 3 months of operation in order to certify that noise emissions from the site are in accordance with the established noise criteria. Any findings of these noise measurements must be resolved and implemented on site.
8. Should any exceedance of the established noise criteria be measured at any of the nearby receptor locations during noise compliance measurements, further noise control recommendations must be made to reduce the residual noise level to meet the noise criteria. Further noise compliance measurements must then be conducted to ensure noise criteria are achieved at all nearby receptor locations.

Odour Impacts

A Noise and Odour Impact Assessment (prepared by AE Assured Environmental, dated 19 May 2020) was submitted to Council and identifies the likely sources of odour and recommends mitigation measures for each.

Existing Odour Sources

The Odour Assessment identified that there are several existing food and drink premises located within approximately 300 metres of the development site.

Food and Drink Premises	Address	Food Type	Distance	Location	Distance of Premises to Nearest Sensitive Receptor
KFC	40 George Street	Fast food (frying)	225m	South-East.	7m.
McDonalds	71A Durham Street	Fast food (frying)	280m	South-East.	28m.
Hungry Jacks	54 Durham Street	Fast food (grilling/frying)	290m	South-East.	10m.
Great Wall	75 George Street	Grilling/frying	205m.	South.	Centre of town.

Proposed Odour Sources

The Odour Assessment identifies that the primary source of odour from the development will include *“the cooking of food products within the kitchen area”*. The report states that unlike the neighbouring food premises (listed above) which rely more heavily on deep frying cooking processes, *“the methods of cooking at the Bakehouse would primarily include ovens and stove top, steamers, grillers and some deep frying. The rate of odour emissions from these would vary throughout the day depending on the demand with*

peak times generating more odour.” Accordingly, the report suggests that odour from the proposed bakery is expected to be less offensive than other surrounding premises.

The Odour Report states that *“the relative position of the Bakehouse to residential premises would be similar to the other food outlets... located within the Bathurst Regional Council area... and it is expected that if these operations can operate without issue then the Project would also be able to operate without issue.”* Whilst this could be true for some food premises, this is not considered to be a well-reasoned argument. No supporting data or evidence in relation to potential odour complaints or odour readings/verification has been provided in support of these existing local examples and the degree of odour impact is highly dependent on the individual operations of the premises, the types of foods prepared, the odour control measures in place and the design of the development. Many of these referenced sites also directly adjoin other commercial developments or are partly separated from neighbouring residential properties by laneways; whereas all land directly adjoining the subject property is used for residential purposes and all neighbouring commercial developments are widely separated by Rankin and Durham Streets.

Lastly, the report states that *“odorous emissions may arise from the storage and handling of waste at the site and from the storage of raw materials at the site.”*

Local Dispersion Conditions

The Odour Report provides annual and seasonal windroses for the Bathurst Airport which *“show that annually, the winds are predominantly from the North, East and WSW directions. Of these wind flows, westerly winds are likely to disperse the odour towards the closest receptors located to the east. Annually, the calm conditions are 10% which will limit the dispersion of odour. During hours where baking will occur (03:00 – 23:00), the calm conditions occur for 9.7% of the time.”*

The land is located within a relatively flat area and it is considered that the surrounding topography is not likely to significantly influence the direction or dispersion of odour emissions.

Odour Mitigation Measures

The report concludes that *“given the context of other land uses in the surrounding area and the receiving environment, it is unlikely that odorous emissions originating from cooking processes within the operation would be considered offensive by a typical person at this location.”* It recommends that the following mitigation measures be implemented onsite, to reduce, manage and control odour emissions from the development:

Noise and Odour Impact Assessment – 19 May 2020

- A kitchen ventilation extraction system with ventilation hoods positioned above the main cooking points in the kitchen. The kitchen ventilation extraction system would be equipped with filtration equipment to manage the air emissions generated. The odour emissions from the cooking processes will be captured and dispersed into the ambient air via an exhaust point positioned at roof-top level.
Odour emissions from the operations are expected to be dispersed into ambient air and therefore, highly unlikely to negatively impact the surrounding environment. Odour will be minimised through the regular maintenance and cleaning of the ventilation filtration.

- Store all waste in sealed/enclosed bins.
- Ensure regular disposal of waste materials from the site.
- Regularly cleaning and maintaining dining, kitchen and storage areas.
- Ensuring all raw materials are not left out for excessive periods.
- Regular inspections by staff for odour sources at the Bakehouse, especially waste storage areas. Such inspections should be undertaken at hourly intervals during the day. If odour is detected, the waste should be collected more frequently. Additional cleaning of the waste storage area (including bins) should be undertaken frequently to ensure no residual odour is present.
- Any incident or complaint regarding odour be recorded and investigations to be undertaken to identify the specific cause and corrective action to be implemented to prevent similar incidents from occurring in the future.

Designated Enclosed Garbage Holding Shed

The designated Enclosed Garbage Holding Shed is proposed to be located on the Western end of the rear carpark, adjacent to the Drive-through (see **Figure 20**).



Figure 20 – Location of Designated Enclosed Garbage Holding Shed in Relation to Neighbouring Dwellings

The proposed Garbage Holding Shed is located within sufficient proximity to the restaurant building, which should allow staff to reasonably detect and resolve any odour and windblown litter related issues as they arise, subsequently reducing any associated impacts on neighbouring residential properties.

Further, detailed plans (including elevations and sections) of the proposed Garbage Holding Shed have not been submitted to Council as requested, although the submitted Site Plan notes the following:

- Colourbond finish.
- Eaves Height – 2.2m.

- Ridge Height – 2.4m.
- Length – 5.0m.
- Width – 2.5m.

If the application is approved, the following conditions of consent should be implemented:

1. Prior to the issue of any Occupation Certificate, an Operational Waste Management Plan is to be submitted to Council for endorsement. The Plan shall 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) The disposal location.
2. The Garbage Holding Area must be left closed at all times.
3. Prior to the issue of any Construction Certificate, the following Plans (to scale) must be submitted to Council in relation to the Colourbond Enclosed Garbage Holding Shed.
 - a) Floor Plan of the Garbage Holding Shed showing layout, partitioning, doors/windows/openings and dimensions of the building.
 - b) Elevations and Sections showing proposed external finishes, colours and heights of the Garbage Holding Shed.

In accordance with the approved Site Plan, the Colourbond Enclosed Garbage Holding Shed must conform to the following dimensions:

Building Feature	Measurement
Eaves Height	2.2 metres
Ridge Height	2.4 metres
Floor Length	5.0 metres
Floor Width	2.5 metres

4. The exterior colour scheme of the Colourbond Enclosed Garbage Holding Shed is to be compatible with that of the Acoustic Fence and food and drink premises in particular, and with the character of the Bathurst Heritage Conservation Area in general.

NOTE 1: Advice on suitable colour schemes is available from most paint suppliers with 'heritage' ranges and from Council's Heritage Advisor.

5. The cladding on the walls and roof of the proposed Enclosed Garbage Holding Shed is to be of traditional corrugated profile.

Adequacy of Odour Assessment

The usual approach when dealing with developments which have the potential to

generate odours is to undertake an assessment in accordance with the *EPA Technical Framework – Assessment and Management of Odour from Stationary Sources in NSW*.

The Framework makes the following observations generally in relation to odour:

EPA Technical Framework – Assessment and Management of Odour from Stationary Sources in NSW 2006

1.1 Introduction

Odours can affect public amenity and the community's quality of life. Within the community, there is a large range of reaction to odour. On the one hand there are people who are very sensitive to odour. This odour-sensitive sector of the population will react, often strongly, to odours that are barely noticeable to others, or will have an expectation of very low environmental odour levels. On the other hand there are others within the community (often because of their association with the odour-generating activity) who are more tolerant of higher odour levels. The bulk of the population lies between these two, being unaffected by low levels of odour and being prepared to accept certain levels of odour.

3.3 Odour Assessment Criteria

The detectability of an odour is a sensory property that refers to the theoretical minimum concentration that produces an olfactory response or sensation. As noted in section 1.5, this point is called the 'odour threshold' and defines one odour unit (1 OU). Therefore, an odour criterion of less than 1 OU would theoretically result in no odour impact being experienced.

In practice, the character of a particular odour can only be judged by the receiver's reaction to it, and preferably only compared to another odour under similar social and regional conditions. Based on the literature available, the level at which an odour is perceived to be of nuisance can range from 2 OU to 10 OU depending on the combination of a number of factors.

- **Odour quality:** whether the odour results from a pure compound or a mixture of compounds. Pure compounds tend to have a higher threshold (lower offensiveness) than a mixture of compounds.
- **Odour intensity:** the concentration of the chemical or mix of chemicals at the receptor. This will be affected by the concentration at the source, the chemical characteristics, the height at which the chemical is released and the mixing rate (affected by factors such as climate, topography, intervening vegetation and distance).
- **Odour frequency, timing and duration:** when and how odour interacts with the activities of a community affects the annoyance and offensiveness of the odour. Higher levels of short-term releases are likely to be more tolerable than long-term emissions at the same level. Odour emissions at the weekends or in the evenings are likely to be less tolerable because of the impact on quality of life.
- **Population sensitivity:** any given population contains individuals with a range of sensitivities to odour. The larger a population, the greater the number of sensitive individuals it contains. The population sensitivity will also

depend on previous exposure to the odour and associations with the odour (for example, whether the community members work at, or use products from, the facility that generates the odour, or whether the facility is considered to be an asset to the community).

- **Background level:** determines the likelihood of a given odour source, because of its location, contributing to a cumulative odour impact. In areas with a number of odour sources it may be necessary to apply a lower threshold in order to prevent 'offensive odour'.
- **Public expectation:** an important factor is whether a given community is tolerant of a particular type of odour and does not find it 'offensive', even at relatively high concentrations. For example, farming families may consider background agricultural odours inoffensive even at a high level of odour units while a low level of agricultural odours may be considered offensive to rural residents who value the 'clean air' attributes of their properties.
- **Source characteristics:** whether the odour is emitted from a stack (point source) or an area (diffuse source). Generally the components of point-source emissions can be identified and controlled more easily than diffuse sources because emissions can be treated by using pollution control equipment. One of the control approaches for some diffuse sources is to enclose the odour-generating activities so that the diffuse source can be converted to a point source and controlled.
- **Health effects:** Experience gained by the EPA through odour assessments for proposed and existing facilities in NSW indicates that an odour performance criterion of 7 OU is likely to represent the level below which 'offensive' odours should not occur for an individual with a 'standard sensitivity' 2 to odours. Individuals that are exposed to particular odours that exceed this are more likely to develop adverse physiological and/or psychological health effects. Therefore, the framework recommends that no individual be exposed to ambient odour levels greater than 7 OU. Appropriate averaging periods are discussed in Technical Note 3.

Odour assessment criteria need to be designed to take into account the range in sensitivities to odours within the community and provide additional protection for individuals with a heightened response to odours. This can be done using a statistical approach which depends upon the size of the affected population. As the affected population size increases, the number of sensitive individuals is also likely to increase, which suggests that more stringent criteria are necessary in these situations. Therefore, the odour assessment criteria allow for population size, cumulative impacts, anticipated odour levels during adverse meteorological conditions and community expectations of amenity.

A summary of odour assessment criteria for various population densities is shown in Table 3.1 below.

Table 3.1 Odour Assessment Criteria

Population of affected community	Odour assessment criteria 3 (OU)
Rural single residence (≤ 2)	7.0
~ 10	6.0
~ 30	5.0
~ 125	4.0

~ 500	3.0
Urban area (≥ 2000) and/or schools and hospitals	2.0

1.7 Odour Assessment

The framework uses a three-level system of odour impact assessment for odour sources:

- **Level 1** is a simple screening-level technique based on generic parameters for the type of activity and site. It requires minimal data and uses simple equations designed to indicate the likely extent of any odour impact. It may be used to assess site suitability and odour mitigation measures for new or modified activities and is particularly suitable for smaller developments in sparsely populated areas such as a small broiler chicken farm located in a rural area with no existing or likely future sensitive receptors located nearby.
- **Level 2** is a screening-level dispersion modelling technique, using worst case input data (rather than site specific data). It is more rigorous and provides a more realistic prediction of the extent of any odour impact than a Level 1 assessment. It may be used to assess site suitability and odour mitigation measures for new, modified or existing activities. For example, Level 2 assessment can be used to determine whether a proposed upgrade and expansion of a sewage treatment plant would result in odour impacts on local residents.
- **Level 3** is a refined-level dispersion modelling technique that uses site-specific input data. This is the most comprehensive and most realistic level of assessment available. It may be used to assess site suitability and odour mitigation measures for new, modified or existing activities. For example, Level 3 assessment using concentrations of pollutants measured at site emission sources could be undertaken to assess whether proposed mitigation strategies would be adequate to reduce odour impacts from a waste oil processing facility, the subject of long-term numerous complaints from neighbours.

The submitted Odour Assessment Report takes a “*qualitative approach... which includes the identification of potential odour sources, a review of proposed odour control measures, an assessment of the existing odour levels in the vicinity of the Bakehouse, local dispersion conditions and site considerations.*” The assessment has not been prepared in accordance with and does not reference the EPA *Technical Framework: Assessment and Management of Odour from Stationary Sources in NSW*. It is therefore difficult to conclude that the development complies with the Technical Framework given that it is limited to a qualitative assessment. Ultimately the conclusions may well be correct but unless the Assessment has been prepared in accordance with the Framework it would be difficult to reach this conclusion.

If the application is approved, it is considered that the following conditions of consent should be implemented to reduce the degree of odour impacts on the surrounding receptors:

1. A kitchen ventilation extraction system equipped with filtration equipment to manage air emissions must be installed with ventilation hoods positioned above the main cooking points in the kitchen. Odour emissions from cooking must be captured and dispersed into the ambient air via an exhaust point positioned at rooftop level, so as not to impact the surrounding environment.

2. The kitchen ventilation extraction system (including the ventilation filtration) must be regularly maintained and cleaned by staff.
3. All waste materials must be stored in a sealed/enclosed waste collection bin in the designated Enclosed Garbage Holding Shed.
4. All dining, kitchen and storage areas must be regularly cleaned and maintained.
5. Raw materials must not be left out for excessive periods.
6. Regular inspections must be conducted by staff to identify odour sources at the site (including onsite bins and the Enclosed Garbage Holding Shed) and in the surrounding environment. Such inspections must be undertaken at hourly intervals during the day. If odour is detected, the waste must be collected more frequently. Additional cleaning of the bins and the Enclosed Garbage Holding Shed must be undertaken frequently to ensure no residual odour is present.
7. Any incidents and complaints relating to odour must be recorded by staff and an investigation must be undertaken to identify the cause of the odour. Corrective action must be implemented where possible to prevent similar incidents from reoccurring.
8. If odour management measures are found to be insufficient, Council reserves the right to require that an investigation be undertaken by a suitably qualified air quality consultant to identify odour causes, at the expense of the landowner(s). Any recommendations made by the air quality consultant to reduce odour impacts must be implemented at the landowner(s) expense.
9. Prior to the issue of any Occupation Certificate, an Odour Management Plan must be prepared and submitted to Council which includes (but is not limited to) the following:
 - a) A Schedule of Staff Responsibilities in relation to odour control and management practices (as listed in this Development Consent and the Noise and Odour Impact Assessment Report prepared by AE Assured Environmental, dated 19 May 2020) and the timing at which individual tasks are required to be carried out (see below example).

Odour Issue	Odour Management Task	Timing	Responsibility
E.g. Cooking odour.	Maintenance and cleaning of kitchen ventilation extraction system.	Once a month.	Restaurant Manager.
E.g. Waste.	Collection of indoor and outdoor waste from garbage bins and disposal into bins held in the Enclosed Garbage Holding Shed.	Once an hour.	Waiting Staff.

- b) Regular inspections by staff to identify odour sources at the site and in the surrounding environment.

- c) Any incidents and complaints regarding odour be recorded as per the standard business complaints handling procedure and investigations to be undertaken to identify wherever possible the specific cause, and corrective action to be implemented where possible to prevent similar incidents from reoccurring.
10. Following 3 months post-commissioning of the operations, an odour verification report must be prepared by a suitably qualified air quality consultant and the expense of the landowner(s) to verify the performance of the odour control measures. The findings of the odour verification report must be provided to Council and any recommendations made in the report must be implemented at the expense of the landowner(s).
 11. Waste materials must be disposed of from the site at a minimum of once per week, or more regularly at various times depending on capacity.
 12. The designated Enclosed Garbage Holding Shed and other waste storage facilities on site (such as fixed rubbish bins) must be regularly cleaned and maintained.
 13. All plant must be operated and maintained in a proper and efficient manner which does not cause air pollution, in accordance with Sections 124 and 125 of the *Protection of the Environment Operations Act 1997*.
 14. All materials must be handled in a proper and efficient manner which does not cause air pollution, in accordance with Section 126 of the *Protection of the Environment Operation Act 1997*.
 15. Offensive odours from the premises must not be detectable at the nearest sensitive land uses.
 16. The particulate filtration system installed (for example, a filter or grit arrestor in the cooking ventilation system) must be maintained in efficient working order at all times.
 17. The ventilation system used for collection of emissions (such as a fume hood) must be maintained in efficient working order at all times. Material accumulated on the inside of the hood and ductwork (such as fats from cooking) must be checked and removed periodically.
 18. Grease traps installed in the cooking systems must be maintained in efficient working order at all times.
 19. Waste materials, including grease or fats removed from the grease trap system (if in place) must be packaged and labelled in the correct fashion, removed from the site and transported to an approved disposal site.
 20. The development shall only be conducted on Mondays to Sundays between the hours of 3:00am to 10:00pm. The business must only be open to the public between the hours of 5:30am to 10:00pm.

Waste Management and Collection / Vermin

The proposed Garbage Holding Shed will be located on the Western end of the rear carpark, adjacent to the drive-through. To ensure that the shed is constructed to be pest and vermin proof, the following condition of consent is recommended:

1. The food and drink premises (including the Garbage Holding Shed) 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 the food and drink premises (including the Garbage Holding Shed) 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.

To ensure that all demolition, construction and operational rubbish, litter and debris generated by the development is appropriately managed and disposed of, it is considered that the following conditions of consent could be implemented:

1. Fixed and lidded garbage bins must be provided within the food and drink premises and throughout the carpark for public use. Garbage bins must not be allowed to overflow and must be regularly maintained and emptied into suitably covered bins, which must be located within the designated Enclosed Garbage Holding Shed.
2. All building rubbish and debris, including that which can be wind-blown, shall be contained on site in a suitable and covered container at all times prior to disposal at Council's Waste Management Centre or other facility that can lawfully be used as a waste facility for that type of waste. The container shall be erected on the building site prior to work commencing.

Materials and sheds or machinery to be used in association with the construction of the building shall not be stored or stacked on Council's footpath, nature strip, reserve or roadway without Council approval.

NOTE 1: No building rubbish or debris shall be placed or be permitted to be placed on any adjoining public reserve, footway, road or private land without Council approval.

3. The developer is to complete and submit to Council for approval a completed Waste Management Plan. The Plan shall include, but not be limited to, the following:
 - a) The types of waste to be handled.
 - b) Volume of each waste.
 - c) Management and storage of waste.
 - d) Method of waste disposal.
 - e) Method of waste transport.
 - f) Disposal location.
4. Upon completion of demolition work the developer is to submit to Council proof of waste disposal at a licensed facility.

Privacy

The proposed development involves the construction of a two-storey commercial building and earthworks (including approximately 1 metre of fill in the far Eastern corner and the construction of associated retaining walls).

However, the First Floor of the proposed building includes only one substantial window on the North-Eastern elevation, which is located within the proposed Storage Room and is not accessible by the public. Additionally, the proposed 2.0 to 2.2-metre-high Acoustic Fences will sit above the 1.0-metre-high retaining walls and largely restrict any overlooking from the carpark. Therefore, the proposed development is not expected to result in any substantial privacy conflicts with neighbouring residential properties.

Development Contributions

The following Section 7.11 Contribution Plan is applicable to the development and conditions of consent should be implemented to ensure that payment is received:

Section 7.11 Contributions Plan	Contribution Rate	Calculation
Jordan Creek Stormwater Drainage Management	<u>Industrial, Commercial, Special Use Developments</u> \$12.10 per additional m ² of impervious area.	Additional impervious area = Approx. 350m ²

Headworks Charges

In accordance with Section 64 of the *Local Government Act 1993* and Chapter 6, Part 2, Division 5 of the *Water Management Act 2000*, a condition of consent should be implemented requiring that the following headworks contributions be paid to Council towards the cost of existing or projected water and sewer management works:

Economic Impacts

The proposed food and drink premises will provide indoor and outdoor seating for up to fifty (50) people, includes drive-through facilities and will be located adjacent to Durham Street. Given the scale of the development and its proximity to a major road, it is considered likely that the development will attract a lot of passing trade (average of 900 vehicles per day).

Additionally, the development will directly employ up to thirty-eight (38) staff and provide short term employment opportunities throughout the construction phase.

If approved, the proposed development is likely to have a positive impact on the local economy.

Consolidation of Lots

The proposed development will be located over the shared boundary of existing Lot 1 DP 852500 (113 Durham Street) and Lot A DP 197473 (105 Durham Street), which is not permitted. If approved, the following condition of consent should be implemented:

1. Prior to the issue of the Construction Certificate, evidence shall be submitted to Council of the lodgement of plans with NSW Lands Registry Services to consolidate Lot 1 DP 852500 and Lot A DP 197473 into one parcel. Evidence of consolidation of the land is to be provided to Council from NSW Land Registry Services demonstrating that the consolidation has been registered prior to the issue of any Occupation Certificate.

The consolidation of both lots will resolve issues in relation to fire safety and also ensure

that all carparking required as part of the food and drink premises remains on the same allotment of land as the relevant building (i.e. preventing the necessary carparking spaces from being sold separately from the development).

Public Consultation

Exhibition Period

The Development Application was advertised and notified to adjoining property owners for a period of fourteen (14) days between 14 April 2020 and 27 April 2020, in accordance with *Community Participation Plan 2019*. Nine (9) public submissions were received during this period and the concerns are outlined below.

Number of Submissions

A total of nine (9) submissions were received during the public exhibition period.

Submission Hearing

Due to circumstances surrounding COVID-19, Council made the decision to cease public attendance at Council Meetings. In the absence of a Submission Hearing with Councillors, a copy of all written submissions received was referred to the applicant to provide a written response to Council. A copy of the Applicant's written response to submissions is provided in **attachment 6**.

Issues

Issues raised in the nine (9) submissions received by Council during the public exhibition period and based on the plans originally submitted are summarised as follows:

Signage and Heritage Conservation

- DCP 2014 requires that the height of a Pylon Sign not exceed the height of the building to which it relates. A 12-metre-high Pylon Sign has been proposed and the building has a height of 8.6 metres. The sign exceeds the DCP standard by 40%. Council must not grant consent to the DA.
- In the city block in which the development site sits (bounded by Durham, Rankin and George Streets) there are no signs approaching 12-metres-high. There are no signs higher than the buildings to which they relate.
- Other signs in the broader area (such as Red Rooster, KFC and Hungry Jacks) were approved for different reasons under superseded planning regulations and outdated DCP's. They are not comparable or reliable precedents. There are a number of other Pole and Blade Signs in the precinct which comply with DCP 2014.
- In 2017 Council rejected a proposed 9-metre-high "Caltex" blade sign only 200 metres away from the site, on the same road. This sign breached the DCP height limit and it was agreed that the increasing size of commercial signage in Durham Street was not compatible with the heritage values of the city.
- A Wall Sign (51m² in area) has been proposed on the Rankin Street frontage which extends from ground level to above the gutter line. It is grossly excessive

and detracts from the building. It is little more than a billboard. The Wall Sign should be reduced in size by at least 70%.

- The Wall Sign fails to meet the following objective and standard of DCP 2014:

“to permit signage and colour schemes of a type, scale and location that will enhance the heritage elements of an historic setting, without detracting from its significance, particularly with respect to the Bathurst CBD and within heritage conservation areas.”

“the size of the sign and its contents/design (letters, number and symbols) must complement the scale of the building to which they relate.”

- Council should enforce its existing signage rules. Businesses are welcome in Bathurst, but on Bathurst's terms.
- Part of the site is zoned R1 General Residential. Question is raised as to how a food and drink premises can be permitted to operate on the site without a rezoning.
- The entrances to the heritage city (from the East and West) consist of an expanding strip of service stations, fast food outlets and car yards. This presents poorly and is causing Bathurst to fall into the same issues as other regional cities. Over time these establishments become rundown and the old commercial strip at Kelso is a prime example of this. Council must consider whether Bathurst should present its entrances as a forest of oversized signs and cheap looking bulky commercial buildings, whether to create a visual impression which complements our heritage.
- City entrances are better presented when the highway businesses are well set back, with good design, modest signage, modest proportions and with a green natural foreground.
- Bathurst is a heritage city and Australia's oldest inland European settlement. Its heritage is the envy of other cities, and Australia watches what is done here.
- The Thrifty Car/Truck Hire premises located on Durham Street frequently has between eight (8) to ten (10) vehicles (which are effectively Billboards on wheels) parked along Rankin Street which already detracts from the heritage significance of the streetscape. The proposed development will only exacerbate this issue, as it is likely to attract customers towing caravans etc. who will use Rankin and Durham Streets for parking, as no onsite long-vehicle parking has been proposed.
- Some appreciation is given towards the efforts the developer has made in the design of the building, which presents well as a replacement commercial building within the HCA. However, the design and acceptability of the building is compromised by an attempt to accommodate a large advertising wall which aims to enable signage that is inconsistent with the principles and regulations of DCP 2014.

Traffic, Safety, Off-street Carparking

- The numbers included in the Traffic Report are not fully representative of the potential impact of the development on the Rankin/Durham intersection. The

survey numbers are low for cars wanting to turn right from Rankin onto Durham Street or go straight through the intersection to Rankin Street because these movements are currently far too dangerous. Numerous near misses have been witnessed due to cars taking a risk.

- There will be a huge impact on potential road accidents if Council approves the DA without assurance from TfNSW that traffic lights will be inserted at the intersection.
- The development will impact on traffic flows and parking in Rankin Street, Henry Street and Morrisset Street.
- Most of the dwellings in the vicinity are identified as heritage significant and have limited off street parking. This means that most residents need to use the road in front of their homes for parking. The development will reduce the amount of on-street carparking available to residents.
- The location of the proposed drive-through near the Rankin/Durham intersection is of concern. On many occasions, significant traffic congestion and near misses have been witnessed at the similar drive-through arrangement existing at KFC on George Street. Another traffic generating development (and drive-through) near a major Durham Street intersection will significantly impact the ability of surrounding residents to safely access Durham Street from their properties.
- The Thrifty Car/Truck Hire premises located on Durham Street does not have an appropriately sized lot to accommodate their fleet (as many as twenty (20) cars, trucks, mini buses and 4WDs). This has meant that Rankin Street is already inundated by parked Thrifty trucks both pre and post-rental. The proposed development will cause further unnecessary widespread impacts on residents.
- There are families with young children who reside in the area. Children are often out on the street riding their bikes under the supervision of their parents. The significant increase in traffic caused by the development will impact the safety and ability of children to play in their own street.
- The development will result in restricted access to Rankin Street caused by the queuing of cars. KFC in Bathurst is a prime example; cars queue South and North of George Street because the drive-through is not of sufficient length. Very few of KFC's customers use the car park and the same issue will occur here. McDonalds Bathurst has overflow parking available in the Council carpark for busy periods.
- The allocation of five (5) parking spots to staff and twenty-four (24) to customers is inadequate.
- The drive-through should be removed to increase the amount of parking available onsite.
- An additional entrance off Durham Street (a busy highway) into the development is not needed as there is already an entrance proposed from Rankin Street. The proposed Durham Street entrance is dangerous and will create havoc when vehicles slam their brakes to enter the site, with vehicles lined behind them. Given that Durham Street is the main route through Bathurst, non-locals will not be aware of the hazard until it is too late.

Noise, Hours of Operation

- Concern is raised in relation to the hours of operation for this business. Other businesses within the vicinity do not operate at extended hours and those that do are not located this close to residential properties. The impact of traffic affecting residents home time would be unfairly and significantly impacted.
- The development will increase the amount of traffic utilising Rankin Street (North of Durham). This will subsequently increase the amount of noise from people and vehicles within the street. The proposed hours of operation need to be reduced.
- The hours of operation for the vehicle sales or hire premises that had previously occupied the land were substantially less than those being requested as part of this Development Application. A vehicle sales or hire premises also experiences less customer visitation per hour than a bakery.
- Delivery trucks should be excluded from delivering between the hours of 8:00pm and 7:00am. The noise of trucks idling and reversing before 7:00am and after 8:00pm will be highly noticeable during these quieter times of the day.
- The noise of people taking and receiving an order is of concern to the surrounding residents. The location of the ordering station is not taking into consideration how noise travels and the impact of the noise pollution on the surrounding neighbours
- The operating hours include 5:00am to 11:00pm; eighteen (18) hours per day, seven (7) days per week. However, the bakers and staff will be arriving each day from as early as 3:00am. Added noise impacts will be experienced from car arrivals and inside the bakehouse. Noise travels during early hours and the night.
- The drive-through sweeps around the back of the proposed bakery. Neighbouring residents will be impacted by people talking and playing music. The drive-through should not be allowed in this location.
- If the development is approved, neighbouring residents will only experience four (4) hours of peace per day, between 11:00pm and 3:00am.
- The proposed hours of construction have not been addressed. Suitable hours would include 8:00am to 5:00pm, Mondays to Fridays. Construction on Saturdays, Sundays and Public Holidays should not be allowed. The development site is located on the boundaries of residential properties and is not situated in the middle of a commercial area.
- Noise will be experienced from the clanging of pots, exhaust fans, air conditioning and the emptying of bottles and cans out the back of the premises between 5:00am and 11:00pm.
- The multi-lane drive-through speakers will be located only 15 metres from neighbouring residential units.
- The cooking and baking area is located at the back of the building and noise will flow directly into neighbouring residential properties at as early as 5:00am.
- There are eight (8) residential units located adjacent to the development, which is identified as higher density living. At times clients of Thrifty collect vans parked in the surrounding area during the very early hours of the morning and disturb

neighbours with loud conversations and laughter. Thrifty should have to purchase the double-block for their office and the parking of trucks, so that residents are not impacted by trucks lining both sides of the street.

Waste Management – Odour, Vermin, Litter and Noise

- Concern is raised in relation to the proposed location of the Bin Enclosure Area at the back of the premises in close proximity to the neighbouring residential units which will be impacted by smell, vermin and noise.
- Increased pedestrian activity as a result of the development will lead to rubbish being deposited by customers in the surrounding area. The placement of bins needs to be considered.
- The proposed Garbage Holding Shed is situated directly in front of the main windows and front door of Unit 4/44 Rankin Street (Lot 4 SP 92273). Only a colourbond fence separates the two. Garbage will be deposited by staff at all hours of the day and night. Garbage trucks will be coming several times a week to collect them. Sleep will be interrupted due to the reversing beeps of the truck and the banging of garbage bins. The garbage will attract dogs, cats and vermin and the odour will impact the amenity of residences.
- Cooking odour will impact surrounding residences for many hours of the day.

Lighting

- The positioning of lighting onsite will be an issue, as it will spill straight through neighbouring bedroom windows, particularly in the far Eastern corner of the site where lighting will be required for the Garbage Holding Shed and car parking spaces.

Privacy

- Retaining walls will be constructed at the far Eastern corner of the site. This provides an opportunity for patrons to jump the fence or climb up and overlook the neighbouring units.
- Surrounding residents will lose their privacy as a result of the development.

Other

- The application should not be approved on the basis that it would provide more money for Council.
- In the documentation submitted to Council as part of the Development Application, only photos of the established take away food and drink premises were lodged. No photos of the adjoining residential dwellings or residential units located behind were provided. There are elderly people that live in the neighbouring homes.
- The documentation submitted to Council only appears to be concerned with signage, landscaping and screening from the street. No consideration is given towards the existing established residences and the wellbeing of landowners.
- Existing neighbouring residents are entitled to a quiet place to live and their

wellbeing should not have to be impacted by a newly proposed commercial development.

- Bathurst already has established bakeries that sell bread and cakes.

CONCLUSION:

Council has received a Development Application for the demolition of an existing dwelling house and commercial building, construction of a two-storey food and drink premises (including drive-through facilities), 24-space car park, garbage holding shed, 1.0-metre high retaining walls, 2.0 to 2.2-metre-high acoustic walls and the installation of signage.

Based on information provided in the Traffic Impact Assessment Report and from TfNSW, it is considered that the proposed development will not result in any significant impacts on traffic and pedestrian safety both on and off site, subject to:

- The existing Durham/Rankin intersection being upgraded by TfNSW to include a prohibition on right turns and straight through movements from Rankin Street, prior to the occupation of the development.
- A prohibition on the construction of any access driveway between Durham Street and the front (North-Western) carpark.

Any ingress driveway to the site directly from Durham Street would result in an unacceptably high risk of collisions due to vehicles decelerating on approach to the site in proximity to the intersection. Similarly, if an egress-only onto Durham were to be proposed, vehicle conflict points would be introduced close to Rankin Street with little benefit to onsite or highway circulation. Such a change should not be supported given the combined ingress/egress on Rankin Street is safe and practicable.

- The implementation of a *Final Site Delivery Management Plan* to control and manage traffic (and noise) impacts during the carrying out of deliveries to the site.
- The rear carpark being utilised for staff carparking only.

The land is located within the Bathurst HCA, of which the existing dwelling house (to be demolished) is identified as a contributory item under the BCAMS. It is generally agreed that: the existing structurally sound dwelling house (proposed to be demolished) is not unique (rare) or dissimilar to other dwellings constructed within Bathurst during the 1930s; there are remaining examples of this built form and architectural style in the area; the proposed modern infill development is generally acceptable in terms of streetscape and urban design; and given the scale and aspirations of the development, the proposal is not capable of being modified to incorporate the existing dwelling.

It is considered that the nature, character and scale of the development is compatible with the amenity of the commercial area located to the West of the land. However, the proposed development has the potential to impact on (or not exist in harmony) with the amenity of the residential area located to the East, for the following reasons:

- The scale and character of the proposed development is not comparable to the historic uses of 113 Durham Street (Lot 1 DP 852500) as a service station and a vehicle sales or hire premises.
- Whilst the development is projected to comply with the numerical standards of the *NSW EPA Noise Policy for Industry* (NPI), the Environmental Noise Assessment

Report does not provide certainty that the development will be compatible with the amenity of the residential area. The extended hours of operation (3:00am/5:30am to 10:00pm), early hours of delivery (4:30am to 5:30am), high traffic and pedestrian generation (an average of 900 vehicles per day) and location of drive-through, speaker, loading/unloading and carparking facilities within proximity to neighbouring dwellings, is likely to affect surrounding residents, particularly during the very early and late hours of the day when residents have previously enjoyed some level of respite.

- The Odour Assessment Report uses a qualitative assessment to determine that *“given the context of other land uses in the surrounding area and the receiving environment, it is unlikely that odourous emissions originating from cooking processes within the operation would be considered offensive by a typical person at this location.”* However, this report has not been prepared in accordance with the *NSW EPA Technical Framework: Assessment and Management of Odour from Stationary Sources in NSW*, which makes it difficult to determine whether the conclusions of the report can be sustained.

Additionally, the Odour Report provides examples of other local takeaway food and drink premises which are located in proximity of residences and supposedly operate without odour impact. This is not considered to be a well-reasoned argument as no supporting data or evidence in relation to potential odour complaints or odour readings/verification has been provided in support of these existing local examples and the degree of odour impact is highly dependent on the individual operations of the premises, the types of foods prepared, the odour control measures in place and the design of the development. Many of those referenced sites also directly adjoin other commercial developments or are partly separated from neighbouring residential properties by laneways, whereas all land directly adjoining the subject property is used for residential purposes and all neighbouring commercial developments are widely separated by Rankin and Durham Streets.

- It is acknowledged that external lighting and illuminated directional signage is necessary to ensure the safety, security and operation of the premises, particularly during night hours. However, the cumulation of signage and outdoor lighting in the proposed development will ultimately increase the level of illumination in Durham Street and Rankin Street and the amount of light spillage currently experienced by the surrounding residential properties.

The 2.0 to 2.2-metre-high acoustic fencing may minimise some of this light spillage, however, will not be enough to conceal the cumulative effect of all lighting and signage.

It is acknowledged that the plans for the development have been amended in response to concerns raised by Council during an onsite meeting held on 16 October 2020 in response to the original plans.

Should Council be satisfied that the proposed food and drink premises will have other planning benefits that sufficiently outweigh the contribution that the existing dwelling house provides towards the significance of the Bathurst HCA and streetscape, and that the proposed development can exist in harmony with the surrounding residential area, the development could be approved, but with numerous conditions as recommended. The intent of the recommended conditions is to mitigate the impacts described throughout this report.

However, if Council is not satisfied that the development has other prevailing planning

benefits, or that the development cannot exist in harmony with the surrounding residential area, reasons for refusal are provided in **attachment 19**.

FINANCIAL IMPLICATIONS:

Nil

BATHURST COMMUNITY STRATEGIC PLAN – OBJECTIVES AND STRATEGIES:

Objective 1: Our sense of place and identity.

- Strategy 1.2 Protect, enhance and promote the region's European heritage assets and character.
- Strategy 1.5 Promote good design in the built environment.

Objective 2: A smart and vibrant economy.

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

Objective 4: Enabling sustainable growth.

- Strategy 4.6 Plan for, assess and regulate development activity.

Objective 6: Community leadership and collaboration.

- Strategy 6.1 Communicate and engage with the community, government and business groups on important matters affecting the Bathurst region.
- Strategy 6.4 Meet legislative and compliance requirements.

COMMUNITY ENGAGEMENT:

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

ATTACHMENTS:

1. Location plan and aerial image [7.2.3.1 - 1 page]
2. Plans of Proposed Development [7.2.3.2 - 16 pages]
3. Proposed landscaping plan (Rev D, 22/10/20) [7.2.3.3 - 1 page]
4. Plans of Proposed Signage [7.2.3.4 - 5 pages]
5. Statement of Environmental Effects [7.2.3.5 - 49 pages]
6. Applicant's response to further information request and public submissions [7.2.3.6 - 13 pages]
7. Noise and Odour Impact Assessment [7.2.3.7 - 34 pages]
8. AMENDED Statement of Heritage Impact [7.2.3.8 - 43 pages]
9. Commercial Infill Application [7.2.3.9 - 2 pages]
10. Traffic Study Report [7.2.3.10 - 75 pages]
11. Outdoor Lighting Plan [7.2.3.11 - 2 pages]
12. Crime Assessment Report [7.2.3.12 - 9 pages]
13. Public submissions received [7.2.3.13 - 15 pages]
14. Bathurst Conservation Area Management Strategy (BCAMS) information [7.2.3.14 - 2 pages]
15. TfNSW submission in relation to the proposed development [7.2.3.15 - 4 pages]

16. Applicant's response to concerns raised by Council during onsite meeting [7.2.3.16 - 6 pages]
17. Draft Site Delivery Management Plan [7.2.3.17 - 2 pages]
18. Plan of proposed loading and unloading arrangements [7.2.3.18 - 1 page]
19. Alternate Recommendation - Reasons for refusal [7.2.3.19 - 1 page]

MINUTE

RESOLUTION NUMBER: ORD2020-303

MOVED: Cr I North SECONDED: Cr J Rudge

RESOLVED:

That Council:

- (a) support the variation(s) to Clause 5.6 "Parking, Access and Manoeuvring Areas" 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. 2020/103, 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:

Conform with Approved Plans

1. Any alterations or additions marked by Council on the approved plans and/or the specifications shall be carried into effect.

Traffic, Access and Car Parking

2. An Occupation Certificate for the development must not be issued until such time as:
 - a) The intersection of Durham Street and Rankin Street has been upgraded by Transport for NSW (TfNSW) to include a prohibition on the following traffic movements:
 - (i) Straight through movements on Rankin Street (Northbound and Southbound), and
 - (ii) Right turn movements from Rankin Street onto Durham Street (Westbound and Eastbound).

OR

- b) Suitable alternative arrangements have been made to alleviate the traffic impacts of the development to the satisfaction of Council and TfNSW.
3. The construction of any access driveway between Durham Street and the

front (North-Western) carpark is prohibited.

4. The applicant is to submit one (1) hard copy and one (1) electronic copy of engineering plans, specifications and calculations in relation to:
 - a) Drain roofed and paved areas;
 - b) Collection and conveyance of surface runoff;
 - c) Paving and linemarking;
 - d) Replacement of redundant kerb laybacks;
 - e) Construction of concrete footpaths;
 - f) Building over sewer;
 - g) Building adjacent to sewer; and
 - h) Building over manhole.

Further, the works are to comply with Bathurst Regional Council's Guidelines for Engineering Works.

5. The redundant kerb laybacks in Rankin Street and Durham Street are to be replaced with conventional barrier kerb, and Council's footway rehabilitated, in accordance with Bathurst Regional Council's Guidelines for Engineering Works.
6. The concrete footpaths adjoining the property are to be removed and replaced for all redundant and new driveways. Any damaged or misaligned sections of footpath are to be removed and replaced. All new footpaths are to be 100mm thick, have a width that matches the existing footpath(s) and be constructed in accordance with Bathurst Regional Council's Guidelines for Engineering Works.

NOTE 1: Any pavement damaged during construction is to be replaced at the full cost of the landowner(s).

7. The applicant is to submit to Council one set of electronic files in both Portable Document Format (.pdf) and in CAD Drawing (.dwg) (MGA co-ordinates and AHD levels with each of the services on a separate layer e.g. separate out water, sewer, storm water to their own layers) and one set of paper copies of the works as executed plans (at a scale of 1:500 on an A1 sheet) for the:
 - a) Drain roofed and paved areas;
 - b) Collection and conveyance of surface runoff;
 - c) Building over manhole.
 - d) Access to manholes.
 - e) Building adjacent to sewer main.

Each sheet is to include a bar scale or scales adjacent to the title block showing the scale (the works as executed plan is to be scaled at 1:500) and each sheet is to be properly signed and dated by the person responsible for the carrying out of those works. Further, the works are to comply with Bathurst Regional Council's Guidelines for Engineering Works.

NOTE 1: The provision of a table on the works as executed plan which details: the distance from the centre of the downstream manhole to each sideline, house connection, and dead end; the depths to invert; and the length of such sidelines.

8. 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.
9. Prior to construction of any works within the Durham Street road reserve, the detailed design must be provided to Transport for NSW (TfNSW) by sending to development.western@rms.nsw.gov.au for review and concurrence pursuant to Section 138(2) of the *Roads Act 1993*. Details are to include (unless varied to the satisfaction of Council and TfNSW):
 - a) Widening the egress-only driveway at 105 Durham Street so a 12.5m rigid truck can exit the site using only the parking lane and nearside travel lane. Design swept paths are to be confirmed on the drawings.
 - b) Removal and reinstatement of all other redundant driveway laybacks on Durham Street to standard kerb and gutter and footway formation.
 - c) Proposed stormwater drainage works which it is understood may include a new kerb inlet pit, modifications to an existing pit and associated pipe connections.
 - d) Dependent on the design details, the developer may be required to privately finance and perform work on State classified road assets in which TfNSW has a financial interest. If this is the case, a formal Works Authorisation Deed (WAD) is required between the developer and TfNSW prior to works commencing.
10. Prior to the commencement of construction works, the proponent is to contact the TfNSW Field Traffic Manager on 1300 656 371 to determine if a Road Occupancy Licence (ROL) is required. In the event a ROL is required, the proponent is to obtain the ROL prior to works commencing within three (3) metres of the travel lanes of the State road.
11. All staff must primarily utilise the rear (Eastern) onsite carpark. The front (North-Western) carpark should only be utilised by staff when the rear (Eastern) carpark is full.

NOTE 1: The rear (Eastern) carpark is defined by Spaces No. 20 to 24 on the approved plans.

NOTE 2: The front (North-Western) carpark is defined by Spaces No. 1 to 20 on the approved plans.
12. The amount of seating provided onsite must not exceed the following:
 - a) Indoor Seating for not more than thirty-eight (38) persons (including Ground Floor and First Floor).
 - b) Outdoor Seating for not more than twelve (12) persons.
13. The provision of at least twenty-four (24) car parking spaces on the subject land in a manner that is in accordance with Australian Standard AS 2890.1 - 2004 Car Parking and Council's Offstreet Car Parking Code.
14. The provision of at least fifteen (15) designated bicycle parking spaces on the subject land in accordance with *Bathurst Regional Development Control Plan 2014*.

Noise

15. The development shall only be conducted on Mondays to Sundays between the hours of 3:00am to 10:00pm. The business must only be open to the public between the hours of 5:30am to 10:00pm.
16. Prior to the issue of any Occupation Certificate, a *Final Site Delivery Management Plan* is to be submitted to Council for endorsement. The plan must include (but not be limited to) the following:
 - a) Measures to avoid deliveries occurring during peak customer times.
 - b) A detailed outline of the procedures to be undertaken in relation to the control and management of noise and traffic during the carrying out of deliveries to the site (including loading and unloading). Consideration must be given towards: Pedestrian and vehicular safety and congestion, neighbouring residents, all customers on site, service vehicles and driver/s, all staff on site (including traffic control staff, loading/unloading staff and staff accessing the Garbage Holding Shed), all on site carparking, the operative drive-through lane, the closed drive-through lane, etc.
 - c) A Schedule of Staff Responsibilities in relation to the control and management of noise and traffic during the carrying out of deliveries to the site (including loading and unloading) (see below example):

Traffic/ Noise Issue	Management Task	Timing	Equipment Required	Staff Training Required	Responsibility
E.g. Service Vehicle Arrival.	Closure of "Drive-through Lane 1" through the use of traffic marking devices.	10 minutes prior to truck arrival.	Traffic cones, signage, safety vests...	Yes.	Restaurant Manager/ Senior Staff on duty.
E.g. Noise.	Switching-off the engine of the service vehicle.	On immediate arrival to the designated loading/unloading bay.	--	No.	Service Vehicle Driver.
E.g. Traffic congestion on and offsite.	Direct incoming traffic into the carparking area, when the Drive-through queue is full (i.e. blocking the Rankin Street access).	During the period of delivery, loading and unloading.	Safety vests, traffic cones, signage...	Yes.	Restaurant Manager/ Senior Staff on duty.
E.g. Service Vehicle	Clearing the complete	5 minutes prior to truck departure.	Lollipop sign, safety	Yes.	Restaurant Manager/

Departure.	Drive-through Lane of all vehicles to allow for service vehicle departure, using a Lollipop Sign.		vests...		Senior Staff on duty.
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- d) Any incidents and complaints relating to noise and traffic management, control and safety be recorded as per the standard business complaints handling procedure and investigations to be undertaken to identify wherever possible the specific cause, and corrective action to be implemented where possible to prevent similar incidents from reoccurring.
- 19 Any music played in association with the development must be restricted to the hours of 8:00am to 10:00pm, inside the premises on any given day.
 20. Building work involving the use of electric or pneumatic tools or other noisy operations shall be carried out only between 7:00am and 8:00pm on weekdays and 8:00am and 8:00pm on weekends and public holidays.
 21. The engine of any service vehicle, delivery truck or the like must be switched off for the duration that it is stopped/held within the designated loading/unloading bay onsite.
 22. To reduce the exposure of any neighbouring dwelling house to service delivery noises and the like, any service vehicle must only stop in the designated loading/unloading bay on site.
 23. All Acoustic Fencing is to be installed in accordance with the Noise and Odour Assessment Report (prepared by AE Assured Environmental, dated 19 May 2020), unless as otherwise amended by the conditions of this consent.
 24. Prior to the issue of any Occupation Certificate, signs must be installed in a prominent position at the entrance of the drive-through lane and at the entrance to the rear carpark, which state the following (or to a similar effect):

"Please respect our neighbours. Car stereos must be reduced to a reasonable volume. Any vehicle not adhering to the request of the Store Manager to reduce the volume of their stereo may be refused service."
 25. All documentation must be reviewed at Construction Certificate stage to ensure that all acoustic recommendations have been satisfactorily incorporated into the design of the site, prior to the issue of any Construction Certificate.
 26. An inspection of the site must be conducted prior to the issue of any Occupation Certificate to ensure that all acoustic recommendations have been satisfactorily installed and implemented on site.
 27. Noise measurements must be conducted after a period of 3 months of

operation in order to certify that noise emissions from the site are in accordance with the established noise criteria. Any findings of these noise measurements must be resolved and implemented on site.

28. Should any exceedance of the established noise criteria be measured at any of the nearby receptor locations during noise compliance measurements, further noise control recommendations must be made to reduce the residual noise level to meet the noise criteria. Further noise compliance measurements must then be conducted to ensure noise criteria are achieved at all nearby receptor locations.

Odour

29. A kitchen ventilation extraction system equipped with filtration equipment to manage air emissions must be installed with ventilation hoods positioned above the main cooking points in the kitchen. Odour emissions from cooking must be captured and dispersed into the ambient air via an exhaust point positioned at rooftop level, so as not to impact the surrounding environment.
30. The kitchen ventilation extraction system (including the ventilation filtration) must be regularly maintained and cleaned by staff.
31. All dining, kitchen and storage areas must be regularly cleaned and maintained.
32. Raw materials must not be left out for excessive periods.
33. The particulate filtration system installed (for example, a filter or grit arrestor in the cooking ventilation system) must be maintained in efficient working order at all times.
34. The ventilation system used for collection of emissions (such as a fume hood) must be maintained in efficient working order at all times. Material accumulated on the inside of the hood and ductwork (such as fats from cooking) must be checked and removed periodically.
35. Grease traps installed in the cooking systems must be maintained in efficient working order at all times.
36. Regular inspections must be conducted by staff to identify odour sources at the site (including onsite bins and the Enclosed Garbage Holding Shed) and in the surrounding environment. Such inspections must be undertaken at hourly intervals during the day. If odour is detected, the waste must be collected more frequently. Additional cleaning of the bins and the Enclosed Garbage Holding Shed must be undertaken frequently to ensure no residual odour is present.
37. Any incidents and complaints relating to odour must be recorded by staff and an investigation must be undertaken to identify the cause of the odour. Corrective action must be implemented where possible to prevent similar incidents from reoccurring.
38. If odour management measures are found to be insufficient, Council reserves the right to require that an investigation be undertaken by a suitably qualified

air quality consultant to identify odour causes, at the expense of the landowner(s). Any recommendations made by the air quality consultant to reduce odour impacts must be implemented at the landowner(s) expense.

39. Prior to the issue of any Occupation Certificate, an Odour Management Plan must be prepared and submitted to Council which includes (but is not limited to) the following:

- a) A Schedule of Staff Responsibilities in relation to odour control and management practices (as listed in this Development Consent and the Noise and Odour Impact Assessment Report prepared by AE Assured Environmental, dated 19 May 2020) and the timing at which individual tasks are required to be carried out (see below example).

Odour Issue	Odour Management Task	Timing	Responsibility
E.g. Cooking odour.	Maintenance and cleaning of kitchen ventilation extraction system.	Once a month.	Restaurant Manager.
E.g. Waste.	Collection of indoor and outdoor waste from garbage bins and disposal into bins held in the Enclosed Garbage Holding Shed.	Once an hour.	Waiting Staff.

- b) Regular inspections by staff to identify odour sources at the site and in the surrounding environment.
- c) Any incidents and complaints regarding odour be recorded as per the standard business complaints handling procedure and investigations to be undertaken to identify wherever possible the specific cause, and corrective action to be implemented where possible to prevent similar incidents from reoccurring.
40. Following 3 months post-commissioning of the operations, an odour verification report must be prepared by a suitably qualified air quality consultant and the expense of the landowner(s) to verify the performance of the odour control measures. The findings of the odour verification report must be provided to Council and any recommendations made in the report must be implemented at the expense of the landowner(s).
41. All plant must be operated and maintained in a proper and efficient manner which does not cause air pollution, in accordance with Sections 124 and 125 of the *Protection of the Environment Operations Act 1997*.
42. All materials must be handled in a proper and efficient manner which does not cause air pollution, in accordance with Section 126 of the *Protection of the Environment Operation Act 1997*.
43. Offensive odours, as defined by the *Protection of the Environment Operations Act 1997*, from the premises must not be detectable at the nearest sensitive land uses.

Waste Management

44. The Garbage Holding Area must be left closed at all times.
45. Prior to the issue of any Construction Certificate, the following Plans (to scale) must be submitted to Council in relation to the Colourbond Enclosed Garbage Holding Shed.
 - a) Floor Plan of the Garbage Holding Shed showing layout, partitioning, doors/windows/openings and dimensions of the building.
 - b) Elevations and Sections showing proposed external finishes, colours and heights of the Garbage Holding Shed.

In accordance with the approved Site Plan, the Colourbond Enclosed Garbage Holding Shed must conform to the following dimensions:

Building Feature	Measurement
Eaves Height	2.2 metres.
Ridge Height	2.4 metres.
Floor Length	5.0 metres.
Floor Width	2.5 metres.

46. The exterior colour scheme of the Colourbond Enclosed Garbage Holding Shed is to be compatible with that of the Acoustic Fence and food and drink premises in particular, and with the character of the Bathurst Heritage Conservation Area in general.

NOTE 1: Advice on suitable colour schemes is available from most paint suppliers with 'heritage' ranges and from Council's Heritage Advisor.

47. The cladding on the walls and roof of the proposed Enclosed Garbage Holding Shed is to be of traditional corrugated profile.
48. All waste materials must be stored in a sealed/enclosed waste collection bin in the designated Enclosed Garbage Holding Shed.
49. Waste materials must be disposed of from the site at a minimum of once per week, or more regularly at various times depending on capacity.
50. The designated Enclosed Garbage Holding Shed and other waste storage facilities on site (such as fixed rubbish bins) must be regularly cleaned and maintained.
51. Waste materials, including grease or fats removed from the grease trap system (if in place) must be packaged and labelled in the correct fashion, removed from the site and transported to an approved disposal site.
52. Fixed and lidded garbage bins must be provided within the food and drink premises and throughout the carpark for public use. Garbage bins must not be allowed to overflow and must be regularly maintained and emptied into suitably covered bins, which must be located within the designated Enclosed Garbage Holding Shed.

53. Prior to the issue of any Occupation Certificate, an Operational Waste Management Plan is to be submitted to Council for endorsement. The Plan shall 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) The disposal location.
54. All building rubbish and debris, including that which can be wind-blown, shall be contained on site in a suitable and covered container at all times prior to disposal at Council's Waste Management Centre or other facility that can lawfully be used as a waste facility for that type of waste. The container shall be erected on the building site prior to work commencing.

Materials and sheds or machinery to be used in association with the construction of the building shall not be stored or stacked on Council's footpath, nature strip, reserve or roadway without Council approval.

NOTE 1: No building rubbish or debris shall be placed or be permitted to be placed on any adjoining public reserve, footway, road or private land without Council approval.

55. The developer is to complete and submit to Council for approval a completed Waste Management Plan. The Plan shall include, but not be limited to, the following:
- a) The types of waste to be handled.
 - b) Volume of each waste.
 - c) Management and storage of waste.
 - d) Method of waste disposal.
 - e) Method of waste transport.
 - f) Disposal location.
56. Upon completion of demolition work the developer is to submit to Council proof of waste disposal at a licensed facility.

Food Premises Requirements

57. The food and drink premises (including the Garbage Holding Shed) 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 the food and drink premises (including the Garbage Holding Shed) 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.

Trade Waste

58. Trade waste material is not to be discharged into Council's sewerage system and/or stormwater system, without first obtaining written approval under Section 68 of the *Local Government Act 1993* from Council.

The completed approval must be obtained prior to the occupation of the building(s).

The conditions of the approval are to be complied with in all respects.

59. Pre-treatment equipment must be installed to treat liquid trade waste before it can be discharged to Council's sewer system.
60. The applicant is to install cross connection control; and/or back flow prevention, devices throughout the water supply system, all in accordance with AS/NZS 3500 and the Plumbing Code of Australia.

Landscaping and Tree Removal

61. The Developer is to contribute the sum of \$391.90 for the planting of one replacement "advanced street tree" in the footway in front of the land. This monetary contribution is to be paid to Council prior to the issuing of any Construction Certificates.
62. Development Consent has not been granted for the removal of any existing trees located in the Durham Street road reserve.
63. The applicant is to submit to Council, for endorsement, a Final Landscape Plan prepared in accordance with Chapter 13 of *Bathurst Regional Development Control Plan 2014*. Council is to certify that the landscape plan is reasonably in accordance with Council's Development Control Plan prior to any work occurring on the site.
64. All landscaping areas are to be separated from adjoining driveways, manoeuvring areas and parking areas by the use of a 150mm high kerb (or similar physical barrier) to prevent damage by vehicles in accordance with Chapter 13 of *Bathurst Regional Development Control Plan 2014*.
65. The approved/certified landscape plan is to be implemented and landscaping maintained for the life of the development.
66. A report from a suitably qualified landscape architect must be submitted to Council 2 years after the issue of the Occupation Certificate that certifies that the landscaping implemented under the landscape plan has been adequately retained and maintained. Where vegetation has died or been significantly damaged, it is to be replaced.
67. 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.

Dust, Erosion and Sedimentation Control

68. Prior to the issue of the Construction Certificate the developer is to submit to Council a Construction Management Plan which includes (but is not limited to) the following:
- a) Traffic management, including:
 - (i) Loading, unloading area and material storage areas;
 - (ii) Access to adjoining properties; and
 - (iii) Parking areas (for construction workers and surrounding properties).
 - b) Noise.
 - c) Soil and water management
 - d) Dust management
 - e) Waste management
 - f) Stabilisation and monitoring of adjoining buildings.
 - g) Vibration.
 - h) Proposed methods of communication, including:
 - (i) Communication with adjoining property owners;
 - (ii) Communication with the general public; and
 - (iii) Complaints management.
69. The development is to be conducted in a manner that will not interfere with the amenity of the locality by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil, by causing interference to television or radio reception or otherwise.
70. 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 Sedimentation 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.

71. The proposed retaining walls are to be constructed from concrete, brick/block or steel or a combination of these materials. Timber retaining walls are not permitted along or adjacent to boundaries.

Heritage Conservation

72. The submission of a letter or report, rendered drawings, manufacturers brochures and/or samples sufficient to detail the types and colours of the external materials to be used in the construction.
73. The facebricks on the building and fence are to utilise strong autumn tones.
74. Prior to the commencement of demolition, the developer is to submit to Council two (2) separate electronic copies of a photographic record, one for Council's records and one for the Bathurst & District Historical Society. The photographic record is to be prepared in accordance with the attached guidelines for the photographic recording of sites for which approval has been

granted for the works.

75. 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.

76. Demolition is to be undertaken in a manner whereby the following can be salvaged and cleaned for reuse in this development if possible:
- a) Window and door joinery.
77. No demolition works are to commence until such time as a Construction Certificate has been issued.

Signage, Lighting and Security

78. Any signage erected pursuant to this consent must:
- a) Be located wholly within the boundaries the subject land.
- b) Be installed so as not to impede sight lines of traffic and/or pedestrians within, when passing, entering or departing the land.
- c) Solely relate to the approved use of the land.
- d) Be removed at the cessation of the approved development.
79. All signage erected pursuant to this consent must comply with the luminance requirements of the *NSW Transport Corridor Outdoor Advertising and Signage Guidelines 2017* and as provided in the tables below:

Maximum Allowable Daytime Luminance of Illuminated Advertisements (Not Digital Signs)	
Illuminated Area (m ²)	Zone 3 (cd/m ²)
< 0.5	2000
0.5 – 2.0	1600
2.0 – 5.0	1200
5.0 – 10.0	1000
> 10.0	800

Luminance Levels for Digital Advertisements	
Lighting Condition	Zones 2 and 3 (cd/m ²)
Full sun on face of signage	No limit
Daytime luminance	6000
Morning and evening twilight inclement weather	700
Nighttime	350

NOTE 1: Luminance means the objective brightness of a surface as measured by a photometer, expressed in candelas per square meter (cd/m²). Levels

differ as digital signs will appear brighter when light levels in the area are low. Unless provided above, luminance levels should otherwise comply with the recommended values of Australian Standard AS4282 "Control of the Obtrusive Effects of Outdoor Lighting".

NOTE 2: The applicable environmental zone is Zone 3 which covers areas with generally medium off-street ambient lighting (e.g. small to medium shopping/commercial centres). This would normally be expected to include land zoned B1 Neighbourhood Centre and B2 Local Centre, but does not exclude other land use zones.

- 80. Light is to be directed downwards, not upwards, to illuminate the target area.
- 81. All exterior lighting associated with the development shall be located in accordance with the approved "Outdoor Lighting Layout Plan" (prepared by Aglo, dated 3 April 2020) and 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.

- 82. All external lighting must have fully shielded fittings to reduce light spill onto neighbouring properties.
- 83. All building façade lighting must aim downwards.
- 84. Security lighting of unattended premises must use a motion detector sensor switch.
- 85. The installation of exterior lighting to all vehicular manoeuvring and parking areas is to be provided. The exterior lighting shall be designed and installed so that no obtrusive light will be cast onto any adjoining property.

Sensor lighting is to be provided to all indoor and outdoor vestibules and walkways. Sensor lights should be vandal resistant and projected away from buildings towards pathways, not windows and doors.

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

- 86. To development is to be carried out in accordance with the Crime Assessment Report. The following safety and security measures must be implemented onsite:
 - a) Closed-circuit television (CCTV) cameras are to be installed in the:
 - (i) Carpark,
 - (ii) Drive-through, and
 - (iii) At strategic locations around the exterior of the premises.
 - b) A back to base alarm monitoring system is to be installed.
 - c) Regular security patrols are to be carried out, outside of the core hours of operation.

- 87. To improve the safety of the development and reduce crime risk, the

following signage must be installed onsite prior to the issue of any Occupation Certificate.

- a) "Maximum 10km/h" speed limit signage is to be installed throughout the site in accordance with the approved Signage Plan (No. SN12).
- b) Signage is to be installed in a clearly visible location throughout the site (around entrance/exit points) which states:
 - (i) "Trespassers will be prosecuted."
 - (ii) "Premises monitored by CCTV/Security patrols."

88. Up-lighting of advertising signage is not permitted.

89. All illuminated and floodlit signage must be switched off outside the approved business (public) operating hours, which are as follows:

Mondays to Sundays 5:30am to 10:00pm

All other external lighting must be switched off outside the approved staff operating (baking) hours, which are as follows:

Mondays to Sundays 3:00am to 10:00pm

90. The Electronic Menu Signs (Nos. SN08A and SN08B) must conform to the following requirements:

- a) The time taken to change the display must not be greater than 1 second.
- b) The display must be completely static from its first appearance to the commencement of a change to another display.
- c) The level of illumination must adjust according to ambient light levels.
- d) The signs must not contain any scrolling messages (i.e. displayed text or graphics which move up, down or across the screen so that a line of text or graphics appears at one edge of the screen for each line that moves off the opposite edge).
- e) Changes in display must not be distracting or cause nuisance.

91. All approved projected wall signage is to be located below awning level.

92. The Pylon Sign (No. SN01) and Projecting Wall Signs (Nos. SN06 and SN07) must be installed so that they are structurally adequate to withstand the dead and live (wind) loads that may be imposed on them.

93. The Pylon Sign (No. SN01) must conform to the following measurements:

- a) The sign is to have an overall maximum height of 8.5 metres.
- b) The signage panels are to have a maximum width/diameter of 2.2 metres.

Development Contributions

94. The payment to Council of \$4,235.00 for stormwater drainage management in accordance with Council's Section 94 or 7.11 Contributions Plan "*Jordan*

Creek Stormwater Drainage Management”.

Headworks Charges

95. The developer is to apply to Council for a Certificate of Compliance pursuant to Section 305 of the *Water Management Act 2000* (application form attached).

The developer will have to contribute the sum of \$20,360.64 water headworks plus \$38,788.74 sewer headworks before the Certificate of Compliance will be issued.

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

NOTE 1: The developer should apply for a certificate as a matter of urgency because the Construction Certificate cannot be issued until a certificate has been issued by Council and all monetary conditions have been satisfied.

Consolidation of Land

96. Prior to the issue of the Construction Certificate, evidence shall be submitted to Council of the lodgement of plans with NSW Lands Registry Services to consolidate Lot 1 DP 852500 and Lot A DP 197473 into one parcel. Evidence of consolidation of the land is to be provided to Council from NSW Land Registry Services demonstrating that the consolidation has been registered prior to the issue of any Occupation Certificate.

Essential Energy

97. Any existing encumbrances in favour of Essential Energy (or its predecessors) noted on the title of the above properties should be complied with.
98. Prior to the demolition of any existing improvements, satisfactory arrangements must be made with Essential Energy for the disconnection of power to the properties. Refer Essential Energy's Contestable Works team for requirements via email contestableworks@essentialenergy.com.au.
99. Any proposed driveway access and/or exits (concrete crossovers) into the properties must remain at least 3 metres away from any electricity infrastructure (power pole) at all times to prevent accidental damage.
100. Any proposed signage for the development must be 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*.
101. Satisfactory arrangements must be made with Essential Energy for the provision of power with respect to the proposed development. It is the Applicant's responsibility to make the appropriate application with Essential Energy for the supply of electricity to the development, which may include the payment of fees and contributions. Refer Essential Energy's Contestable Works team for requirements.
102. Essential Energy's records indicate there is electricity infrastructure located

within the properties and within close proximity to the properties. Any activities within these locations must be undertaken in accordance with *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.

103. 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).
104. 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) 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*.
- (c) Request Transport For NSW to consider the placement of a pedestrian refuge in the middle of Rankin Street, adjacent to the development;
- (d) If the tree in front of the building in Durham Street has to be removed, the developer be required to replace the tree to Council's satisfaction.
- (e) The developer be required to engage a qualified arborist to provide expert advice on protecting the trees on Durham Street, whilst excavation is occurring.
- (f) notify those that made submissions; and
- (g) call a division

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

The result of the division was:

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

Against the Motion - Cr J Fry, Cr M Morse

Absent - nil

Abstain - Nil

7.2.4

**DEVELOPMENT APPLICATION 2020/127 – NINE
TWO-STOREY RESIDENTIAL UNITS, FRONT
FENCES AND NINE LOT STRATA SUBDIVISION
AT 20 GRIFFIN STREET, MITCHELL.
APPLICANT: NEMCO DESIGN PTY LTD.
OWNER: BOULANGERIE MENAI PTY LTD**

File No: 2020/127

RECOMMENDATION:

That Council:

- (a) support the variation to the residential density and front building line setback development standards prescribed in the 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. 2020/127, 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:
 - (i) Prior to the issue of the Construction Certificate the developer is to submit to Council a Construction Management Plan which includes (but is not limited to) the following:
 - a) Traffic management, including:
 - i) Loading, unloading area and material storage areas;
 - ii) Access to adjoining properties; and
 - iii) Parking areas (for construction workers and surrounding properties).
 - b) Noise.
 - c) Soil and water management
 - d) Waste management
 - e) Stabilisation and monitoring of adjoining buildings.
 - f) Vibration.
 - g) Proposed methods of communication, including:
 - i) Communication with adjoining property owners;
 - ii) Communication with the general public; and
 - iii) Complaints management.
- (c) notify those that made submissions of its decision; and
- (d) call a division.

REPORT:

This item is brought to Council after previous consideration at the Council meeting of 19 August and receipt of amended plans.

The Site

Council has received Development Application (DA) for nine two-storey residential units, front fences and a nine lot strata subdivision at 20 Griffin Street, Mitchell, described as Lot 25, DP 264179.

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

The subject site is currently vacant except for concrete footpaths connecting Griffin Street, Ross Place and Crago Way and an electrical substation in the southern corner.

The subject site has frontage to Griffin Street and Ross Place.

Ross Place is not currently a public road. The 70 metres or so at the end Griffin Street is similarly not currently a public road. Instead, these roads are under the care and control of NSW Land and Housing Corporation. The NSW Land and Housing Corporation undertook much of the development in the vicinity of the land. Crago Way to the west of the site is privately owned land. The owners of 20 Griffin Street have entered into an agreement with NSW Land and Housing Corporation to provide legal access to the site until such time as Griffin Street and Ross Place are dedicated to Council. It should be noted that Council has not yet agreed to dedication of these roads. Transferring the roads to Council will be a separate process independent of this Development Application.

The adjoining and adjacent properties comprise:

- 84-90 Havenhand Way – two storey semi-detached residential units.
- 92-102 Havenhand Way – single storey detached residential units.
- 15 Ross Place – detached single storey dwelling.
- 12 Crago Way – single storey semi-detached residential units.
- 16 Crago Way – detached single storey dwelling.
- 31 Griffin Street – three storey residential apartment buildings.

Summary of attachments

Attachment No.	Description
1	Location plan and aerial photo
2	Report and attachments to Ordinary Meeting held 19 August 2020
3	Amended plans
4	Revised DCP density variation
5	Shadow diagrams

Council's previous consideration of this application

The application was previously considered by Council at its Ordinary Meeting held 19 August 2020 where it resolved to:

- (a) not support the variation to the residential density prescribed in the Bathurst Regional Development Control Plan 2014;

- (b) request that the applicant submit amended plans with a compliant density and reduced overshadowing;
- (c) the matter be further considered by Council upon receipt of updated plans from the applicant;
- (d) notify those that made submissions of its decision;
- (e) call a division.

See report to Ordinary Meeting held 19 August 2020 and original attachments at **attachment 2**.

In response to Council's resolution the applicant has submitted amended plans that incorporate the following changes:

- The original proposal included 2 x three-bedroom units which have been reduced to 2 x two-bedroom units;
- The original proposal included 7 x two-bedroom units 2 of which have been reduced to one-bedroom units.

It should be noted that the external configuration of the proposed buildings remains unchanged from the previous proposal.

Amended Proposal

The amended proposal involves:

- Construction of nine two storey residential units (7 x two-bedroom units and 2 x one-bedroom units) with attached single carports;
- Brick/timber slat front fences to Griffin Street and Ross Place;
- Removal of three trees; and
- Nine lot strata subdivision.

See plans of amended proposal at **attachment 3**.

The following table outlines the amended configuration of the proposed units.

Unit	Number of Bedrooms
1	2
2	1
3	1
4	2
5	2
6	2
7	2
8	2
9	2

Density

Development Standard	Permissible	Proposed	Compliance
Density	88 persons per site hectare (site equivalent 18.09	89.49 persons per site hectare (site equivalent 18.40	No ¹

	persons)	persons)	
<p>¹ DCP Variation – Density</p> <p>The subject site is within Residential Precinct 1 where a maximum density of 88 persons per site hectare applies.</p> <p>The density originally proposed was 107 persons per site hectare.</p> <p>The density now proposed, with the amended plans and reduced number of bedrooms, is 89.49 persons per site hectare. It is therefore marginally above the adopted standard of 88 persons per site hectare.</p> <p>The applicant has submitted a revised request to vary the density development standard (see <u>attachment 4</u>). The revised justification for the variation provided by the applicant is summarised as follows:</p> <ul style="list-style-type: none"> • The site is big with an area of 2059m²; • The site has two access points; • There will be big common landscaped areas and landscaped private open space areas; • The actual site coverage is low with a Floor Space Ratio of 0.38:1; • Landscaping will be provided along boundaries to provide privacy for the subject site and for neighbouring properties; • The DCP & LEP Objectives are met; and • Neighbouring properties will not be burdened by the higher density. <p>It is considered that the variation to the density development standard can be supported for the following key reasons:</p> <ul style="list-style-type: none"> • The variation is now less than 2%; • The suburb of Mitchell is already characterised by one storey, two storey and three storey residential unit complexes; • The Floor Space Ratio is 0.38:1; • The total site coverage is 55.4% meaning that 44.6% of the site will be open space and landscaping; • Minimum 1.5 metre side setback to the side boundaries is met or exceeded for all units; • The proposal is consistent with the Objectives of the Residential Density development standard for Precinct 1 which read as follows: <ul style="list-style-type: none"> - <i>To provide for a mixed residential character, with an emphasis on medium density housing.</i> - <i>To enable a greater proportion of the population to live closer to the Bathurst CBD and the services and facilities located in the central area of the City.</i> <p>NOTE: It should be noted that both the original plans and documentation and the revised plans and documentation submitted by the applicant have been based on a site area of 2059.2m². The Deposited Plan for the site indicates an official site area of 2056m². Calculations in this report have been based on the official and more conservative figure of 2056m².</p>			

Council's attention is drawn to Subsection 4.15(3A) of the Environmental Planning and Assessment Act 1979, as amended, which provides that:

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.*

Overshadowing

While the external configuration of the proposed development remains unchanged, the applicant has provided an additional sheet of shadow diagrams to reinforce that adjoining properties in Havenhand Way are not substantially impacted by shadowing between 9.00am and 12.00pm on 21 June and therefore reinforce that the minimum 2 hours sunlight as required by the DCP is achieved.

See shadow diagrams at **attachment 5**.

Other matters

Other matters relevant to the assessment are included in the original assessment and remain relevant to the application. This includes consideration of the public submissions received for the original proposal.

Notification

Council's adopted Community Participation Plan provides that generally amended applications will not be notified unless there is the potential to increase the impact on adjoining or nearby land or development.

In this case the external appearance of the development remains the same as that considered by Council and the overall density has been decreased. The proposal does not therefore warrant further notification. The matters previously raised remain relevant and are considered in the original Council report.

CONCLUSION:

Council at its Ordinary Meeting held 19 August 2020 considered the Development Application for nine two-storey residential units, front fences and a nine lot strata subdivision at 20 Griffin Street, Mitchell. At this meeting Council resolved to not support the variation to the residential density prescribed in the Bathurst Regional Development Control Plan 2014 and request that the applicant submit amended plans with a compliant density and reduced overshadowing. As a result of Council's resolution, the applicant has now submitted amended plans reducing the density close to Council's standard and provided further clarification on overshadowing impacts.

It is recommended that Council support the minor variations to the residential density and front building line setback development standards prescribed in the Bathurst Regional Development Control Plan 2014 and subsequently approve the Development Application.

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.

COMMUNITY ENGAGEMENT:

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

ATTACHMENTS:

1. Location Plan & Aerial [7.2.4.1 - 2 pages]
2. DEVELOPMENT APPLICATION NO 20 br 0 fl U 0 N Rk Gaw Vz B 5 ne 0 i Q 2 E Pup V Hdkk Gj-l-3 W 5 k 6 dg [7.2.4.2 - 59 pages]
3. Amended Plans [7.2.4.3 - 18 pages]
4. Revised DCP variation request [7.2.4.4 - 3 pages]
5. Shadow Diagrams [7.2.4.5 - 2 pages]

MINUTE

RESOLUTION NUMBER: ORD2020-304

MOVED: Cr J Rudge SECONDED: Cr I North

RESOLVED:

That Council:

- (a) support the variation to the residential density and front building line setback development standards prescribed in the 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. 2020/127, 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:
 - (i) Prior to the issue of the Construction Certificate the developer is to submit to Council a Construction Management Plan which includes (but is not limited to) the following:
 - a) Traffic management, including:
 - i) Loading, unloading area and material storage areas;
 - ii) Access to adjoining properties; and
 - iii) Parking areas (for construction workers and surrounding properties).
 - b) Noise.
 - c) Soil and water management
 - d) Waste management

- e) Stabilisation and monitoring of adjoining buildings.
- f) Vibration.
- g) Proposed methods of communication, including:
 - i) Communication with adjoining property owners;
 - ii) Communication with the general public; and
 - iii) Complaints management.

(c) notify those that made submissions of its decision; and

(d) call a division.

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

The result of the division was:

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

Against the Motion - nil

Absent - nil

Abstain - Nil

**7.2.5 DEVELOPMENT APPLICATION NO. 2020/351 –
TWO LOT RURAL SUBDIVISION AT 201 TIMBER
RIDGE ROAD, WALANG. APPLICANT:
VOERMAN & RATSEP LAND SURVEYORS.
OWNER: BATHURST RURAL HOLDINGS PTY
LTD**

File No: 2020/351

RECOMMENDATION:

That in relation to DA2020/351, Council:

- (a) support the variation to the 100 hectare minimum lot size development standard pursuant to Clause 4.1 of the Bathurst Regional Local Environmental Plan 2014 and the associated Lot Size Map for the subject land for the creation of proposed Lot 200;
- (b) support the variation to the 100 hectare minimum lot size development standard pursuant to Clause 4.2B of the Bathurst Regional Local Environmental Plan 2014 for the erection of a future dwelling on proposed Lot 200;
- (c) as the consent authority, grant consent pursuant to Section 4.16 of the Environmental Planning and Assessment Act 1979 to Development Application No. 2020/351, subject to conditions able to be imposed pursuant to Section 4.17 of the Environmental Planning and Assessment Act 1979, as amended; and
- (d) call a division.

REPORT:

The Site

Council has received a Development Application (DA) for a two lot rural subdivision at 201 Timber Ridge Road, Walang.

The total property comprises approximately 395 ha made up of multiple lots as noted below.

Lot	DP	Approx. Area	Dwellings and buildings
1	68336	275.6 ha	Primary dwelling, three rural workers dwellings and numerous sheds and outbuildings
23	252219	714m ²	Vacant
222	755805	81.74ha	Vacant
247	755805	38.45ha	Contains a shed
20	252219	6.1m ²	Vacant

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

The entire holding is severed by Timber Ridge Road. Lot 222, DP 755805 is currently severed by Timber Ridge Road with approximately 24.5 hectares on the eastern side of the road and approximately 57 hectares on the western side of the road. Lot 247, DP 755805, with an area of approximately 38 hectares is also on the western side of Timber Ridge Road bringing the total area on the western side of the road to approximately 94.5 hectares. The remaining 300 hectares is wholly located on the eastern side of Timber Ridge Road.

Summary of attachments

Attachment No.	Description
1	Location plan and aerial photo
2	Plan of proposed development
3	Statement of Environmental Effects
4	Applicant's Clause 4.6 variation request

The proposal

The proposal is for the subdivision/consolidation of the five existing lots into two lots as follows:

Proposed Lot	Approx. Area	Comment
200	94.5 ha	Vacant rural lot with direct frontage to Timber Ridge Road
201	300 ha	Rural lot that includes existing dwellings and with direct frontage to Timber Ridge Road

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

No additional fencing is required given that the property is already severed by Timber Ridge Road.

A building envelope has been identified on the vacant lot 200. The building envelope avoids significant areas of vegetation.

Planning Context

Bathurst Regional Local Environmental Plan 2014

The subject site is zoned RU1 Primary Production under the provisions of the Bathurst Regional Local Environmental Plan 2014. The proposal while not specifically defined, is being assessed as a *rural subdivision* and is permissible with consent in the RU1 Primary Production zone. The proposal is not inconsistent with the objectives of the zone, as listed below:

- *To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.*
- *To encourage diversity in primary industry enterprises and systems appropriate for the area.*
- *To minimise the fragmentation and alienation of resource lands.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*
- *To maintain the rural and scenic character of the land.*

- *To provide for a range of compatible land uses that are in keeping with the rural character of the locality, do not unnecessarily convert rural land resources to non-agricultural land uses, minimise impacts on the environmental qualities of the land and avoid land use conflicts.*

Clause 4.1 Minimum subdivision lot size

The LEP Lot Size Map indicates that the minimum lot size for the subject land is 100 hectares. The proposal involves the creation of two lots as follows:

Proposed Lot	Approx. Area
200	94.5 ha
201	300 ha

As noted in the above table, one of the proposed lots complies with the minimum lot size and one of the lots (proposed Lot 200) is less than the minimum lot size. The applicant has lodged a Clause 4.6 Variation to justify the creation of this lot (see below).

Clause 4.6 Exceptions to development standards

- (2) *Development consent may, subject to this clause, be granted for development even though the development would contravene a development standard imposed by this or any other environmental planning instrument. However, this clause does not apply to a development standard that is expressly excluded from the operation of this clause.*
- (3) *Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating:*
 - (a) *that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and*
 - (b) *that there are sufficient environmental planning grounds to justify contravening the development standard.*

The applicant has made the following case as to why the development standard is unreasonable or unnecessary in the circumstances of the case:

- Proposed Lot 200 is to include all the land on the western side of Timber Ridge Road. It would be unreasonable and unnecessary to include a small area of 5.5 hectares on the eastern side of Timber Ridge Road just to make 100 hectares for proposed Lot 200; and
- The variation is less than 10% being only a 5.5% variation.

The applicant has made the following case as to what the environmental planning grounds are to justify contravening the standard:

- No new boundaries are required or proposed in this subdivision. The road (Timber Ridge Road) already forms a separating boundary between the proposed lots.
- (4) *Development consent must not be granted for development that contravenes a development standard unless:*

- (a) *the consent authority is satisfied that:*
- (i) *the applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3), and*
 - (ii) *the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out, and*

The applicant's written request adequately outlines why the development standard is unreasonable or unnecessary and what the environmental planning grounds are to justify the contravention.

Strict compliance with the development standard would result in further fragmentation of productive agricultural land. Strict compliance with the development standard would contravene the following objective of the RU1 Primary Production zone:

To minimise the fragmentation and alienation of resource lands.

It is considered that the creation of a lot of 94.5 hectares is in the public interest because it ensures compliance with the above zone objective.

See applicant's Clause 4.6 variation request at **attachment 4**.

Bathurst Regional Development Control Plan 2014

Bathurst Regional Development Control Plan 2014 – 3 Chapter Subdivision of Land

Roads

Each of the proposed lots will have direct access to Timber Ridge Road. Timber Ridge Road is a sealed Council controlled road.

Drainage

Not relevant to the proposal.

Soil & Water Management

Conditions will be imposed to ensure that the appropriate erosion and sediment control measures are put in place during construction of the rural entrances.

Land Contamination

Council is not aware of any past land uses that could have potentially contaminated the subject site.

Access via Crown Roads

Not relevant to the proposal.

Bathurst Regional Development Control Plan 2014 – 6 Rural and Rural Lifestyle Development

Access, Entrances and Fencing

Each of the proposed lots will have direct access to Timber Ridge Road. A condition will be imposed to ensure that the entrances are constructed in accordance with Council's Guidelines for Engineering Works and with Planning for Bushfire Protection.

Onsite Effluent Disposal

Proposed Lot 200 will have sufficient area for the disposal of effluent. Given that Proposed Lot 200 will be 94.5 hectares, it was not considered necessary for the applicant to submit a geotechnical report for the proposed lot.

Bathurst Regional Development Control Plan 2014 – Chapter 9 Environmental

Considerations

Sensitive Land Areas – DCP Map No. 29 Land Resources		
Environmentally Sensitive Area	Identified on Subject Site?	Comment
Land Capability Class 7	YES*	<i>The proposed development will not result in significant disruption to sensitive land areas particularly when no additional fencing is required and the only works necessary are the upgrade of the existing rural entrances.</i>
Land Capability Class 8	NO	
Karst Extent	NO	
Salting	NO	
Sever or Extreme Sheet or Rill Erosion	YES*	
Sensitive Waterways – DCP Map No. 30 Riparian Land & Waterways		
Environmentally Sensitive Area	Identified on Subject Site?	Comment
Sensitive Waterways	YES*	<i>The proposed development will not result in significant disruption to sensitive waterways particularly when no additional fencing is required and the only works necessary are the upgrade of the existing rural entrances.</i>
High or Moderate Biodiversity – DCP Map No. 31 Biodiversity		
Environmentally Sensitive Area	Identified on Subject Site?	Comment
DECC Estate	NO	<i>The proposed development will not result in significant disruption to areas of high or moderate biodiversity sensitivity particularly when no additional fencing is required and the only works necessary are the upgrade of the existing rural entrances.</i>
High Biodiversity Sensitivity	YES*	
Moderate Biodiversity Sensitivity	YES*	

Public Notification

The proposal does not require notification under the Community Participation Plan 2019.

CONCLUSION:

Council has received a Development Application for a two lot rural subdivision at 201 Timber Ridge Road, Walang. The subject site is zoned RU1 Primary Production and the minimum lot size in this locality is 100 hectares. One of the proposed lots complies with the minimum lot size and while one of the lots (proposed Lot 200) is less than the minimum lot size at 94.5 ha. The applicant has lodged a Clause 4.6 Variation to justify the creation of this lot. It is recommended that the variation to the minimum lot size be supported in this instance for the reasons outlined in this report.

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.

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. Location Plan & Aerial map [7.2.5.1 - 2 pages]
2. DA Plan [7.2.5.2 - 1 page]
3. Statement of Environmental Effects [7.2.5.3 - 23 pages]
4. Clause 4.6 Variation [7.2.5.4 - 15 pages]

MINUTE

RESOLUTION NUMBER: ORD2020-305

MOVED: Cr I North SECONDED: Cr J Jennings

RESOLVED:

That in relation to DA2020/351, Council:

- (a) support the variation to the 100 hectare minimum lot size development standard pursuant to Clause 4.1 of the Bathurst Regional Local Environmental Plan 2014 and the associated Lot Size Map for the subject land for the creation of proposed Lot 200;
- (b) support the variation to the 100 hectare minimum lot size development standard pursuant to Clause 4.2B of the Bathurst Regional Local Environmental Plan 2014

for the erection of a future dwelling on proposed Lot 200;

- (c) as the consent authority, grant consent pursuant to Section 4.16 of the Environmental Planning and Assessment Act 1979 to Development Application No. 2020/351, subject to conditions able to be imposed pursuant to Section 4.17 of the Environmental Planning and Assessment Act 1979, as amended; and
- (d) call a division.

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

The result of the division was:

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

Against the Motion - nil

Absent - nil

Abstain - Nil

**7.2.6 DEVELOPMENT APPLICATION NO. 2020/270 –
CONSTRUCTION OF A TWO STOREY
DWELLING WITH ATTACHED GARAGE,
EARTHWORKS AND RETAINING WALLS AT
LOT 231, DP1235474, 16 GELL PLACE,
ABERCROMBIE**

File No: 2020/270

RECOMMENDATION:

That Council:

- (a) as the consent authority, grant consent pursuant to section 80 of the Environmental Planning and Assessment Act 1979 to Development Application No. 2020/270, subject to conditions able to be imposed pursuant to Section 4.17 of the Environmental Planning and Assessment Act 1979.
 - (b) notify those that made submissions of its decision; and
 - (c) call a division.
-

REPORT:

The Site

Council has received a Development Application (DA) for the construction of a two storey dwelling with attached garage, earthworks and retaining walls at 16 Gell Place, Abercrombie, described as Lot 231, DP 1235474.

An aerial location plan is provided at **attachment 1** and site plan at **attachment 2**.

The site is 1060 m² and is currently vacant.

The site is accessed off Gell Place and is surrounded by other residential dwellings or vacant residential land.

The site slopes from the rear south west boundary to the front north east boundary by up to 5.6 metres.

The proposal

The proposal involves the construction of a two storey dwelling with attached garage, earthworks and retaining walls. The dwelling will have an overall height to the ridge of 6.83 metres and is constructed of brickwork and cladding.

The dwelling is predominantly two storey however part of the dwelling includes a subfloor storage area garage closest to the south west boundary. Due to the extent of earthworks

noted below this is partially below existing ground levels.

The ground floor area is proposed to contain a garage, guest bedroom, foyer, lounge, sitting, dining, kitchen, pantry, bathrooms and undercroft storage. The first floor is proposed to contain bedrooms, bathrooms, laundry, study and deck.

Plans of the proposed development are at **attachment 3** and the Statement of Environmental Effects is at **attachment 4**.

The dwelling will have a front building line setback of 7.71 metres.

The dwelling will be 1.00 metre from the common boundary to 18 Gell Place.

The dwelling will be between 3.827 metres to 4.572 metres from the common boundary to 14 Gell Place. Along this northern boundary the property has an easement (marked as (C)) to drain water 5 metres wide. Along the south west (rear) boundary of the property there is an easement (marked as (J)) to drain sewage 5 metres wide and variable width. These easements are shown at **attachment 5**.

The proposal will be constructed 10.508 metres from the common boundary at the rear with 11 and 13 Riverside Retreat.

The proposed second storey deck at the north east corner of the dwelling, at the front of the dwelling, adjoins the pathway of variable width of 5.38 metres to 5.53 metres wide between 14 and 16 Gell Place.

As noted in the submitted Statement of Environmental Effects "it is proposed to partially excavate the site and provide retaining walls as part of the dwelling allowing for on ground construction. The building ground level will be cut into existing ground level about 200 to 300mm on the north eastern corner and cut into the ground by up to 2.3m to the south west."

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*. The development, being a two storey dwelling with attached garage, is permissible with consent in the zone. The proposal is consistent with the objectives of the zone.

Clause 4.3 Height of buildings

The Height of Buildings Map for this locality identifies a maximum overall building height of 9 metres. The proposed dwelling will have an overall height of 6.83 metres at the ridge of the roof and is therefore less than the prescribed maximum height.

Bathurst Regional Development Control Plan 2014

Clause 4.4.2 Development standards

Council's principal development standards are contained in Chapter 4 of the DCP.

Clause 4.4.2 contains provisions relating to side and rear boundary setbacks. In this case those provisions require the building to be in accordance with the setback provisions in

the National Construction Code. The development complies with those standards.

Overshadowing

Shadow diagrams were submitted in accordance with Chapter 4 of the Bathurst Regional DCP 2014.

The shadow diagrams are presented in one hour intervals and illustrate overshadowing of different areas of the adjoining dwelling at 18 Gell Place between 9am and 3pm. See shadow diagrams at **attachment 6**.

Council's DCP indicates that at least 2 hours of sunlight is to be maintained to indoor and outdoor living areas of adjoining properties between 9.00am and 3.00pm on June 21 during the winter solstice. The standards do not reference overshadowing of the roofs of adjoining properties.

As noted in the submission from the adjoining owner, internally the rooms at 18 Gell Place on the common boundary consist of bedrooms, home theatre, bathroom and garage.

Typically bedrooms, bathrooms and garage would not be considered living areas for the purposes of the DCP.

The indoor and outdoor living areas and backyard open space at 18 Gell Place will receive more than two hours of sunlight between 9.00am and 3.00pm on June 21. The bedrooms, home theatre and bathroom will be affected by overshadowing for the majority of the 11.00am – 3.00pm period on June 21.

It is noted that 18 Gell Place has been cut by approximately 900 mm along their south west elevation. This would add to overshadowing on the side of 18 Gell Place particularly as it relates to the windows along the common boundary.

The proposal complies with Council's standard for overshadowing for two storey buildings.

Public Notification

The Development Application was notified to adjoining property owners from 14 August 2020 to 24 August 2020. During the notification period one (1) submission was received (**attachment 7**).

In accordance with Council's protocols during COVID-19, a discussion forum was not held and instead a written response to the submission was requested of the applicant and was received on 24 September from Anthony Daintith Town Planning on behalf of Structor Projects (**attachment 8**),

Issues raised in the submission are outlined below.

- **Overshadowing and loss of natural warmth**

Comment: The impact of overshadowing is discussed above. Whilst overshadowing and the potential impact of loss of natural warmth are acknowledged, the proposed development is consistent with the reasonable expectations for development of the property.

CONCLUSION:

The proposed development seeks consent for the construction of a two storey dwelling with attached garage, earthworks and retaining walls. The proposal is considered adequate with the existing limitations of the lot due to easements and existing slope. Overshadowing is consistent with the standards adopted in Council's DCP. The proposal is consistent with nearby developments within the new Abercrombie estate.

FINANCIAL IMPLICATIONS:

N/A

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.
- Strategy 4.6 Plan for, assess and regulate development activity.

Objective 6: Community leadership and collaboration.

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

COMMUNITY ENGAGEMENT:

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

ATTACHMENTS:

1. Aerial location plan [7.2.6.1 - 1 page]
2. Site Plan [7.2.6.2 - 1 page]
3. Plans of proposed development [7.2.6.3 - 7 pages]
4. Statement of Environmental Effects [7.2.6.4 - 2 pages]
5. Easement location [7.2.6.5 - 6 pages]
6. Shadow diagram [7.2.6.6 - 7 pages]
7. Submission [7.2.6.7 - 4 pages]
8. Applicants response to submission [7.2.6.8 - 6 pages]

MINUTE

RESOLUTION NUMBER: ORD2020-306

MOVED: Cr A Christian SECONDED: Cr J Rudge

RESOLVED:

That Council:

- (a) as the consent authority, grant consent pursuant to section 80 of the Environmental Planning and Assessment Act 1979 to Development Application No. 2020/270, subject to conditions able to be imposed pursuant to Section 4.17 of the Environmental Planning and Assessment Act 1979.

- (b) notify those that made submissions of its decision; and
- (c) call a division.

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

The result of the division was:

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

Against the Motion - nil

Absent - nil

Abstain - Nil

7.2.7

BATHURST REGIONAL LOCAL ENVIRONMENTAL PLAN 2014 - AMENDMENT: MOVEABLE AND MONUMENTAL HERITAGE

File No: 20.00318

RECOMMENDATION:

That Council:

- (a) Adopt the Bathurst Regional Local Environmental Plan amendment as outlined in this report;
- (b) Forward the Bathurst Regional Local Environmental Plan – Moveable and Monumental Heritage Planning Proposal to the NSW Department of Planning, Industry and Environment for gazettal;
- (c) Notify those who lodged a submission of Council's decision; and
- (d) Call a division.

REPORT:

Council, at its meeting held 11 December 2019, resolved to prepare a Planning Proposal to amend the Bathurst Regional Local Environmental Plan (LEP) 2014 to include an initial list of moveable and monumental heritage items.

The Bathurst Region Heritage Plan (2017 – 2020) includes actions in relation to the region's moveable heritage:

- Action 2.6.4 - Develop a database of moveable and monumental heritage of the Bathurst region.
- Action 5.2.1 - Facilitate opportunities to showcase and share moveable heritage objects and assets within the community.
- Action 11.9 - Identify, collect, manage and preserve moveable and intangible (oral history) heritage.

To support these actions Council staff have been developing a database of moveable and monumental heritage including Statements of Significance for items on the database. The database list is not complete and will be continuously added to as new items are identified.

A Planning Proposal has been prepared to update Schedule 5 - Environmental Heritage of Bathurst Regional Local Environmental Plan (LEP) 2014 to include an initial list of 23

moveable and monumental items as heritage items under the LEP. The purpose of listing the items is to ensure that the items are protected and are not relocated or lost to the region.

The initial list of 23 items included in the planning proposal are:

Council Owned:

1. **Peter Brock Statue**, Bathurst National Motor Racing Museum (*proposed new heritage item no. 352*)
2. **Ben Chifley Engine**, Bathurst Railway Station (*proposed to be added to the existing heritage item no. 37*)
3. **Pillars of Bathurst**, Bicentennial River Park (*proposed to be added to the existing heritage item no. 67*)
4. **Flag Staff Declaration Monument**, Bicentennial River Park (*proposed to be added to the existing heritage item no. 67*)
5. **Footsteps in Time Pillar**, Bicentennial River Park (*proposed to be added to the existing heritage item no. 67*)
6. **Steam Roller**, Bicentennial River Park (*proposed to be added to the existing heritage item no. 67*)
7. **Kite Structure**, Bathurst Memorial Entertainment Centre (*proposed new heritage item no. 346*)
8. **Broken Blade**, Bathurst Memorial Entertainment Centre (*proposed new heritage item no. 346*)
9. **Holtermann Fountain**, Civic Centre, Bathurst Regional Council (*recommended that listing not proceed at this time – see below*)
10. **Horse Trough**, Bathurst Waterworks (*proposed to be added to the existing heritage item no. 147*)
11. **Bronze Soldier**, Bathurst RSL (*proposed new heritage item no. 347*)
12. **Ranken's Bridge Pillar**, Eglinton (*proposed new heritage item no. 349*)
13. **Hill End War Memorial**, Hill End (*proposed to be added to the existing heritage item no. 336*)
14. **Sofala Dredging Monument**, Sofala (*proposed new heritage item no. 355*)
15. **Sofala Foot Bridge**, Sofala (*proposed new heritage item no. 354*)

Private/Community Owned:

16. **Bathurst District Historical Society Collection**, Various locations (*proposed new heritage item no. 348*)
17. **Rockley Mill & Museum Collection**, Rockley (*proposed to be added to the existing heritage item no. 217*)
18. **Portable Ballroom**, 4824 Great Western Highway, Glanmire (*proposed new heritage item no. 350*)
19. **Chinese Shrine Cabinet**, 248 Conrod Straight, Bathurst Goldfields (*proposed new heritage item no. 351*)
20. **Railway Gantry Crane**, 34 Alpha Street, Bathurst (*proposed new heritage item no. 345*)
21. **Hill End Honours Rolls**, Hill End Public School (*proposed new heritage item no. 353*)
22. **Mew Chip's Register**, Hill End NPWS Office (*recommended that listing does not proceed – see below*)
23. **Bathurst Agricultural Research Station Collection**, Mitchell (*proposed to be added to the existing heritage item no. 182*)

An explanation document outlining the proposed 23 items is provided at **attachment 1**.

The Planning Proposal was placed on public exhibition for 28 days from 17 August 2020 to 14 September 2020. All property owners and relevant interest groups were notified of the Planning Proposal. As a result of the public exhibition period, 6 submissions were received.

A copy of each of the submissions is provided at **attachment 2**. A summary of the submissions received and a recommended response to each submission is provided at **attachment 3**.

A submission hearing was not held due to COVID 19 restrictions. In accordance with Council's resolution the submissions were provided to Councillors on 16 October 2020 to enable sufficient time for their consideration prior to the matter being referred to Council.

The majority of feedback received during the exhibition process was positive. As a result of the public exhibition process it is recommended that the Planning Proposal proceed with the exception of the listing of Mews Chips Register and the Holtermann Fountain.

On the advice of the National Parks and Wildlife Service (NPWS) there is an extensive moveable heritage collection at Hill End of which Mews Chips Register is just one. The NPWS does not support the listing of just one part of the collection. They have advised that their whole collection already has statutory protection. Listing of Mews Chips Register under the LEP is therefore not critical.

The Holtermann Fountain, in front of the Civic Centre, has recently been significantly vandalised. It was proposed to list the Fountain as part of heritage item (no. 346) that includes the Kite Sculpture at BMEC and the Broken Blade in front of BMEC. It is recommended that the Holtermann Fountain be excluded from proposed item 346 and that consideration of its listing be delayed until it can be determined whether restoration and reinstatement is possible.

A copy of the final Planning Proposal recommended for adoption by Council is provided at **attachment 4**. The final Planning Proposal recommends the listing of 22 new heritage items. Note that the final LEP item numbers within attachment 4 and as outlined in this report have been updated from those exhibited in attachment 1.

CONCLUSION:

Action 11.9 of Council's Heritage Plan seeks to identify, collect, manage and preserve moveable and intangible (oral history) heritage. Council has therefore prepared a Planning Proposal to include an initial list of moveable and monumental heritage items. Council will continue to update and add to this list into the future. Following the public exhibition process, it is recommended that Council list 22 new heritage items as outline in this report.

FINANCIAL IMPLICATIONS:

Funding for this item is contained within existing budgets.

BATHURST COMMUNITY STRATEGIC PLAN – OBJECTIVES AND STRATEGIES:

Objective 1: Our sense of place and identity.

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

Objective 6: Community leadership and collaboration.

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

COMMUNITY ENGAGEMENT:

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

ATTACHMENTS:

1. Explanation document [7.2.7.1 - 6 pages]
2. Submissions [7.2.7.2 - 6 pages]
3. Submission Summary [7.2.7.3 - 2 pages]
4. Final Planning Proposal [7.2.7.4 - 182 pages]

MINUTE

RESOLUTION NUMBER: ORD2020-307

MOVED: Cr I North SECONDED: Cr M Morse

RESOLVED:

That Council:

- (a) Adopt the Bathurst Regional Local Environmental Plan amendment as outlined in this report;
- (b) Forward the Bathurst Regional Local Environmental Plan – Moveable and Monumental Heritage Planning Proposal to the NSW Department of Planning, Industry and Environment for gazettal;
- (c) Notify those who lodged a submission of Council's decision; and
- (d) Call a division.

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

The result of the division was:

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

Against the Motion - nil

Absent - nil

Abstain - Nil

7.2.8

DRAFT BATHURST REGIONAL LEP 2014 - BATHURST 2040 OPEN SPACE STRATEGY AMENDMENT

File No: 20.00341

RECOMMENDATION:

That Council:

- (a) adopt the Bathurst Regional Local Environmental Plan amendment as outlined in this report;
 - (b) forward the Bathurst Regional Local Environmental Plan – Bathurst 2040 Open Space Strategy Planning Proposal to the NSW Department of Planning, Industry and Environment for gazettal;
 - (c) give public notice of Council's decision in accordance with the requirements of the Environmental Planning and Assessment Act; and
 - (d) call a division.
-

REPORT:

Council, at its meeting held 15 April 2020, adopted the Bathurst 2040 Open Space Strategy, and resolved to commence a Planning Proposal to amend the Bathurst Regional Local Environmental Plan (LEP) 2014.

A review of the recommendations of the Bathurst 2040 Open Space Strategy has identified that there are a number of land parcels currently being used for open space and recreation purposes that are not currently zoned RE1 Public recreation. In accordance with the recommendations of the Bathurst 2040 Open Space Strategy, these parcels should be rezoned to RE1 (Public Recreation) to support the implementation of the Strategy.

The Department of Planning, Industry and Environment issued a gateway determination dated 4 June 2020. A copy of the gateway determination is provided as **attachment 1**.

Amendment to the Bathurst Regional LEP 2014

There are two key elements of the Planning Proposal. Each of the elements are outlined below:

1. Gormans Hill – Amendment of zone from RE1 Public Recreation to R1 General Residential

As part of the review of the RE1 Public Recreation zone, a parcel of privately owned land currently being used for residential purposes was identified as being zoned

RE1. As part of this Planning Proposal it is proposed to correct the zoning from RE1 Public Recreation to R1 General Residential to reflect the current use and amend a mapping anomaly.

2. West Bathurst, Raglan, Eglinton, Kelso, Laffing Waters, Bathurst, Llanarth and Abercrombie – Amendment of zone to RE1 Public Recreation.

Council identified sixty-seven (67) parcels of Council-owned land with various land use zones, which were being used for recreation purposes. It is not proposed to alter the use of the land for recreation purposes but rather zone the land RE1 Public Recreation. The proposed changes to the zone will support the recommendations of the Bathurst Open Space Strategy and to reflect the current use of the land for recreation purposes.

Attachment 2 is the supporting explanation document which identifies the specific parcels.

Public Exhibition

The Planning Proposal was placed on public exhibition from 17 August 2020 to 14 September 2020. A copy of the Exhibition Documentation is provided as **attachment 3**. Notification was placed in the Western Advocate on 15 August 2020. Letters were also sent to private landowner affected by the Planning Proposal.

As a result of the public exhibition period, Council did not receive any submissions. **Attachment 4** summarises the level of engagement through Council's YourSay website. As no submissions were received, a discussion forum has not been held.

Post Exhibition Changes

During the public exhibition period, Council officers reviewed the proposed parcels to be rezoned. This review identified that two parcels of land identified as Parcel 1 & 2 on map 3 (being Lot 4 DP 1042075, and part Hope Street road reserve) should be excluded as part of this planning proposal for operational reasons. The final Planning Proposal has been amended to remove these parcels and does not represent a significant departure from the original intent of the Planning Proposal.

Final Planning Proposal

Council has removed two parcels of land from the planning proposal. The Planning Proposal has been amended to reflect this change.

Attachment 5 contains the final Planning Proposal and LEP maps to be considered for adoption.

CONCLUSION:

Council resolved to make an amendment to the Bathurst Regional Local Environmental Plan 2014 at its meeting held 15 April 2020. Council placed the draft Local Environmental Plan amendment on public exhibition for a period of 28 days from 17 August 2020 to 14 September 2020. Council did not receive any submissions in response to the exhibition.

Notwithstanding the changes proposed post-exhibition, there are no planning grounds as to why the matter should not proceed. It is therefore recommended that the amendments

to the Bathurst Regional Local Environmental Plan 2014 be adopted as outlined in this report.

FINANCIAL IMPLICATIONS:

The preparation of a Planning Proposal was undertaken 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 and other waterways.

Objective 5: Community health, safety and well being.

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

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

ATTACHMENTS:

1. Gateway determination [7.2.8.1 - 6 pages]
2. Supporting Explanation - OSS Land Rezoning [7.2.8.2 - 12 pages]
3. Notification advertisement [7.2.8.3 - 1 page]
4. Summary engagement report [7.2.8.4 - 6 pages]
5. Final Planning Proposal and LEP maps [7.2.8.5 - 30 pages]

MINUTE

RESOLUTION NUMBER: ORD2020-308

MOVED: Cr J Jennings SECONDED: Cr J Rudge

RESOLVED:

That Council:

- (a) adopt the Bathurst Regional Local Environmental Plan amendment as outlined in this report;

- (b) forward the Bathurst Regional Local Environmental Plan – Bathurst 2040 Open Space Strategy Planning Proposal to the NSW Department of Planning, Industry and Environment for gazettal;
- (c) give public notice of Council's decision in accordance with the requirements of the Environmental Planning and Assessment Act; and
- (d) call a division.

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

The result of the division was:

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

Against the Motion - nil

Absent - nil

Abstain - Nil

7.2.9

AMENDED POLICY - COMPLIANCE AND ENFORCEMENT: FOOD SAFETY

File No: 14.00002

RECOMMENDATION:

That Council:

- (a) place the amended Compliance and Enforcement: Food Safety Policy on public exhibition for a period of 28 days;
 - (b) if no submissions are received, adopt the Policy;
 - (c) if submissions are received, prepare a further report to Council.
-

REPORT:

The partnership agreement between Bathurst Regional Council and the NSW Food Authority requires Council to undertake certain responsibilities to administer the NSW Food Act 2003 (the Act).

Council at its meeting held 17 November 2010 adopted a Policy entitled "Compliance and Enforcement: Food Safety" (the Policy) to provide guidance to Council's Authorised Officers in undertaking inspections of food premises, and the taking of action or enforcement and compliance under the Act to ensure a consistent approach is made.

The Policy has been reviewed to reflect updates in policies, protocols and current approach by the NSW Food Authority.

In summary the changes to the Policy include:

- Removal of references to Food Standard Australia and New Zealand Act 1991, which has been repealed.
- Previously the Policy required the inspection of all High and Medium risk food premises every six months. This has been modified to allow the extension of time between routine inspections to be consistent with current NSW Food Authority guidelines. The guidelines take into account the history of inspections and a risk assessment specific to the business.

The Policy continues to provide transparent accountability for Council's Authorised Officers to ensure inspections of food premises are impartial and fair.

It is therefore recommended that Council place the revised Policy on public exhibition and seek feedback from the community. A copy of the amended Policy proposed for exhibition is at Attachment 1.

FINANCIAL IMPLICATIONS:

Nil

BATHURST COMMUNITY STRATEGIC PLAN – OBJECTIVES AND STRATEGIES:

Objective 2: A smart and vibrant economy.

Strategy 2.1 Support local business and industry.

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. Draft Compliance and enforcement - food safety [7.2.9.1 - 10 pages]

MINUTE

RESOLUTION NUMBER: ORD2020-309

MOVED: Cr I North SECONDED: Cr A Christian

RESOLVED:

- (a) Place the amended Compliance and Enforcement: Food Safety Policy on public exhibition for a period of 28 days;
- (b) If no submissions are received, adopt the Policy;
- (c) If submissions are received, prepare a further report to Council.

7.2.10

STATE OF THE ENVIRONMENT REPORT - BATHURST REGIONAL COUNCIL

File No: 13.00062, 13.00004

RECOMMENDATION:

That Council:

- (a) note that the 2020 Bathurst State of the Environment Report and the 2020 Regional State of the Environment Bathurst Snapshot Report have been prepared; and
 - (b) make electronic copies of both reports available on Bathurst Regional Council's website.
-

REPORT:

The Bathurst State of the Environment Report (SoE) (**attachment 1**) describes how Council and the community are working together to achieve the environmental stewardship objective of the 2040 Community Strategic Plan. The Community Strategic Plan identifies five strategies which will enable it to meet this objective:

- Protect and improve natural areas and ecosystems, including the Macquarie River and other waterways
- Protect the City's water supply
- Minimise the City's environmental footprint, live more sustainably and use resources more wisely
- Protect and improve the region's biodiversity
- Increase resilience to natural hazards and climate change

The report examines trends in key environmental indicators including Council energy use, greenhouse gas emissions, waste to landfill, as well as community water and energy use. The report also highlights several Council led projects in the area of stream rehabilitation and renewable energy installation.

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

In addition to preparing this SoE, Council also participated in the 2020 Greater Central West Region SoE program, from which a snapshot report has been prepared for each participating Council (**attachment 2**). Participation in the Regional reporting process enables Council to compare its activities on a regional basis with other LGA's and cities of similar size and demographics. It also facilitates better understanding of trends in the condition of environmental assets which cross LGA boundaries.

Key findings from 2019-20 reports

Long-term monitoring of the state of the environment in the Bathurst region continues to show disturbing trends of increases in daily and yearly average maximum temperatures. 2019-20 was 1.9°C above the 1909-2020 long-term average - the hottest year ever recorded for Bathurst. Average maximum temperatures for December 2019 and January 2020 were 4°C above the average maximum for those months. Bushfires had a severe impact upon local air quality with a record number of days (84) exceeding health guidelines.

The drought had a significant impact with Extreme level water restrictions introduced in October 2019. Bathurst residents responded positively to water restrictions and reduced household water use by up to 63%.

Council energy use declined, partly due to reduced water pumping and processing needs during water restrictions and the replacement of over 5000 inefficient street light luminaires with LED street lights. Further, the generation of renewable power assisted in the reduced consumption from the grid with over 481kW of solar power capacity now installed on Council premises. The local community has also demonstrated strong support for solar power with over 4118 individual solar modules now installed across the Bathurst postcode, equal to nearly one fifth of all local properties.

Waste being deposited in landfill continues to fall, though the proportion of waste being diverted to recycling or composting has not increased. The illegal dumping of waste in public areas is an ongoing issue with 135 incidents reported during 2019-20.

Council's sustainability and environmental initiatives were impacted by Covid-19 during the latter half of the reporting period, which resulted in the cancellation of the keystone Sustainable Living Expo event as well as several community tree planting days.

Fuel consumption increased slightly to 915,000 litres for the year, an annual cost to Council of typically one million dollars. The increase was partly due to Covid-19 social distancing requirements resulting in additional vehicles being used. This highlights both Council's reliance on petrol and diesel-powered vehicles and the exposure to external forces such as international oil prices and the Coronavirus pandemic.

CONCLUSION:

Council will use the findings of the 2019-20 State of Environment report to plan and implement ways to better protect the environment, respond to a changing climate, improve energy and fuel efficiency and build upon the successful water saving education campaigns.

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 and other waterways.
- Strategy 3.3 Minimise the City's environmental footprint, live more sustainably and use resources more wisely.
- Strategy 3.4 Protect and improve the region's biodiversity.
- Strategy 3.5 Increase resilience to natural hazards and climate change.

COMMUNITY ENGAGEMENT:

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

ATTACHMENTS:

1. Bathurst Regional Council State of the Environment Snapshot Report 2019-20 [7.2.10.1 - 4 pages]
2. Bathurst State of the Environment Report [7.2.10.2 - 9 pages]

MINUTE

RESOLUTION NUMBER: ORD2020-310

MOVED: Cr G Hanger SECONDED: Cr I North

RESOLVED:

That Council:

- (a) note that the 2020 Bathurst State of the Environment Report and the 2020 Regional State of the Environment Bathurst Snapshot Report have been prepared; and
- (b) make electronic copies of both reports available on Bathurst Regional Council's website.

DIRECTOR CORPORATE SERVICES & FINANCE'S REPORT

The following reports are presented for Council's consideration.

Yours faithfully

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

A Jones
**DIRECTOR
CORPORATE SERVICES AND FINANCE**

7.3.1

STATEMENT OF INVESTMENTS

File No: 16.00001

RECOMMENDATION:

That the information be noted.

REPORT:

\$75,930,000 was invested at 31 October 2020 in accordance with Council's investment policies, the Minister's Investment Order dated 12 January 2011, the Local Government Act 1993 and associated regulations. All investments have been reconciled with Council's general ledger and are listed below:

	<u>Rating</u>	<u>Balance</u>	<u>Average Return</u>
<u>Short Term 1 – 365 Days</u> (comprising Commercial Bills, Term Deposits, Debentures and Certificates of Deposits):			
National Australia Bank Limited	A-1+	20,000,000.00	0.97%
CBA	A-1+	3,000,000.00	0.57%
AMP	A2	3,000,000.00	1.10%
Bank of Queensland Limited	A2	11,000,000.00	1.09%
Auswide Bank*	A2	3,000,000.00	1.45%
Members Equity Bank	A2	3,000,000.00	1.19%
Maritime, Mining & Power Credit Union Ltd	ADI	7,500,000.00	1.16%
		\$50,500,000.00	1.05%
<u>Long Term > 365 Days</u> (comprising Commercial Bills, Term Deposits, Debentures and Bonds):			
<u>Floating Rate Term Deposits</u>			
CBA Deposit Plus 1	AA-	1,500,000.00	1.04%
CBA Deposit Plus 2	AA-	1,500,000.00	1.18%
Westpac Coupon Select	AA-	2,000,000.00	1.12%
Westpac Coupon Select 1	AA-	3,000,000.00	1.34%
Westpac Coupon Select 2	AA-	1,500,000.00	1.09%
Westpac Green Tailored Deposit	AA-	1,500,000.00	0.87%
Maritime Mining & Power Credit Union Ltd	ADI	1,230,000.00	0.35%
-	-	\$12,230,000.00	1.06%
<u>Fixed, Negotiable & Tradeable Certificates of Deposits</u>			
AMP Fixed Rate	BBB	\$1,000,000.00	2.99%
-		\$1,000,000.00	2.99%
<u>Floating Rate Notes</u>			
CBA Climate Bond	AA-	1,000,000.00	1.01%
Commonwealth Bank of Australia 2	AA-	500,000.00	1.03%
National Australia Bank	AA-	700,000.00	1.01%
HSBC Sydney	AA-	1,500,000.00	0.91%
Rabobank	A+	1,000,000.00	1.59%
Macquarie Bank	A+	1,000,000.00	0.84%

UBS AG Australian (31/7/2025)	A+	650,000.00	0.93%
Sumitomo Mitsui Banking Corp (5/06/2025)	A	1,000,000.00	1.24%
AMP	BBB	1,000,000.00	1.14%
AMP	BBB	1,000,000.00	1.46%
AMP	BBB	1,100,000.00	1.17%
Members Equity 3	BBB	750,000.00	1.35%
Newcastle Permanent 3	BBB	1,000,000.00	1.71%
		\$12,200,000.00	1.19%

Total Investments		<u>\$75,930,000.00</u>	<u>1.10%</u>
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These funds were held as follows:

Reserves Total (includes unexpended loan funds)	\$30,743,000.00
Grants held for specific purposes	\$1,611,000.00
Section 7.11 Funds held for specific purposes	\$43,746,000.00
Unrestricted Investments	\$0.00

Total Investments	<u>\$75,930,000.00</u>
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<u>Total Interest Revenue to 31 October 2020</u>	<u>\$272,710.99</u>	<u>1.10%</u>
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A Jones
Responsible Accounting Officer

FINANCIAL IMPLICATIONS:

N/A

BATHURST COMMUNITY STRATEGIC PLAN – OBJECTIVES AND STRATEGIES:

Objective 6: Community leadership and collaboration.

Strategy 6.4 Meet legislative and compliance requirements.

COMMUNITY ENGAGEMENT:

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

ATTACHMENTS:

1. Copy of Investments 2020-10-31 pre-accrual [7.3.1.1 - 2 pages]

MINUTE

RESOLUTION NUMBER: ORD2020-311

MOVED: Cr J Rudge SECONDED: Cr J Jennings

RESOLVED:

That the information be noted.

7.3.2

QUARTERLY REVIEW - 2018/2022 DELIVERY PLAN AND OPERATIONAL PLAN 2020-2021

File No: 16.00167

RECOMMENDATION:

That the information be noted.

REPORT:

Bathurst Regional Council has in place the Bathurst 2040 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 16 May 2018. The Plan is available for viewing at the council offices at 158 Russell Street or can be downloaded from the Public Documents section of Council's website, www.bathurst.nsw.gov.au/council/general-information/public-documents. A listing of the Objectives and Strategies from the Bathurst 2040 Community Strategic Plan can be found within the Plan commencing from page 22.

At **attachment 1** is an update of Council's progress towards achieving the Strategies and Objectives for the 2020-2024 Delivery Plan and the Annual Operational Plan 2020-2021.

Clause 203(1) of the Local Government (General) Regulation 2005 (the Regulation) requires a council's responsible accounting officer to prepare and submit a quarterly budget review statement to the governing body of council. The quarterly budget review statement must show, by reference to the estimated income and expenditure that is set out in the operational plan adopted by council for the relevant year, a revised estimate of income and expenditure for that year. It also requires the budget review statement to include a report by the responsible accounting officer as to whether or not they consider the statement indicates council to be in a satisfactory financial position (with regard to its original budget) and if not, to include recommendations for remedial action.

The Division of Local Government has set a prescribed format for the Quarterly Budget Review Statement (QBRs). The statement is in the same format as the requirements for the new Annual Operational Plan that replaced the Management Plan from 1 July 2012. The QBRs Report shown at **attachment 2** is in the format of a commercial Income and Expenditure Statement as per the Office of Local Government Guidelines.

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 Oct 2020 [7.3.2.1 - 52 pages]
2. QBRs Report Sep 20 [7.3.2.2 - 15 pages]

MINUTE

RESOLUTION NUMBER: ORD2020-312

MOVED: Cr J Rudge SECONDED: Cr M Morse

RESOLVED:

That the information be noted.

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

File No: 18.00004

RECOMMENDATION:

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

REPORT:

At **attachment 1** is a list of Sundry Section 356 Donations, Bathurst Memorial Entertainment Centre Community Use Subsidies and Mount Panorama Fee Subsidies granted by Council for the period ending 31 October 2020 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:	\$ 43,156.50**
BMEC Community use:	\$ 7,000.00
Mount Panorama:	\$ 23,381.00

** The above amount includes donations already committed but not yet paid. After allowing for the committed donations the remaining balance is nil.

BATHURST COMMUNITY STRATEGIC PLAN – OBJECTIVES AND STRATEGIES:

Objective 5: Community health, safety and well being.

Strategy 5.3 Help build resilient, inclusive communities.

Objective 6: Community leadership and collaboration.

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

COMMUNITY ENGAGEMENT:

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

ATTACHMENTS:

1. 356 Council Report October 2020 [7.3.3.1 - 2 pages]

MINUTE**RESOLUTION NUMBER: ORD2020-313****MOVED: Cr I North SECONDED: Cr G Hanger****RESOLVED:**

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

7.3.4 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.

- Hibbards Pty Ltd – 13 Kirkland Road – Lot 135 DP1263887 – Sale Contract
- D Thompson & A Fulthorpe – 5 Kirkland Road – Lot 139 DP1263887 – Sale Contract
- Transport for NSW – 404 JP Moodie Memorial Drive – Part Lot 404 DP1241250 & Lot 12 DP1262801 – Sales Contract
- K Raymond & K Boundy – 51 Sunbright Road – Lot 63 DP1253021 – Sales Contract
- J Meyers – 9 Bolton Street – Lot 58 DP1253021 – Sales Contract
- M & F Agius – 4 Wallace Way – Lot 66 DP1253021 – Sales Contract
- C Peachey – 2 Bolton Street – Lot 38 DP1253021 – Sales Contract
- A & P Thompson – 1 Lockwood Rise – Lot 119 DP1263887 – Sales Contract
- Nick Harvey Constructions – 26 Sunbright Road – Lot 152 DP1263887 – Sales Contract
- B.A.R Constructions – 15 Sunbright Road – Lot 120 DP1263887 – Sales Contract
- B.A.R Constructions – 11 Kirkland Rod – Lot 136 DP1263887 – Sales Contract

As a correction to the October schedule, the following sales contracts were withdrawn after the Power of Attorney had been affixed to the contract:

- G Davis – 3 Kirkland Road – Lot 140 DP1263887 – Sales purchase withdrawn
- B.A.R. Construction – 3 Kirkland Road – Lot 140 DP1263887 – Sale Contract

General Items

- Nil

Linen Plan Release

- Mr GC & Mrs WA Ross – Subdivision (road widening) - Lot 71 DP615587 – 280 Hen & Chicken Lane, Evans Plains
- Mrs SM & Mr HP Colley – 4 Lot Subdivision – Lot 16 DP258387 – 189 Mount Rankin Road, Mount Rankin

FINANCIAL IMPLICATIONS:

Nil

BATHURST COMMUNITY STRATEGIC PLAN – OBJECTIVES AND STRATEGIES:

Objective 4: Enabling sustainable growth.

Objective 4: Enabling sustainable growth.

Strategy 4.6 Plan for, assess and regulate development activity.

COMMUNITY ENGAGEMENT:

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

ATTACHMENTS:

Nil

MINUTE

RESOLUTION NUMBER: ORD2020-314

MOVED: Cr J Jennings SECONDED: Cr W Aubin

RESOLVED:

That the information be noted.

7.3.5

CODE OF CONDUCT COMPLAINTS - 1 SEPTEMBER 2019 TO 31 AUGUST 2020

File No: 07.00088

RECOMMENDATION:

That the information be noted.

REPORT:

Council is required to prepare an annual report on the number and type of Code of Conduct complaints received for the 12 months to 31 August each year. The report detail is outlined in the Council's Code of Conduct Procedures Manual as follows:

Council's Code of Conduct – Procedures for the Administration of the Code of Conduct, requires at part 12, Clause 12.1 and 12.2 the following:

“12.1 The complaints coordinator must arrange for the following statistics to be reported to the Council within 3 months of the end of September each year:

- a) The total number of Code of Conduct complaints made about Councillors and the General Manager under the Code of Conduct in the year to September;*
- b) The number of Code of Conduct complaints referred to a conduct reviewer;*
- c) The number of Code of Conduct complaints finalised by a conduct reviewer at the preliminary assessment stage and the outcome of those complaints;*
- d) The number of Code of Conduct complaints investigated by a conduct reviewer;*
- e) The number of Code of Conduct complaints investigated by a conduct review committee;*
- f) Without identifying particular matters, the outcome of Code of Conduct complaints investigated by a conduct reviewer or conduct review committee under these procedures;*
- g) The number of matters reviewed by the Division and, without identifying particular matters, the outcome of the reviews; and*
- h) The total cost of dealing with Code of Conduct complaints made about Councillors and the General Manager in the year to September, including staff costs.*

12.2 The Council is to provide the Division with a report containing the statistics referred to in Clause 12.1 within 3 months of the end of September of each year.”

Code of Conduct Complaints – 1 September 2019 to 31 August 2020 present the following profile, as referred to in Clause 12.1 of the Code of Conduct – Procedures for the Administration of the Code of Conduct:

12.1

(a) Number of complaints	3	
(b) Referred to Reviewer	3	
(c) Number finalised by Reviewer and nature of those complaints:	1	<ul style="list-style-type: none"> Alleged; harassment, bullying behaviour, improper conduct, behaviour that will bring Council into disrepute.
(d) Number investigated by Reviewer	Nil	
(e) Number investigated by Conduct Review Committee	Nil	
(f) Outcome of reviews under 12.1(d) & (e)	N/A	
(g) Number investigated by OLG & nature of those complaints	Nil	
(h) Cost of dealing with complaints	Pending	Conduct Reviewer is yet to invoice Council

FINANCIAL IMPLICATIONS:

The cost of dealing with the complaints received for the 2019/2020 reporting period involved a negligible cost for Council staff time. There are pending costs associated with use of Conduct Reviewers.

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: ORD2020-315

MOVED: Cr I North SECONDED: Cr A Christian

RESOLVED:

- Note that the outcome for the complaint listed under (c) in the table was the reviewer determined to use alternative strategies to finalise the complaint, and
- Note the information contained in the report.

7.3.6

BATHURST 1000 OFF TRACK EVENTS

File No: 04.00073

RECOMMENDATION:

That the information be noted.

REPORT:

Bathurst 1000 Off Track Events

The 2020 Bathurst 1000 Off Track Events was held from 14 – 18 October 2020. As with many things this year, the format, events and activities for the week adapted to fall in line with Covid-19 restrictions. The Transporter Parade, Driver Signing and Saturday Street Fair did not proceed but were replaced with a region wide scavenger hunt and a new look Legends Dinner. The activities that replaced the traditional celebrations supported local businesses, showcased the Region and brought about social cohesion to the community members of Bathurst.

Key Events:

- VERTO Scavenger Hunt
- National Motor Racing Museum Legendary Moments Dinner
- Business window display competition
- Colouring in competition

VERTO Scavenger Hunt

The VERTO Scavenger Hunt was an online scavenger hunt that was facilitated by an app called Scavify. The Hunt had 45 'challenges' for people to complete around the Bathurst Region, including a challenge in each Village. Challenges encouraged people to look at our town more closely, visit places they haven't been to before and try new things. Points were awarded for how many tasks were completed. The Hunt ran for the duration of the school holidays and could be completed at any time, with people from their own household. This allowed this activity to be CovidSafe and could be implemented for various events in the future.

- 1,069 Participants
- 92% from 2795. 8% from surrounding towns; Orange, Portland, Oberon
- 30 prizes given away
- \$4,000 sponsorship from VERTO

Feedback:

"Thanks so much for organising a great event for the whole family to get involved in. The kid's and I loved doing it. It is a credit to Bathurst Council for thinking outside the box in

these crazy times, but still being able to get people to be involved in a safe environment outside.”

“We had a great time as a family working together and seeing the sights. Some I haven’t seen, even being a local Bathurst girl!”

“What a great activity for the school holidays when activities were limited. We had so much fun completing all the activities.”

“Thank you for putting on such a great event, we loved the adventure it included through this horrible time. “

National Motor Racing Museum Legendary Moments Dinner

The annual Legendary Moments Dinner was able to proceed with reduced capacity and a new format for interviewing the drivers. Traditionally, three high profile drivers are interviewed and retell their stories from Mount Panorama during the dinner. Due to Covid-19, these drivers were no longer in Bathurst for the Bathurst 1000. Instead, Council pre-recorded five interviews with current high-profile drivers from the Supercars Championship. While the event was different to previous years, 70 guests enjoyed the evening with a two-course meal and interviews on the big screen by Legendary Drivers

Drivers:

- Jamie Whincup
- Scott McLaughlin
- David Reynolds
- Chaz Mostert
- Will Davidson

Business Engagement

Businesses were encouraged to dress their Window or shop front to bring the race week spirit to town and drive foot traffic into local businesses. This year saw 17 businesses participate in the competition. Each business that registered received a starter pack including race theme bunting, 6x Supercars balloons and a printed version of the colouring in competition.

- Manvell Design & Performance
- Eclectic Colour
- Fuzion Hair
- Macquarie Care
- Panorama Minimart & Takeaway
- Busby Medical Practice
- Carahs Cakes and Pies
- Rockabilly Cafe
- St Catherines Aged Care
- RSAJ Secretarial Services
- All Foods Store
- Kirinari Community Services
- Lewy's Pizza House
- King's Antiques & Collectables
- Greater Bank

- Charles Sturt University Charlie's Store
- Newcastle Permanent Building Society

Colouring Competition

- 154 entries
- 80 winners

The Bathurst 1000 Off Track Events encouraged out of the box thinking to allow the community to participate in the Great Race during Covid-19. A good foundation has been established by the events mentioned, which can be fine-tuned for future events during the pandemic.

FINANCIAL IMPLICATIONS:

Nil

BATHURST COMMUNITY STRATEGIC PLAN – OBJECTIVES AND STRATEGIES:

Objective 2: A smart and vibrant economy.

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.

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: ORD2020-316

MOVED: Cr J Rudge SECONDED: Cr J Jennings

RESOLVED:

That the information be noted.

7.3.7

2019/2020 FINANCIAL STATEMENTS

File No: 16.00055

RECOMMENDATION:

That the information be noted.

REPORT:

Council's Auditors, the Audit Office of NSW, have completed their audit of Bathurst Regional Council's Financial Statements for the year ended 30 June 2020. In accordance with Section 418 (3) the audited Financial Statements and the Auditor's Reports for the year ending 30 June 2020 are presented to Council, shown at **attachment 1**.

In accordance with s420 of the Local Government Act, the public are invited to make submissions on the Audited Financial Statements until 4 pm on Friday 27 November 2020.

FINANCIAL IMPLICATIONS:

There are no financial implications resulting from this report.

BATHURST COMMUNITY STRATEGIC PLAN – OBJECTIVES AND STRATEGIES:

Objective 6: Community leadership and collaboration.

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

COMMUNITY ENGAGEMENT:

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

ATTACHMENTS:

- 1. Annual Financial Statements-2020-1 [7.3.7.1 - 108 pages]

MINUTE

RESOLUTION NUMBER: ORD2020-317

MOVED: Cr I North SECONDED: Cr J Jennings

RESOLVED:

That the information be noted.

7.3.8 CARRYOVER WORKS

File No: 16.00175

RECOMMENDATION:

That the items as identified on the lists of Revote works as at 30 June 2020 be approved and the Carryover works be noted and added to the Operational Plan for 2020/2021.

REPORT:

As Council would be aware, for logistical or resource management purposes, various works for which funding was provided in 2019/2020 Operational Plan remained incomplete or in progress as at 30 June 2020.

Clause 211 of the *Local Government (General) Regulation 2005* (the Regulation) requires Council to formally “Re-vote” into the 2020/2021 Budget any 2019/2020 budget works, services, goods, materials & facilities that haven’t been carried out, provided, started or contracted to be carried out or contracted to be provided as at 30 June 2020. At **attachment 1** is a listing of all Revotes to be adopted into the 2020/2021 Operational Plan, including funding sources.

Clause 211 of the *Local Government (General) Regulation 2005* (the Regulation) allows Council to “Carry Forward” into the 2020/2021 Budget any 2019/2020 budget works, services, goods, materials & facilities that have been started or contracted to be carried out or contracted to be provided as at 30 June 2020, without the need for Council approval. At **attachment 2** for Councillor’s information is a listing of all Carry Forward items to be adopted into the 2020/2021 Operational Plan, including funding sources.

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 6.6 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 - Revotes [7.3.8.1 - 1 page]
2. Attachment 2 - Carryovers [7.3.8.2 - 2 pages]

MINUTE

RESOLUTION NUMBER: ORD2020-318

MOVED: Cr G Hanger SECONDED: Cr I North

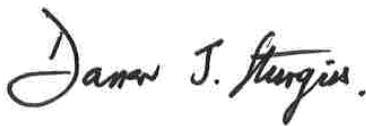
RESOLVED:

That the items as identified on the lists of Revote works as at 30 June 2020 be approved and the Carryover works be noted and added to the Operational Plan for 2020/2021.

DIRECTOR ENGINEERING SERVICE'S REPORT

The following reports are presented for Council's consideration.

Yours faithfully

A handwritten signature in black ink, reading "Darren J. Sturgiss". The signature is written in a cursive style with a large initial 'D'.

Darren Sturgiss
**DIRECTOR
ENGINEERING SERVICES**

7.4.1 DRAFT PLANS OF MANAGEMENT - COMMUNITY LAND & COUNCIL MANAGED CROWN LAND

File No: 02.00029

RECOMMENDATION:

That, in accordance with Sections 38, 39, 40 and 40A of the Local Government Act 1993, Council:

- (a) Forward a copy of the draft Council Managed Crown Land Plan of Management to NSW Department of Planning, Industry and Environment for comment.
 - (b) Place the draft Council Managed Crown Land Plan of Management and draft Council Community Land Plan of Management on public exhibition for a minimum period of 28 days and invite the public to make submissions.
 - (c) Hold a public hearing in respect of the draft Plans of Management due to a proposal to alter the categories of some community land.
 - (d) Subject to any significant amendments deemed necessary from submissions received by the public, adopt the Plans of Management.
-

REPORT:

Council would be aware of the Crown Land Management Act 2016 (CLM Act) that came into effect on 1 July 2018. Under the reforms, Councils are responsible for managing Crown reserves where Council has been appointed the Crown Land Manager as if it were public land under the Local Government Act 1993 (LG Act).

Under the LG Act all public land classified as community land is required to be used and managed in accordance with a compliant Plan of Management (POM). Additionally, when considering the inclusion of Crown land into a POM, only reserve trust land is to be included. Crown land that has been devolved to Council is exempt.

It is a requirement of the CLM Act that the POM's be developed by 30 June 2021 and in early 2019 Council received funding to assist with their preparation.

Following a tender process, Localé Consulting Pty Ltd were engaged to prepare the POM's for the Council managed Crown reserves and given that the most recent POM for Council owned community land was adopted in 2008 it was also considered an opportune time for Localé Consulting to update them as well.

An inception meeting was held with Localé Consulting to discuss project requirements and handover relevant information. It was decided at this meeting to prepare two generic POM's. One would include all the Crown reserves and the other include all community land owned by Council. The draft POM's have been prepared and are submitted for Council's consideration (Refer to **attachments 1 to 4**).

One of the steps involved in preparing POM's is to categorise the land in accordance with section 36 of the LG Act. Assigned categories are to be one or more of the following:

- (a) Natural area,
- (b) Sportsground,
- (c) Park,
- (d) Area of Cultural Significance,
- (e) General Community Use.

Land that is categorised as a natural area is to be further categorised as one or more of the following:

- (a) Bushland,
- (b) Wetland,
- (c) Escarpment,
- (d) Watercourse,
- (e) Foreshore,
- (f) A category prescribed by the regulations.

Initial land categories were assigned to the Crown reserves and adopted by Council at its meeting on 7 November 2018 (Refer **attachment 5**). The categories chosen were those that most closely reflected the purpose for which the land was reserved.

Further investigation of the various parcels of land to be incorporated in the POM's has identified that several sites are no longer being used for the purpose they were originally reserved and have therefore been identified for re-categorisation. Because of this, it will be necessary to hold a public hearing to explain the proposed changes. The timeframe for the public hearing is yet to be determined and will be subject to a Covid-19 safety plan. The proposed category changes for Crown reserves are shown in **attachment 6**.

The draft POM's are to be placed on public exhibition for a period of not less than 28 days, inviting the public to make submissions. The POM for the Council managed Crown reserves, however, cannot be placed on public exhibition prior to the NSW Department of Planning, Industry & Environment providing their consent.

It is therefore recommended that Council:

- (a) Forward a copy of the draft Council Managed Crown Land Plan of Management to NSW Department of Planning, Industry and Environment for comment.
- (b) Place the draft Council Managed Crown Land Plan of Management and draft Council Community Land Plan of Management on public exhibition for a minimum period of 28 days and invite the public to make submissions.
- (c) Hold a public hearing in respect of the draft Plans of Management due to a proposal to alter the categories of some community land.
- (d) Subject to any significant amendments deemed necessary from submissions received by the public, adopt the Plans of Management.

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

Objective 6: Community leadership and collaboration.

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

COMMUNITY ENGAGEMENT:

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

ATTACHMENTS:

1. Attachment 1 - BRC CROWN land POM final draft [7.4.1.1 - 51 pages]
2. Attachment 2 - Appendix B - Crown land Data sheets [7.4.1.2 - 136 pages]
3. Attachment 3 - BRC Council land POM final draft [7.4.1.3 - 47 pages]
4. Attachment 4 - Appendix B - Council land Data sheets [7.4.1.4 - 141 pages]
5. Attachment 5 - Council report & minute 7 Nov 2018 [7.4.1.5 - 12 pages]
6. Attachment 6 - Category changes for Crown lands [7.4.1.6 - 8 pages]

MINUTE

RESOLUTION NUMBER: ORD2020-319

MOVED: Cr J Rudge SECONDED: Cr J Fry

RESOLVED:

That, in accordance with Sections 38, 39, 40 and 40A of the Local Government Act 1993, Council:

- (a) Forward a copy of the draft Council Managed Crown Land Plan of Management to NSW Department of Planning, Industry and Environment for comment.
- (b) Place the draft Council Managed Crown Land Plan of Management and draft Council Community Land Plan of Management on public exhibition for a minimum period of 28 days and invite the public to make submissions.
- (c) Hold a public hearing in respect of the draft Plans of Management due to a proposal to alter the categories of some community land.
- (d) Subject to any significant amendments deemed necessary from submissions received by the public, adopt the Plans of Management.

7.4.2

CHANGES TO SECURITY CLASSIFICATION FOR BATHURST AERODROME

File No: 21.00008

RECOMMENDATION:

That Council note the information provided and endorse the actions taken to date.

REPORT:

Under the *Aviation Transport Security Act (ATSA) 2004* and associated *Aviation Transport Security Regulations (ATSR) 2005*, Bathurst Aerodrome is classified as a Category 6 security controlled aerodrome. This classification ensures Bathurst Aerodrome complies with the relevant security requirements, including operating under a Transport Security Program (TSP), as approved for the Secretary for the Department of Home Affairs.

Bathurst Regional Council has maintained a TSP since it was first adopted, and has implemented a number of actions to ensure compliance with the program, including maintaining restricted areas within the aerodrome precinct, ensuring only authorized persons have access to these areas, and keeping all documentation secured and up to date.

A primary reason for the ongoing security classification is the regular service to the aerodrome provided by Regional Express Airlines, whereby the security of the aerodrome during regular passenger transport (RPT) operations can be assured. An additional factor is the operation of large charter aircraft during race events at Mount Panorama, which have additional operational security requirements to Regional Express.

In December 2019, amendments to the ATSR replaced the former Category model with a Tier model, with the new model scheduled to come into effect 12 months from the issue of updated regulations, being 19 December 2020. Advice at the time was that further details of the proposed model, including the equivalence between the new Tier and former Category classification, would be provided closer to the regulations coming into force.

Council was next advised in September 2020 by the Department of Home Affairs Aviation Security Secretariat of imminent updates with respect to the forthcoming Tier structure, and an associated consultation period. It was indicated in initial advice that affected aerodromes would be advised directly of any change to classification that would affect their existing security operations.

On 30 September, Council received formal advice of the deregulation of Bathurst Aerodrome under the revised Tier model. This means that, as of 19 December 2020, Bathurst Aerodrome will effectively be released from all current security requirements mandated under the current TSP, with only basic restrictions remaining in place during certain operations. The classification of each aerodrome under the new tier structure was contingent upon demonstrated passenger numbers over a certain threshold and the size of aircraft operating open charters. Tier 3 airports are assessed under the revised regulations as having less than 15,000 departing passengers per year and no RPT or

open charter aircraft of over 40 seat capacity.

Formal advice from Regional Express was provided on 1 October that the airline objected to the deregulation, which would place future operations at Bathurst by this airline in jeopardy, as the impact of reduced airport-based security compliance on the airline's operations was likely to prove unworkable. This is primarily due to the fact that a significant portion of the onus of security compliance would be transferred to the airline, which effectively has no control over the aerodrome's apron areas and terminal facilities.

Council sent correspondence dated 2 October to the Security Secretariat that it objected to the reclassification and deregulation of Bathurst Aerodrome, and made the point that Bathurst Aerodrome was subject to the following factors that meant it should remain security controlled in accordance with the requirements of Tier 3 of the current structure:

1. Bathurst, prior to COVID-19, had typical passenger numbers over the last 5 years of approximately 20,000 per annum, with record number 27,000;
2. Bathurst Aerodrome is well utilised by charter aircraft larger than 40 seats, up to ATR-72 72 seat aircraft in support of Supercheap Auto Bathurst 1000 and the Bathurst 12-hour events;
3. Bathurst Aerodrome has the Australian Air Force Cadet National Academy of Excellence, with up to 120 air cadet students and staff at any one time;
4. Council is serviced by Regional Express (Rex) as the Regular Passenger Transport (RPT) operator, utilising SAAB 34 seat aircraft;
5. Council has received advice from Rex that it considers the continuation of the current Tier 3 security requirements as mandatory to their operations and may consider withdrawal of service to Bathurst, should security considerations be relaxed.

Council received a response from the Security Secretariat on 16 October that the position on deregulation of Bathurst Aerodrome remained unchanged, as it did not deem these reasons adequate to meet the revised classifications. However, the Secretariat did note that there would be a mechanism in place for aerodromes to opt into the Tier structure, and Bathurst Council would be advised of this process once finalised, which was anticipated to be in place by 23 October, following which the Secretariat would be in contact with respect to the process to do so.

Council has received an application form from the Department of Home Affairs on 4 November 2020, for the purposes of applying to opt-in to the Tier 3 security system. This has been returned to the Department, with Council requesting that Bathurst Regional Airport be granted Tier 3 status.

Council will be advised as to progress of the application.

FINANCIAL IMPLICATIONS:

Nil at this stage.

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

Objective 6: Community leadership and collaboration.

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

MINUTE

RESOLUTION NUMBER: ORD2020-320

MOVED: Cr W Aubin SECONDED: Cr I North

RESOLVED:

That Council note the information provided and endorse the actions taken to date.

7.4.3

LOCAL GOVERNMENT NSW - EXCELLENCE IN THE ENVIRONMENT AWARDS 2020 - WATER LET'S MAKE IT LAST

File No: 32.00017

RECOMMENDATION:

That the information be noted.

REPORT:

The Local Government NSW – Excellence in the Environment Awards is an annual award program recognising the successes of Local Government in delivering environmental projects across a number of program areas.

Bathurst Regional Council entered into the 2020 awards for the category of Communication, Education and Empowerment, Division B for a population of 30,000 – 70,000. Council submitted an entry covering the Water – Let's Make It Last water restrictions education and engagement campaign and was successful in winning both the Division B and Overall awards for the category.

Water – Let's Make It Last is Bathurst Regional Council's integrated communication, engagement, education and compliance program which has secured significant water savings by reducing residential consumption by a third over 18 months. Focusing on behavioural change, the community has complied with Council's water restrictions in response to record-breaking drought conditions and the related depletion of the Bathurst water supply.

The award acknowledges the work of Council staff in engaging and informing Bathurst residents of the need to implement water restrictions, ensuring compliance with permitted water uses and building the capacity of the community to respond to the ongoing drought and limited water availability.

However most importantly the award highlights the high level of community compliance with water restrictions which resulted in substantial water savings and ensured that enough water remained in Chifley Dam to support residential, business and agricultural uses until substantial rainfall was received from July 2020.

Please see the case study at [attachment 1](#) which details the award submission and the certificate received by Council at [attachment 2](#).

Council staff will continue to engage the community of Bathurst around water conservation measures to ensure this resource is used as sustainably as possible.

FINANCIAL IMPLICATIONS:

Nil

BATHURST COMMUNITY STRATEGIC PLAN – OBJECTIVES AND STRATEGIES:

Objective 3: Environmental stewardship.

Strategy 3.2 Protect the City's water supply.

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

Objective 6: Community leadership and collaboration.

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

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

Strategy 6.8 Implement opportunities for organisational improvement.

COMMUNITY ENGAGEMENT:

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

ATTACHMENTS:

1. Attachment 1 Bathurst Water Security Communications [7.4.3.1 - 2 pages]
2. Attachment 2 Certificate [7.4.3.2 - 1 page]

MINUTE

RESOLUTION NUMBER: ORD2020-321

MOVED: Cr J Rudge SECONDED: Cr G Hanger

RESOLVED:

That the information be noted.

7.4.4 NSW DAM SAFETY ACT – PROPOSED ADMINISTRATION LEVY

File No: 32.00019

RECOMMENDATION:

That Council make representations to the Minister and the Local Member objecting to the proposed levy.

REPORT:

Council has received documentation from Dams Safety NSW that they intend to impose a levy on owners of Declared Dams. Bathurst Regional Council has two Declared Dams, being Chifley and Winburndale Dams.

Advice received is that the purpose of the levy is for the NSW State Government to recover costs incurred by them to administer the NSW Dam Safety Act 2015. The expected levy costs for Council are anticipated to be approximately \$28,000 per annum. The creation of the levy was subject to a consultation period where public submissions were able to be provided; Bathurst Regional Council provided an objection to additional State Government charges which are an addition to the long list of cost-shifting charges that Council is liable for. Until this proposed levy was announced, Council did not have any compliance costs payable direct to the Dams Safety Committee or the State Government for dam safety compliance.

A final decision regarding the imposition of the new levy has not been made. Should this levy be charged, this will add further cost to the operation of the Bathurst Water Supply service which will potentially need to be recovered by way of additional charges to Bathurst town water supply customers.

FINANCIAL IMPLICATIONS:

Nil at this stage.

BATHURST COMMUNITY STRATEGIC PLAN – OBJECTIVES AND STRATEGIES:

Objective 3: Environmental stewardship.

Strategy 3.2 Protect the City's water supply.

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:

Nil

MINUTE

RESOLUTION NUMBER: ORD2020-322

MOVED: Cr W Aubin SECONDED: Cr J Jennings

RESOLVED:

That Council make representations to the Minister and the Local Member objecting to the proposed levy.

7.4.5 WATER SECURITY UPDATE

File No: 32.00017

RECOMMENDATION:

That the information be noted.

REPORT:

The previous report to Council regarding water security was at Council's ordinary meeting of 21 October 2020. A compilation of the various water security related Council reports is available from: <https://www.bathurst.nsw.gov.au/water-restrictions-council.html#article-id-3338>

Current storage in Chifley Dam, Council's main water supply storage is 100.4% as at 3 November 2020. At this time last year storage was 42.0%.

Water Demand

Water demand on the Town Water Supply continues to average 9.7ML/day. This is an excellent result from the Bathurst community. Residential consumption for the last month has averaged 131L/person/day, which is well below the 2014 Drought Management Plan expectations of 219 L/p/d for Level 3, and 183L/p/d for Level 4; this consumption is well below Level 5 (159) and is just above Level 6 (129) requirements.

Due to significant increase in the storage level of Chifley Dam to over 100%, Council has relaxed water restrictions to Level 3 – High, effective from 28 August 2020. Summary of current restrictions are as follows:-

- Watering of lawns and/or gardens is permitted before 10am or after 4pm, using odds and evens system, for a maximum of 60mins total per permitted day.
- Hoses with a trigger nozzle, buckets, watering cans and irrigation systems and microsprays can all be used.
- Topping up of existing pools permitted, for maximum 15min per day.
- Filling of new pools allowable with permission from Council.
- Carwashing is allowed at home on the lawn, using a bucket and trigger nozzle on a hose before 10am or after 4pm; or at registered car washes at any time.
- Topping up of garden features, bird baths and temporary children's pools is permitted.

Compliance

The media and information campaign continues to provide details regarding the current water restrictions that apply, with full details available on the Council website. Enforcement and compliance measures remain in place, with the appointment of a full time Water Inspector supported by administration staff who take all calls through the water hotline, and the water restrictions email. To the end of October 2020, 15 new complaints/enquiries were raised with Council and are being actioned, bringing the overall total to 379. 21 new cases required a courtesy letter to be sent, bringing the total to 251

and this resulted in changes and compliance. There were no caution letters sent, no further penalty infringement notice (fine) issued, keeping those totals to 15 and 4 respectively. In some cases, complaints appeared to have been vexatious, as no evidence of non-compliance could be found on inspection of the relevant property.

As at the end of October 2020, there had been 169 pool top up permits issued in total, 388 residential exemptions approved with conditions in total, and a total of 112 business exemptions approved with conditions.

Chifley Dam weekly updates

Each second Tuesday afternoon Council's website is updated with the latest statistics and figures relating to Chifley Dam, and the Bathurst Water Supply. Details are available here: www.bathurst.nsw.gov.au/chifleydam

The three key graphs included at **attachment 1** show the monthly Chifley Dam volume in percent, from 11 November 2002 to 3 November 2020, the yearly comparison of Chifley Dam from 2015 to 2020, and the estimated residential water usage in litres per person per day, along with the anticipated demand forecast in the 2014 Drought Management Plan. Again, current level of Chifley Dam is 100.4%; Winburndale Dam is 70.6%.

Environmental flows only continue to be released from Chifley Dam, with Bathurst Town water supply for the last 38 weeks being sourced from the Fish River.

Short Term Water Supply Improvements

Council has recently received an additional \$10M from the NSW State Government to progress the Winburndale Dam pipeline augmentation. This brings the total funding from the NSW State Government for critical water projects to \$22M including \$2M for design and investigation and \$20M for capital works.

Council is preparing its application for authorisation for the Water Harvesting Project, responding to requirements from the NSW Government and has supplied initial documentation to the NSW Government for review. Council staff have met with staff from the NSW State Government Departments involved. Following the provision of additional data in the draft environmental assessment, a second public information consultation session will be carried out. At this stage remaining documentation required is for the completion of the Aboriginal Cultural Heritage Assessment.

Council has also recently been advised by the Natural Resource Access Regulator that Council's application made in April 2020 for a Section 39A exemption for pump extraction point at the Waste Water Treatment Plant is no longer able to be assessed due to Bathurst no longer being in drought. This will form part of the application for approval for construction.

Discussions between Council and Natural Resource Access Regulator continue regarding the simplification of the current Winburndale Dam environmental release conditions.

Work Completed to Date

Council has engaged a contractor to carry out strengthening works to Winburndale Dam. Cost of this project is approximately \$9.7M, with \$2.225M provided by the NSW Government's Safe and Secure Water Program. Work on this has commenced, with to date approximately \$6.9M expended. Work will be completed in 2020/2021.

Councillors would also be aware of the \$2M provided by the State Government to investigate short term water supply needs, including: -

- (a) Stormwater harvesting
- (b) Winburndale pipeline improvement works
- (c) Groundwater / bore investigation

The above activities involve up to 16 individual consultancies which are being managed by Council for this investigation work, with the bulk of the \$2M committed. It is expected that this funding will be largely expended by late 2020.

More detailed progress of work is shown as below:-

WATER INFRASTRUCTURE PROJECTS – PROGRESS	
Project	Status
Project Legal Framework	
Legal assessment of suitability of Water Supply (Critical Needs) Act 2019.	Completed
Listing of Water Harvesting project on Water Supply (Critical Needs) Act 2019	Completed
Listing of Winburndale Dam pipeline augmentation project on Water Supply (Critical Needs) Act 2019	Underway. Finalisation of Environmental assessment required as part of submission
Legal Assessment of procurement process, subsequently resolved Ordinary Council Meeting, 11 December 2019.	Completed
Water Harvesting	
Preliminary Yield Analysis	Complete
Detailed Yield Analysis	Complete
Project management framework including legal advice for preparation of GC21 Design and Construct Contract	Complete
Option 1 Route Analysis – Through Levee	
Survey	Complete
Design	Complete
Costing	Complete
Geotechnical Investigation	Complete
Environmental Assessment	Complete
Option 2 Route Analysis - Through public road network	
Survey / Design	Complete
Geotechnical Investigation	Complete
Aboriginal Cultural Heritage Assessment	Complete
European Cultural Assessment	Complete
Crown Road Licence Agreement for formalization of Easements	Complete
Permission from TfNSW for Great Western Highway underbore	Commenced
Permission from John Holland Rail for Great Western Railway underbore	Commenced

Environmental Assessment	Completed
Electrical Assessment	Commenced
<u>Option 3 Route Analysis – Underbore Macquarie River</u>	
Survey / Design	100% complete
Geotechnical Investigation	100% complete
Aboriginal Cultural Heritage Assessment	ACHA report being finalised.
European Cultural Assessment	Completed
Permission from TfNSW for Great Western Highway, for trenching under bridge.	Commenced
Permission from John Holland Rail for Great Western Railway underbore	Commenced
Technical Assessment of route by Public Works Advisory	Completed
Environmental Assessment	Completed
Costing	Preliminary costing completed.
	Detailed costing completed
<u>Stormwater Ponds – Next to Proctor Park - Stage 1b</u>	
Design	Complete
Geotechnical Investigation	Complete
Aboriginal Cultural Heritage Assessment	Complete
Flood Impact Assessment	Substantially completed
Costing	On hold
<u>Winburndale Dam Pipeline Augmentation</u>	
Feasibility Assessment	Completed
Route Assessment	Completed
Pipeline Sizing	Completed
Electrical Needs Assessment	Completed
Legal opinion regarding existing easement access	Completed
Survey and Design	Commenced
Environmental Assessment	80% complete
Discussions with affected landowner along route	Commenced
Costing	To commence following design completion
<u>Winburndale Dam Water into Water Filtration Plant using existing pipeline</u>	
Water Chemistry Analysis	Completed
Compliance / Risk assessment with Australian Drinking Water Guidelines	Completed
Design for inlet works	Completed
Construction of inlet works	Completed
Commissioning / testing / monitoring of water quality	Completed
<u>Water Filtration Plant Mixing Lagoon</u> – To provide balance tank prior to inlet into Water Filtration Plant	
Water Quality / Risk Assessment	Completed
Survey and Design	Completed
Costing	Completed

Irrigation Allocations	
Discussions with Local Irrigators regarding Council's request to NSW State Government for Section 324 instrument to restrict allocations for 2019/2020 water year	Completed
Provision of detailed assessment to NSW State Government requesting irrigation restriction for 2019/2020 water year, to 20% allocation	Completed
Request to NSW Government requesting consideration of 0% allocation for irrigation allocation for 2020/2021 water year	Completed
State Government announcement that water allocation for local irrigators to be set at 20% for 2020/21 water year.	Completed.
Chifley Dam Environmental Release	
Environmental Assessment for reduction in Environmental release submitted to NSW Government	Completed
Booroolong Frog Survey to Campbells River	Completed
Investigation for additional River Gauging (Level) Stations to Campbells and Fish River, to assist environmental monitoring	Commenced
Preparation of additional detail regarding environmental release conditions	Commenced
Winburndale Dam Environmental Release	
Application for reduction in Environmental release submitted to NSW Government	Completed
Groundwater Assessment	
Desktop investigation of groundwater sources	Completed
Seismic testing of most beneficial areas identified n desktop investigation	Completed
Collation of licenced bores within Bathurst LGA	Completed
Water quality testing of water sourced from sample of existing bores	Completed
Drilling of investigative boreholes	Completed

FINANCIAL IMPLICATIONS:

N/A

BATHURST COMMUNITY STRATEGIC PLAN – OBJECTIVES AND STRATEGIES:

Objective 3: Environmental stewardship.

Strategy 3.2 Protect the City's water supply.

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 November graphs [7.4.5.1 - 3 pages]

MINUTE**RESOLUTION NUMBER: ORD2020-323****MOVED: Cr J Rudge SECONDED: Cr I North****RESOLVED:**

That the information be noted.

7.4.6 PROPOSED EASEMENT FOR UNDERGROUND POWERLINES, LOT 7 DP708190, MITRE STREET, BATHURST

File No: 04.00013

RECOMMENDATION:

That Council:

- (a) approve the proposed Easement for underground powerlines 1 wide on Lot 7 in DP708190, Mitre Street Bathurst
- (b) approve the release of Right of Carriageway 6 wide on Lot 7 in DP708190, Mitre Street, Bathurst

as detailed in the Director Engineering Services' report.

REPORT:

Council has been approached by the owners of 45 Mitre Street, Bathurst, seeking an easement for powerlines over Lot 7 in DP708190, to allow development of their site. Refer **attachment 1** for location of easement. This lot is in council ownership and was a former part of Mitre Street, now closed.

This same lot is burdened by a Right of Carriageway 6 wide, benefitting the owners of 45 Mitre Street, refer **attachment 2** for detail.

Negotiations between the owners of 45 Mitre Street and Council officers have been finalised with the owners prepared to release the Right of Carriageway 6 wide since it is no longer required, on the basis that Council approves the creation of the easement for underground powerlines.

It is thus recommended for Council's approval that Council:-

- (a) approve the proposed Easement for Underground Powerlines 1 wide on Lot 7 in DP708190, Mitre Street Bathurst
- (b) approve the release of Right of Carriageway 6 wide on Lot 7 in DP708190, Mitre Street Bathurst

FINANCIAL IMPLICATIONS:

Individual legal costs would be the responsibility of each party.

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

Objective 6: Community leadership and collaboration.

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

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 Mitre Street [7.4.6.1 - 1 page]
2. Attachment 2 Mitre Street right of carriageway [7.4.6.2 - 1 page]

MINUTE

RESOLUTION NUMBER: ORD2020-324

MOVED: Cr A Christian SECONDED: Cr G Hanger

RESOLVED:

That Council:

- (a) approve the proposed Easement for underground powerlines 1 wide on Lot 7 in DP708190, Mitre Street Bathurst
- (b) approve the release of Right of Carriageway 6 wide on Lot 7 in DP708190, Mitre Street, Bathurst

as detailed in the Director Engineering Services' report.

DIRECTOR CULTURAL AND COMMUNITY SERVICE'S REPORT

The following reports are presented for Council's consideration.

Yours faithfully



A Cattermole

**DIRECTOR
CULTURAL AND COMMUNITY SERVICE'S**

7.5.1**2020/2021 RURAL VILLAGE IMPROVEMENT PROGRAM****File No: 16.00104****RECOMMENDATION:**

That Council distribute the 2020/2021 Rural Village Improvement Program funding as follows:

Name of Association	Project Requested	Total Requested
Hill End & District Volunteer Bushfire Brigade	To date no application for funding had been provided, this will be reviewed when available.	\$0
Rockley & District Community Association	Install solar panels for School of Arts Hall	\$2,850
Sofala and District Agricultural & Horticultural Show Society Inc	Repair kitchen meeting room at Showground due to termite damage, total cost approx. \$7,000	\$1,425
Sofala Progress Association Inc	<ol style="list-style-type: none">1. Bench at front of hall.2. Signage board for visitors3. Pie Warmer for kitchen	\$1,425
Sunny Corner & District Progress Association Inc	Permanent concrete barriers to restrict access to the centre of oval	\$1,425
Trunkey Creek Progress Association	To date no application for funding had been provided, this will be reviewed when available.	\$0
Wattle Flat Heritage Lands Land Manager	Purchase and install bench seat at side of Boule Court along walking and fitness track in Thompson St Reserve (11705 Part)	\$1,425
Wattle Flat Progress Association	Install: <ol style="list-style-type: none">1. Suitable weatherproof lock up box complete with range of equipment for use by general public.2. Alarmed AED storage cabinet at General Store	\$1,425
Yetholme Progress Association	Purchase and install two (2) exhaust fans, small awning and replacement motor/s in gas oven range hoods.	\$2,850
TOTAL AMOUNT		\$12,825

REPORT:

An amount has been provided for in the 2020/2021 Annual Operating Plan and Budget for the Rural Village Improvement Program.

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

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

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

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

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

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

The \$20,000 was equitably split between villages with each village eligible to receive \$2,850. If a particular village had more than one organisation previously engaged in this process this amount was further split to provide funding. For example, as Sofala has two community organisations who have received funding in prior years, each group has been allocated \$1,425.

The current programs allocation in accordance with Bathurst Regional Council's 2020/2021 Annual Operating Plan and Budget is \$20,000.

The table below summarises the applications received from the Village community organisations for the 2020/2021 program:

Name of Association	Project Requested	Total Requested
Hill End & District Volunteer Bushfire Brigade	To date no application for funding had been provided, this will be reviewed when available.	\$0
Rockley & District Community Association	Install solar panels for School of Arts Hall	\$2,850
Sofala and District Agricultural & Horticultural Show Society Inc	Repair kitchen meeting room at Showground due to termite damage, total	\$1,425

	cost approx. \$7,000	
Sofala Progress Association Inc	Bench at front of hall. Signage board for visitors Pie Warmer for kitchen	\$1,425
Sunny Corner & District Progress Association Inc	Permanent concrete barriers to restrict access to the centre of oval	\$1,425
Trunkey Creek Progress Association	To date no application for funding had been provided, this will be reviewed when available.	\$0
Wattle Flat Heritage Lands Land Manager	Purchase and install bench seat at side of Boule Court along walking and fitness track in Thompson St Reserve (11705 Part)	\$1,425
Wattle Flat Progress Association	Install: Suitable weatherproof lock up box complete with range of equipment for use by general public. Alarmed AED storage cabinet at General Store	\$1,425
Yetholme Progress Association	Purchase and install two (2) exhaust fans, small awning and replacement motor/s in gas oven range hoods.	\$2,850
TOTAL AMOUNT		\$12,825

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

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

FINANCIAL IMPLICATIONS:

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

BATHURST COMMUNITY STRATEGIC PLAN – OBJECTIVES AND STRATEGIES:

Objective 1: Our sense of place and identity.

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

Objective 2: A smart and vibrant economy.

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

Objective 4: Enabling sustainable growth.

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

Objective 5: Community health, safety and well being.

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

Objective 6: Community leadership and collaboration.

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

COMMUNITY ENGAGEMENT:

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

ATTACHMENTS:

Nil

MINUTE

RESOLUTION NUMBER: ORD2020-325

MOVED: Cr I North SECONDED: Cr J Rudge

RESOLVED:

That Council distribute the 2020/2021 Rural Village Improvement Program funding as follows:

Name of Association	Project Requested	Total Requested
Hill End & District Volunteer Bushfire Brigade	To date no application for funding had been provided, this will be reviewed when available.	\$0
Rockley & District Community Association	Council is working with the Association on a project, this will be reviewed when available.	\$0
Sofala and District Agricultural & Horticultural Show Society Inc	Repair kitchen meeting room at Showground due to termite damage, total cost approx. \$7,000	\$1,425
Sofala Progress Association	1. Bench at front of hall.	\$1,425

Inc	2. Signage board for visitors 3. Pie Warmer for kitchen	
Sunny Corner & District Progress Association Inc	Permanent concrete barriers to restrict access to the centre of oval	\$2,850
Trunkey Creek Progress Association	To date no application for funding had been provided, this will be reviewed when available.	\$0
Wattle Flat Heritage Lands Land Manager	Purchase and install bench seat at side of Boule Court along walking and fitness track in Thompson St Reserve (11705 Part)	\$1,425
Wattle Flat Progress Association	Install: <ol style="list-style-type: none"> 1. Suitable weatherproof lock up box complete with range of equipment for use by general public. 2. Alarmed AED storage cabinet at General Store 	\$1,425
Yetholme Progress Association	Purchase and install two (2) exhaust fans, small awning and replacement motor/s in gas oven range hoods.	\$2,850
TOTAL AMOUNT		\$11,400

7.5.2

BATHURST LIBRARY STRATEGIC PLAN 2019-2024 - UPDATE NOVEMBER 2020

File No: 21.00054

RECOMMENDATION:

That the information be noted.

In October 2019, Bathurst Regional Council adopted "[Access all areas: Bathurst Library Strategic Plan 2019-2024](#)".

The plan identified five Strategic Priorities for the Library over the next five years:

- Community Connections,
- Welcoming Spaces,
- Evolving Digital Environment,
- Dynamic Collections, and
- Learning Culture.

During the first year of the new Strategic Plan, Bathurst Library promoted community connections by introducing new innovative programming (eg: movie matinees, memoir writing workshops), swiftly moving its programming online in response to COVID-19 restrictions and maintaining the Mobile Library service throughout the pandemic closure.

In summary, some of the actions arising from the Strategic Plan in the last year have been:

- The library space has been reviewed with a refurbishment of the technology area allowing improvement to access of collections and technology. The space has also been made COVIDSafe.
- New technology initiatives took place including:
 - The introduction of a scanning station, and
 - A mobile printing service, allowing documents to be sent to the library printers from anywhere at any time.
- Library website updated with new resources added (Indyreads and StoryBox).
- Two new webpages have been created and launched (Kids Online and Homework Help).
- "Call & Collect" service was launched during the library COVID closure with extra eBooks and eAudiobooks purchased.
- Staff have attended training and networking events throughout the year.

The report **attached** presents more detail of the actions undertaken by the Library team towards each priority in Year One of the Library Strategic Plan, from November 2019 to October 2020.

FINANCIAL IMPLICATIONS:

Funding for this item is contained within existing budgets.

BATHURST COMMUNITY STRATEGIC PLAN – OBJECTIVES AND STRATEGIES:

Objective 1: Our sense of place and identity.

Strategy 1.3 Enhance the cultural vitality of the region.

Objective 2: A smart and vibrant economy.

Strategy 2.3 Develop Bathurst as a Smart City.

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 5.3 Help build resilient, inclusive communities.

Strategy 5.4 Make our public places safe and welcoming.

Objective 6: Community leadership and collaboration.

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

Strategy 6.3 Advocate for our community.

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.

Strategy 6.7 Invest in our people.

Strategy 6.8 Implement opportunities for organisational improvement.

COMMUNITY ENGAGEMENT:

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

ATTACHMENTS:

1. Library Strategic Plan Year 1 Report V 2 [7.5.2.1 - 7 pages]

MINUTE

RESOLUTION NUMBER: ORD2020-326

MOVED: Cr M Morse SECONDED: Cr J Rudge

RESOLVED:

That the information be noted.

7.5.3

SEPTEMBER/OCTOBER 2020 - SCHOOL HOLIDAY ACTIVITY

File No: 21.00039, 21.00041, 21.00054, 21.00060, 21.00144

RECOMMENDATION:

That the information be noted.

INTRODUCTION

All of Council's facilities are operating and the Spring school holiday period in September/October 2020 has seen some record-breaking attendance across the facilities.

This report provides a summary of the activities held during the September/October 2020 School Holiday period.

All facilities are operating with COVIDSafe plans in place, with the safety of staff and visitors a priority. The facilities are also accredited as COVIDSafe businesses.

KELSO COMMUNITY HUB

Mission Australia facilitated a program during the October 2020 school holidays. The program was held on Tuesday, Wednesday, and Thursday in the first week of the school holidays from 11:00am until 2:00pm. The program consisted of sporting activities including soccer, basketball and touch football. Mission Australia also held a barbeque lunch for community members who participated in the program. Over 85 people attended the program across the three days. (Monday: 34, Tuesday: 48, and Wednesday: 6 – was called off early due to weather). The program was open to family members (adults and children).

BATHURST MUSEUMS

The September/October school holiday period proved to be another busy time for the BRC Museums. A total of 11,416 individual visits were made to the three opened museums.

This total was made up of:

- 3,934 visitors to National Motor Racing Museum
- 4240 visitors to Australian Fossil & Mineral Museum
- 3242 visitors to Bathurst Rail Museum.

Historically September/October school holiday period has included the Bathurst 1000 race. Visitor numbers to the National Motor Racing Museum in 2020 were impacted by the lack of traditional crowd and closing of the museum. In 2019 a total of 5,835 visits

occurred with 3,750 of these occurring during the race period.

Given the restrictions imposed for the race and the lack of interstate and international visitors the museums still proved to be busy with a high proportion of visitors from metro NSW followed by regional and locals.

Income generated during this period from ticket and retail sales was \$155,302. Australian Fossil and Mineral Museum income continues to grow with \$58,391 generated this holiday period compared to \$24,537 for the same period last year an increase of 58%.

Museums operation was guided by the individual COVID safe plans ensuring the safety of visitors and staff. Staff ensured that numbers within the museums reflected the guidelines set out by NSW Health. Strategies were established that included concierge staff greeting visitors prior to entry to ensure that they had registered using the established QR codes. Activities were provided for children in the Australian Fossil and Mineral Museum courtyard for families that were required to wait for entry. The Bathurst Rail Museum has also established online bookings for Kids Central to ensure visitors could pre book a space and not miss-out as it had proven to be very popular.

BATHURST LIBRARY

This Spring, the Library offered “Take and Make” craft kits for its School Holiday Program. The kits were free and designed for school aged children and youth. In total there were 70 kits comprising of six varying themes. The kits had to be pre-booked and a collection date set prior to the end of the school holidays. There was a great response from parents and children, with all kits booking out.

Two online resources were actively promoted during the School Holiday period, using QR codes to create an interaction with the content provided:

1. Kanopy – movie streaming app,
2. QuiverVision – an app which converts colouring sheets into 3D AR.

BATHURST VISITOR INFORMATION CENTRE

Maintaining and developing the strong brand position of the Bathurst region has been a key priority of the Bathurst Visitor Information Centre (BVIC) throughout the COVID-19 outbreak. A number of marketing campaigns have been implemented to ensure that the Bathurst region remained a destination of choice in the minds of potential travelers including the “Bathurst Greatest Staycation” and “We Want You Back” campaigns.

BVIC has also worked closely with all of Council’s cultural facilities to generate media exposure with public relations activity successfully resulting in the Bathurst region featured on ‘Sydney Weekender’ and in the Weekend Australian. In September alone a total of nine major Bathurst focused media placements appeared with a combined reach of over 4.6 million.

Visitation to the Bathurst region has been sustained since the initial easing of COVID restrictions in June. High visitation over the recent school holidays, with no major regional drawcard events in this period, again demonstrated the underlying strength of the region and the success of the strategic destination marketing undertaken year to date and previous brand building.

Pageviews of the Destination website increased by 136% to 20,045 in the two-week

period prior to the NSW School holidays, and by 99% to 28,895 over the official school holiday period from 26 September to 11 October. The NSW Spring school holiday period also saw extremely strong visitation to BVIC and to Council's museums, particularly when considering that the figures for 2019 included the week of the Bathurst 1000, as shown below:

Facility	2020 Visitation	2019 Visitation	% Increase
BVIC	3791	3621	4.7%
NMRM	3934	2033	-32.5%
AFMM	4240	2498	53%
Rail Museum	3242	N/A	N/A

The strong visitation figures were also consistent with those reported to BVIC by other attractions operating over this period within the Bathurst region, with accommodation providers also reporting high occupancy rates.

The Bathurst region is currently in market with Destination NSW on the "Now's the time to love NSW" campaign, is working with Australian Traveller for a summer edition and planning for a major regional campaign in Autumn 2021.

BATHURST MEMORIAL ENTERTAINMENT CENTRE

The Persian Queen, Presented by Phil & Cath Snitch and Local Stages at BMEC theatre from 8th to 11th October. This new musical was written by local musicians and teachers Phil & Cath Snitch.

Local Stages had supported the writing & development over 3 years. The show had a cast of 20 people and over the 5 performances 496 people attended. Due to COVID-19 restrictions we did not have a live orchestra, however, used recordings of the music with only two musicians on stage. Rehearsals and performances went ahead with tight COVIDSafe procedures.

Youth drama The regular Monday Drama Ensemble also rehearsed at BMEC for 3 days during the school holidays. This group will be presenting their devised new work at the end of Term 4 at BMEC.

BATHURST REGIONAL ART GALLERY

The Bathurst Regional Art Gallery presented live online digital presentation for its Spring School Holiday Program. Joel Tonks presented two workshops via live stream, both working with clay material. Having the live and responsive feedback helped encourage the participants to guide creative processes. For accessibility the art material was supplied and included in the cost of the workshop.

The first workshop 'DIY Clay Planter Pots' held on Friday 2 October was attended by 4 children. The second workshop 'Animalia Fridge Magnets/Brooches' held on Friday 9 October was attended by 6 children.

When visiting the gallery children and families used the Archibald 2019 exhibition activity booklet to engage with the artworks. Visitors could see the presentation of local children's artworks in the 'Bathurst Young Archie Competition' presented by ANZ and the Art Gallery of NSW in the Rees Room as well as online, the 20 finalists works were framed and all

entries were presented as a slideshow on screens. The community photographic exhibition 'Pictures of You' was on view in the gallery as well as online.

2019 Spring School Holidays visitation was 1500, 2020 Spring School Holidays visitation was 2337. This presents an increase of 55.8%.

FINANCIAL IMPLICATIONS:

There are no financial implications resulting from this report.

BATHURST COMMUNITY STRATEGIC PLAN – OBJECTIVES AND STRATEGIES:

Objective 1: Our sense of place and identity.

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

Objective 2: A smart and vibrant economy.

Strategy 2.1 Support local business and industry.

Objective 5: Community health, safety and well being.

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

Objective 6: Community leadership and collaboration.

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

COMMUNITY ENGAGEMENT:

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

ATTACHMENTS:

Nil

MINUTE

RESOLUTION NUMBER: ORD2020-327

MOVED: Cr J Rudge SECONDED: Cr G Hanger

RESOLVED:

That the information be noted.

**7.5.4 INLAND SEA OF SOUND FESTIVAL - 2020
AUSTRALIAN MARKETING INSTITUTE (AMI)
AWARD**

File No: 21.00060

RECOMMENDATION:

That the information be noted.

The Inland Sea of Sound Festival // Murmur campaign was awarded as the NSW State Winner in the 'Best Small Budget Campaign' from the Australian Marketing Institute Awards for Marketing Excellence.

The Australian Marketing Institute (AMI) has announced the winners for the 2020 AMI Awards for Marketing Excellence at this year's virtual award ceremony. In its 39th year, the Marketing Excellence Gala celebrates hundreds of individuals and organisations who have achieved extraordinary success from innovative and effective marketing practices.

Murmur Group, who produced the marketing campaign for the Inland Sea of Sound Festival attended the Australian Marketing Institute Awards (virtually) and advised the Bathurst Memorial Entertainment Centre (BMEC) that the Inland Sea of Sound Festival // Murmur campaign was awarded as the NSW State Winner in the 'Best Small Budget Campaign'.

FINANCIAL IMPLICATIONS:

There are no financial implications resulting from this report.

BATHURST COMMUNITY STRATEGIC PLAN – OBJECTIVES AND STRATEGIES:

Objective 1: Our sense of place and identity.

Strategy 1.3 Enhance the cultural vitality of the region.

Objective 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 5.3 Help build resilient, inclusive communities.

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: ORD2020-328

MOVED: Cr M Morse SECONDED: Cr J Rudge

RESOLVED:

That the information be noted.

7.5.5

BATHURST ACCESS IMPROVEMENT FOR SMALL BUSINESS GRANTS 2020/2021

File No: 16.00107

RECOMMENDATION:

That Council:

- (a) Provide \$4,375 under the 2020/2021 Bathurst Access Improvement for Small Business Grants for the following applicant:

Business/Organisation	Amount of Funding
Generocity Church (accessible door, upgraded ramp & paving)	\$4,375 which is 50% of the project cost.

- (b) Research the feasibility of utilising the grant program to purchase ramps for small businesses to borrow to aid access to premises, with a further report to be provided to Council.

REPORT:

Council coordinates a small grants program to offer businesses and non-profit organisations within the Bathurst region, funding of either 50% of project costs or up to a maximum of \$5,000 on a dollar for dollar basis.

The applications are assessed by the Bathurst Regional Access Committee (BRAC) with their recommendations provided to Council for consideration. This report contains two (2) recommendations.

One submission was received for funding under the 2020/2021 Bathurst Access Improvement for Small Business Grants.

The application was considered by executive members of the BRAC and determined that the application met the criteria for the grant:

Generocity Church – is seeking funds to install an accessible external door, upgraded entrance ramp and extension to paved access entrance.

The recipient will be notified that acceptance of these funds does not exempt their organisation requiring development approval for their proposed works, if required. The recipient will be encouraged to contact Council's Environmental Planning and Building Services Department to confirm their requirements in proceeding with their proposed work.

BRAC has recommended that Council utilise \$10,000 of remaining funding to purchase mobile access ramps that could be utilised by small businesses on a casual temporary basis. Further research is required as to the feasibility of this suggested project. A

further report will be prepared and presented to Council.

Recommendation provided by BRAC is provided at attachment 1.

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.

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 -to BRC Small Business Grants [7.5.5.1 - 1 page]

MINUTE

RESOLUTION NUMBER: ORD2020-329

MOVED: Cr I North SECONDED: Cr G Hanger

RESOLVED:

That Council:

- (a) Provide \$4,375 under the 2020/2021 Bathurst Access Improvement for Small Business Grants for the following applicant:

Business/Organisation	Amount of Funding
Generocity Church (accessible door, upgraded ramp & paving)	\$4,375 which is 50% of the project cost.

- (b) Research the feasibility of utilising the grant program to purchase ramps for small businesses to borrow to aid access to premises, with a further report to be provided to Council.

7.5.6

BATHURST REGIONAL YOUTH COUNCIL 2020/2021

File No: 11.00020

RECOMMENDATION:

That Council:

- (a) Note the information; and
- (b) Adopt the membership of the Bathurst Regional Youth Council 2020/2021 including Zoe Peters as Youth Mayor and Josh Borland as Youth Deputy Mayor.

REPORT:

Recruitment for the 2020/2021 Youth Council occurred during August and September 2020, with applications being received up until Tuesday 15 September 2020: 34 applications were received and interviewed for the positions.

The 2020/2021 Youth Council consists of 14 young people aged 15 – 18 years of age. A Training Day was held on Tuesday 20 October 2020, to outline processes and requirements of their role as Youth Councillors.

The first Youth Council Meeting for 2020/2021 will be held on Tuesday 10 November 2020, where the election of Youth Mayor and Youth Deputy Mayor will occur.

The 2020/2021 Youth Councillors are detailed below:

Name	School
Maddison Sufong	Kelso High Campus – Denison College
Loukia Robson	Kelso High Campus – Denison College
Jared Bignell	Kelso High Campus – Denison College
Joshua Borland	St Stanislaus' College
Ben Davis	St Stanislaus' College
Travis Barrie	St Stanislaus' College
Stella Hall	Mackillop College
Rosie O'Leary	Mackillop College
Ashley Maalouf	Mackillop College
Joseph O'Neill	Scots All Saints College
George Butler	Scots All Saints College
Sabine Fitzpatrick-Trevillion	Bathurst High Campus – Denison College
Harvey Lew	Bathurst High Campus – Denison College
Zoe Peters	Bathurst High Campus – Denison College

The Youth Mayor is Zoe Peters
The Youth Deputy Mayor is Josh Borland
The Media Officer is Travis Barrie

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: ORD2020-330

MOVED: Cr G Hanger SECONDED: Cr J Rudge

RESOLVED:

That Council:

(a) Note the information; and

(b) Adopt the membership of the Bathurst Regional Youth Council 2020/2021 including Zoe Peters as Youth Mayor and Josh Borland as Youth Deputy Mayor.

7.5.7 TOURISM STATISTICAL UPDATE REPORT - NOVEMBER 2020

File No: 21.00041

RECOMMENDATION:

That the information be noted.

The Bathurst Visitor Information Centre (BVIC) is responsible for the coordination of marketing and public relations activities as Destination Marketing Organisation for the Bathurst region. Setting priorities and evaluating success relies on analysis of data concerning visitor numbers, overnight stays and expenditure as well as an understanding of the current and the potential target market for the Bathurst region.

Council primarily utilises data supplied annually by *Tourism Research Australia* (TRA) which is the research arm of the peak governmental body Tourism Australia. TRA produces annual profiles of Local Government Areas through the 'National Visitor Survey', the method used since 1998 to provide the official measure of Australian residents' day, overnight and outbound travel.

All data provided in the annual TRA reports is averaged over four years, which minimises the impact of variability in estimates from year to year and provides for more robust volume estimates. This data is considered the industry standard in the Australian tourism industry.

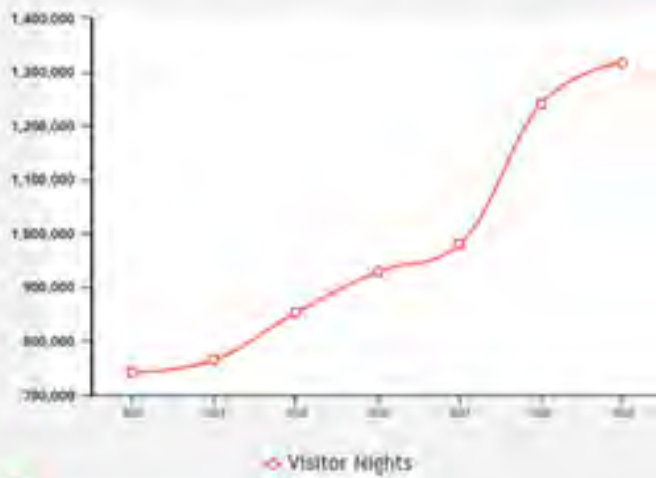
The most recent figures, being for the year ending December 2019, have just been released by TRA. The figures for the Bathurst LGA for 2018 and 2019 in key metric areas are compared in the following table:

Metric	2019	2018	% Increase
TOTAL VISITORS	1,028,000	955,000	7.6%
VISITOR NIGHTS	1,316,000	1,240,000	6.1%
VISITOR SPEND	\$245 Million	\$218 Million	12.4%
AVERAGE SPEND PER TRIP	\$229	\$238	3.9%
AVERAGE SPEND PER NIGHT	\$125	\$168	34.4%

The figures show that the year on year rise is in excess of Council's target of 5% increase in total visitor nights specified in the 2020/21 Operating Plan. The "Total Visitors" figure for 2019 of 1,028,000 was made up of 601,000 domestic day visitors, 418,000 domestic overnight visitors and 9,000 international visitors. Domestic overnight visitors showed the greatest proportional increase within this total figure from 2018 at a 9.7% rise. These figures predate the effect of the COVID-19 outbreak.

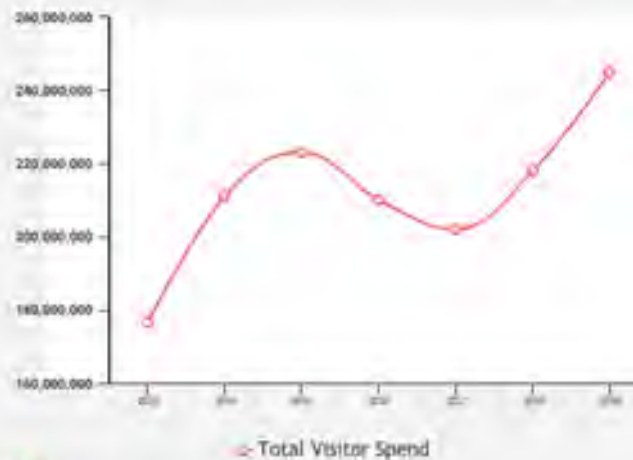
Analysis of all TRA data since 2013 also shows positive trends in the three major metrics of visitor numbers, visitor nights and visitor spend for the Bathurst Regional Council area as shown in the graphs below:

BATHURST REGION VISITOR NIGHTS

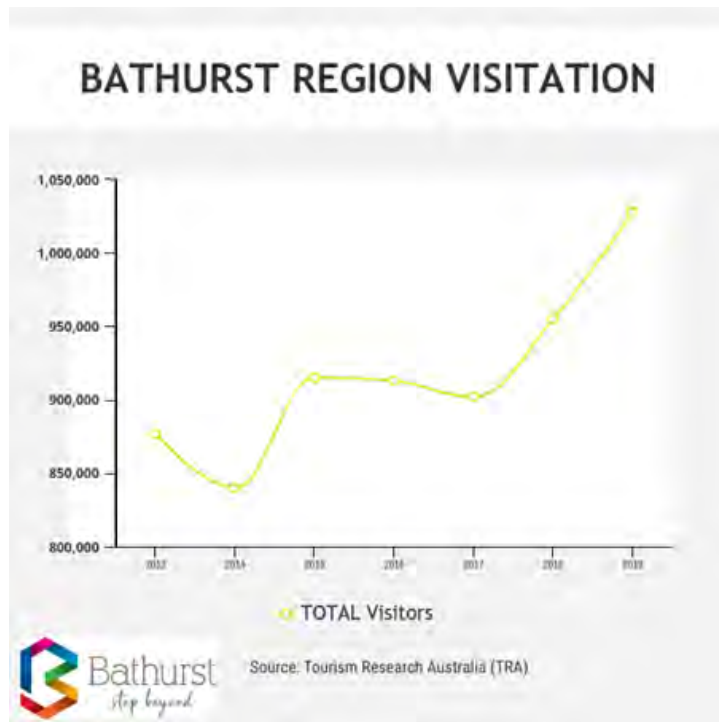


Source: Tourism Research Australia (TRA)

BATHURST REGION VISITOR SPEND



Source: Tourism Research Australia (TRA)



In addition, the TRA report notes that the number of businesses in the visitor economy in the LGA increased from 410 to 419 over this period. In the most recent figures, “holiday” was the most common reason for travel to the Bathurst region at 43.3%, with “visiting friends and relatives” at 35.9% and “business travel” at 14.1%, with “other” the remaining 6.7%. This ratio of visitor motivations has been relatively constant over the last 5 years of reporting.

Comparable levels of growth have also been recorded in the Central West region. Bathurst Regional Council continues to play an active leadership role in the CNSWJO Tourism Group which coordinates public relations, capacity building and collaborative campaigns at a wider regional level. This collaboration will continue to better define the overall region as a distinctive destination of choice and further strengthen growth in this important economic area.

The strong visitation figures are also reflected in the level of activity across the Destination’s digital platforms, with recent growth in use of the destination website and Facebook page shown below:



Tourism is an important and growing industry sector in the Bathurst region, with this recent sector growth reflective of the work in recent years across the tourism and events portfolios and of the increasingly high standard of operators and experiences on offer. The restrictions on outbound travel caused by the COVID-19 outbreak continues to present a tactical opportunity for Bathurst and the wider Central West region to further increase its profile and to capture a significant share of the potential redirection of this tourism spend to domestic travel and to regional areas in particular.

FINANCIAL IMPLICATIONS:

There are no financial implications resulting from this report.

BATHURST COMMUNITY STRATEGIC PLAN – OBJECTIVES AND STRATEGIES:

Objective 1: Our sense of place and identity.

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

Objective 2: A smart and vibrant economy.

Strategy 2.1 Support local business and industry.

Objective 5: Community health, safety and well being.

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

Objective 6: Community leadership and collaboration.

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

COMMUNITY ENGAGEMENT:

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

ATTACHMENTS:

Nil

MINUTE

RESOLUTION NUMBER: ORD2020-331

MOVED: Cr G Hanger SECONDED: Cr W Aubin

RESOLVED:

That the information be noted.

8 REPORTS OF OTHER COMMITTEES

8.1 TRAFFIC COMMITTEE REPORT - 3 NOVEMBER 2020

File No: 07.00006

RECOMMENDATION:

That the recommendations of the Traffic Committee Meeting of Bathurst Regional Council held on 3 November 2020 be adopted.

REPORT:

The Minutes of the Traffic Committee Meeting of Bathurst Regional Council held on 3 November 2020 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. Traffic Committee Meeting Minutes 3 November 2020 [8.1.1 - 3 pages]

MINUTE

RESOLUTION NUMBER: ORD2020-332

MOVED: Cr W Aubin SECONDED: Cr J Fry

RESOLVED:

That the recommendations of the Traffic Committee Meeting of Bathurst Regional Council held on 3 November 2020 be adopted.

9 NOTICES OF MOTION

9.1 MCPHILLAMY PARK GO-KART TRACK PROJECT

File No: 16.00175, 04.00153

RECOMMENDATION:

That Council:

- (i) conduct an economic assessment of the current and future strategic and economic value of McPhillamy Park to the Bathurst community;
- (ii) conduct a Benefit-Cost Analysis of the go-kart track project (as per approved DA), including any negative externalities on McPhillamy Park and the Bathurst community;
- (iii) request or conduct a Business Case report on the expected operations of the proposed go-kart track (as per approved DA).

MINUTE

RESOLUTION NUMBER: ORD2020-338

MOVED: Cr J Jennings SECONDED: Cr M Morse

RESOLVED:

That Council:

- (i) conduct an economic assessment of the current and future strategic and economic value of McPhillamy Park to the Bathurst community;
- (ii) conduct a Benefit-Cost Analysis of the go-kart track project (as per approved DA), including any negative externalities on McPhillamy Park and the Bathurst community;
- (iii) request or conduct a Business Case report on the expected operations of the proposed go-kart track (as per approved DA).

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

10 RESCISSION MOTIONS

11 COUNCILLORS / DELEGATES REPORTS

11.1 COUNCILLORS MEETING WITH COMMUNITY GROUPS/WORKING PARTIES - 28 OCTOBER 2020

File No: 11.00019

RECOMMENDATION:

That the information be noted.

REPORT:

Present: Cr B Bourke (Chair), Cr Graeme Hanger, Cr Ian North, Cr Monica Morse, Cr John Fry, Cr Warren Aubin, Cr Jess Jennings

Apologies: Cr Jacqui Rudge, Cr Alex Christian

1. Cycle Safe Bathurst

Geoff Hasting – President and Peter Simmons – committee member attended the meeting to discuss the functions of the group.

Discussions included:

- How Cycle Safe Bathurst is a community-driven group.
- They are an incorporated body with no joining fees.
- Guiding principles:
 - Contribute constructively to evidence informed decisions about local safety priorities and infrastructure related to cycling. Do this by researching best practice and contributing to Local and State Government infrastructure initiatives.
 - Promote a culture that encourages safe cycling and cooperative road use.
 - Build partnerships with groups and individuals interested in active transport who can assist meetings aims 1 and 2.
- The group's focus is mostly on recreational riding and some social/commuting rides.
- They believe that the urban parts of Bathurst are quite unsafe, with infrastructure the main problem.
- Bathurst is a great place geographically for cycling, relatively flat and small distances between attractions.
- The existing bike plan has not been fully implemented.
- Discussion with Darren Sturgiss on how the committee can contribute to the 2011 Community Access and Cycling Plan, the committee believe this is a way forward.

FINANCIAL IMPLICATIONS:

N/A

BATHURST COMMUNITY STRATEGIC PLAN – OBJECTIVES AND STRATEGIES:

Objective 6: Community leadership and collaboration.

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

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: ORD2020-334

MOVED: Cr W Aubin SECONDED: Cr I North

RESOLVED:

That the information be noted.

11.2 MINUTES - BATHURST COMMUNITY SAFETY COMMITTEE

File No: 07.00107

RECOMMENDATION:

That the information be noted.

REPORT:

The Bathurst Regional Community Safety Committee considered the following items at their meeting held on Thursday 1 October 2020:

- Steal from Motor Vehicle Campaign Update
- Crime Prevention Grant Application Update
- Break and Enter Campaign Project Plan

The Minutes of the Bathurst Regional Community Safety Committee held on Thursday 1 October 2020 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 1.10.20 [11.2.1 - 3 pages]

MINUTE**RESOLUTION NUMBER: ORD2020-335****MOVED: Cr J Rudge SECONDED: Cr I North****RESOLVED:**

That the information be noted.

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

12.0 RESOLVE INTO CONFIDENTIAL COMMITTEE OF THE WHOLE

Recommendation: That:

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

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

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

12.0.2 Cease Recording of Council Meeting

Livestreaming of the Council Meeting must now be changed to reflect that Council is currently in Closed Committee of the Whole and will return to the Ordinary Meeting at its conclusion.

MINUTE

RESOLUTION NUMBER:

MOVED: Cr I North SECONDED: Cr J Rudge

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.

12.1 DIRECTOR CORPORATE SERVICES AND FINANCE'S REPORT

12.1.1 DEFERRAL OF ORCHARD CAMPGROUND REPAYMENTS

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 defer the repayment schedule for the Orchard Campground for a period of 12 months due to the COVID-19 pandemic.

MINUTE

RESOLUTION NUMBER: CONF2020-79

MOVED: Cr I North SECONDED: Cr J Rudge

RESOLVED:

That Council defer the repayment schedule for the Orchard Campground for a period of 12 months due to the COVID-19 pandemic.

12.2 DIRECTOR ENGINEERING SERVICE'S REPORT

12.2.1 COMPULSORY ACQUISITION OF LOTS 300 AND 301 IN DP1201301 - PANORAMA AVENUE, MOUNT PANORAMA

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 compulsory acquisition of Lots 300 and 301 in DP1201301, at Panorama Avenue, Mount Panorama.

MINUTE

RESOLUTION NUMBER: CONF2020-80

MOVED: Cr W Aubin SECONDED: Cr I North

RESOLVED:

That Council authorise payment of compensation and statutory interest to NSW Department of Planning, Industry & Environment for the compulsory acquisition of Lots 300 and 301 in DP1201301, as detailed in the Director Engineering Services' report

12.2.2 TENDER FOR SUPPLY AND DELIVERY OF WATER TREATMENT CHEMICALS 2020-2021

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

This item relates to the proposed tender for Supply and Delivery of Water Treatment Chemicals for 2020-2021.

MINUTE

RESOLUTION NUMBER: CONF2020-81

MOVED: Cr M Morse SECONDED: Cr W Aubin

RESOLVED:

That Council accept the following tenders for the supply and delivery of Water Treatment Chemicals:

1. (Part A) Nowra Chemicals Pty Ltd for the supply of Liquid Aluminium Sulphate at the rate of \$240.79 per tonne for an estimated quantity of 3,200 tonnes or \$770,528 per annum,
2. (Part B) Ixom Operations Pty Ltd for the supply of Sodium Hypochlorite at the rate of \$459.79 per Kilo Litre for an estimated quantity of 250kL or \$114,947.50 per annum, and
3. (Part C) Ixom Operations Pty Ltd for the supply of Sodium Hydroxide at the rate of \$396.00 per tonne for an estimated quantity of 950 tonnes or \$376,200.00 per annum.

12.2.3 TENDER FOR SUPPLY AND DELIVERY OF ROADBASE MATERIAL

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

This item relates to the proposed tender for Supply and Delivery of Roadbase Material from 1 January 2021 to 31 December 2022.

MINUTE

RESOLUTION NUMBER: CONF2020-82

MOVED: Cr G Hanger SECONDED: Cr W Aubin

RESOLVED:

That Council accept tenders from -

- (a) Oberon Quarries for the Supply and Delivery of Roadbase Materials
- (b) Hibbo Hire Pty Ltd for the supply of "Natural Gravel"

from 1 January 2021 to 31 December 2022, as and when required, as listed in the Director Engineering Services' report.

12.2.4 TENDER FOR SUPPLY AND DELIVERY OF CONCRETE

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

This item relates to the proposed tender for Supply and Delivery of Concrete from 1 January 2021 to 31 December 2022.

MINUTE

RESOLUTION NUMBER: CONF2020-83

MOVED: Cr I North SECONDED: Cr J Rudge

RESOLVED:

That Council accept the tender from Hanson Construction Materials Pty Ltd for the supply of ready-mix concrete from 1 January 2021 to 31 December 2022.

12.2.5 TENDER FOR THE HIRE OF PLANT

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

This item relates to the proposed tender for the Hire of Plant from 1 January 2021 to 31 December 2022.

MINUTE

RESOLUTION NUMBER: CONF2020-84

MOVED: Cr J Rudge SECONDED: Cr W Aubin

RESOLVED:

That Council accept the tenders for the Hire of Plant for 2021 and 2022, as listed in the Director Engineering Services' report, subject to submission of complete information being supplied for casual hire, and in accordance with the General Conditions for the Hire of Plant

12.2.6 TENDER FOR THE HIRE OF TRUCKS/WATERCARTS

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

This item relates to the proposed tender for the Hire of Trucks/Watercarts from 1 January 2021 to 31 December 2022.

MINUTE

RESOLUTION NUMBER: CONF2020-85

MOVED: Cr G Hanger SECONDED: Cr I North

RESOLVED:

That Council accept the tenders for the Hire of Trucks/Watercarts for 2021 & 2022, as listed in the Director Engineering Services' report, subject to submission of complete information being supplied for casual hire, and in accordance with the General Conditions for the Hire of Trucks/Watercarts.

13 RESOLVE INTO OPEN COUNCIL

MINUTE

RESOLUTION NUMBER: ORD2020-336

MOVED: Cr A Christian SECONDED: Cr J Fry

RESOLVED:

That Council resume open Council.

14 ADOPT REPORT OF THE COMMITTEE OF THE WHOLE MINUTE

RESOLUTION NUMBER: ORD2020-337

MOVED: Cr J Jennings SECONDED: Cr I North

RESOLVED:

That the Report of the Committee of the Whole, resolution numbers Conf2020-79 to Conf2020-85 be adopted.

15 MEETING CLOSE

MINUTE

The Meeting closed at 8.40pm.

CHAIR:

Ordinary Meeting of Council Agenda - 18 November 2020 Attachments

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**MINUTES OF THE ORDINARY MEETING OF
BATHURST REGIONAL COUNCIL
HELD ON WEDNESDAY 21 OCTOBER 2020**

1 RECORDING OF MEETINGS

2 MEETING COMMENCES

MINUTE

Meeting commenced at 6.00pm.

Present: Cr W Aubin, Cr B Bourke, Cr A Christian, Cr J Fry, Cr G Hanger, Cr J Jennings, Cr M Morse , Cr I North, Cr J Rudge

3 PRAYER AND ACKNOWLEDGEMENT OF COUNTRY

4 APOLOGIES

MINUTE

MOVED: Cr I North SECONDED: Cr A Christian

RESOLVED:

Nil

5 MINUTES

**5.1 CONFIRMATION OF MINUTES - ORDINARY MEETING OF
BATHURST REGIONAL COUNCIL HELD 16 SEPTEMBER
2020**

File No: 11.00005

MINUTE

MOVED: Cr J Rudge SECONDED: Cr I North

RESOLVED:

That the Minutes of the Ordinary Meeting of Bathurst Regional Council held on Wednesday 16 September be adopted.

6 DECLARATION OF INTEREST

Declaration of Interest

MINUTE

RESOLUTION NUMBER: ORD2020-263

MOVED: Cr I North SECONDED: Cr J Rudge

RESOLVED: That the Declaration of Interest be noted.

Nil

7 MAYORAL MINUTE

**7.1 EASEMENT FOR WATER SUPPLY OVER
EXISTING LINE OF PIPES - GEORGE THOMAS
CLOSE, THE LAGOON**

File No: 2015/206

MINUTE

RESOLUTION NUMBER: ORD2020-264

MOVED: Cr B Bourke

RESOLVED:

That Council approve the creation of an easement for water supply over existing line of pipes within George Thomas Close road reserve, as detailed in the Director Engineering Services' report.

7.2 GO KART TRACK - MOUNT PANORAMA/WAHLUU

File No: 04.00153, 16.00175

MINUTE

RESOLUTION NUMBER: ORD2020-293

MOVED: Cr B Bourke

RESOLVED:

That Council:

- (i) vote funding of \$2.25million for the construction of the Go Kart Track at Mount Panorama/Wahluu.
- (ii) the Council funds to be sourced by way of loan in 2020/21,
- (iii) continue to seek grants and other funding sources for the balance of \$2.25million required for the Go Kart Track.

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

8.1.1 REGIONAL PLANNING PANEL - DELEGATES

File No: 18.00274

MINUTE

RESOLUTION NUMBER: ORD2020-267

MOVED: Cr I North SECONDED: Cr A Christian

RESOLVED:

That Council:

- (a) appoint the Mayor and General Manager as its delegates to the Western Regional Planning Panel with Councillor Morse as the alternate delegate; and
- (b) advise the Secretariat of the Western Regional Planning Panel of these appointments.

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

File No: 03.00053

MINUTE

RESOLUTION NUMBER: ORD2020-268

MOVED: Cr A Christian SECONDED: Cr I North

RESOLVED:

That the information be noted.

8.2.2 GENERAL REPORT

File No: 03.00053

MINUTE

RESOLUTION NUMBER: ORD2020-269

MOVED: Cr J Rudge SECONDED: Cr A Christian

RESOLVED:

That the information be noted.

**8.2.3 DEVELOPMENT APPLICATION 2020/280 -
DEMOLITION OF EXISTING DWELLING AND
CONSTRUCTION OF SINGLE STOREY
DWELLING WITH ATTACHED GARAGE AND**

**CARPORT AT 145 HAVANNAH STREET
BATHURST. APPLICANT AND OWNER:
ANDARAM CHILDCARE PTY LTD**

File No: 2020/280

MINUTE

RESOLUTION NUMBER: ORD2020-272

MOVED: Cr I North SECONDED: Cr M Morse

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. 2020/280, 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:
 - (i) Demolition is not to commence until a Construction Certificate has been issued for the proposed infill dwelling;
 - (ii) The demolition is to be undertaken in a manner whereby the bricks, windows and door joinery can be salvaged and cleaned for reuse in this development if possible.
- (b) call a division.

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

The result of the division was:

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

Against the Motion - nil

Absent - nil

Abstain - Nil

8.2.4

**DEVELOPMENT APPLICATION 2020/212 –
CONSTRUCTION OF A TWO STOREY
DWELLING WITH ATTACHED GARAGE AT 7
CAIN DRIVE KELSO APPLICANT: RAWSON**

**HOMES PTY LTD OWNER: MR & MRS C
STOKES**

File No: 2020/212

MINUTE

RESOLUTION NUMBER: ORD2020-271

MOVED: Cr A Christian SECONDED: Cr J Rudge

RESOLVED:

That Council:

(a) As the consent authority, grant consent pursuant to section 80 of the Environmental Planning and Assessment Act 1979 to Development Application NO. 2020/212, subject to conditions able to be imposed pursuant to Section 4.17 of the Environmental Planning and Assessment Act 1979.

(b) Notify those that made submissions of its decision; and

(c) Call a division.

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

The result of the division was:

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

Against the Motion - nil

Absent - nil

Abstain - Nil

8.3.1 STATEMENT OF INVESTMENTS

File No: 16.00001

MINUTE

RESOLUTION NUMBER: ORD2020-274

MOVED: Cr A Christian SECONDED: Cr W Aubin

RESOLVED:

That the information be noted.

**8.3.2 MONTHLY REVIEW - 2020/2024 DELIVERY PLAN
AND OPERATIONAL PLAN 2020/2021**

File No: 16.00167

MINUTE

RESOLUTION NUMBER: ORD2020-275

MOVED: Cr A Christian SECONDED: Cr I North

RESOLVED:

That the information be noted.

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

File No: 18.00004

MINUTE

RESOLUTION NUMBER: ORD2020-276

MOVED: Cr I North SECONDED: Cr J Jennings

RESOLVED:

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

8.3.4 POWER OF ATTORNEY

File No: 11.00007

MINUTE

RESOLUTION NUMBER: ORD2020-277

MOVED: Cr J Rudge SECONDED: Cr A Christian

RESOLVED:

That the information be noted.

**8.3.5 RENEWAL OF SPORTING AND RECREATION
LICENCE AGREEMENT - PART LOT 1
DP634401, PART LOT 2 DP634401, LOT 1
DP700629, PART LOT 9 DP1047248 AND PART
LOT 40 DP1056379 LOCATED AT MCPHILLAMY
PARK MOUNT PANORAMA - BATHURST KART
CLUB INC**

File No: 21.00135

MINUTE

RESOLUTION NUMBER: ORD2020-278

MOVED: Cr W Aubin SECONDED: Cr I North

RESOLVED:

That Council approve the renewal of a Sporting and Recreational Licence Agreement with the Bathurst Kart Club Inc. for Part Lot 1 DP634401, Part Lot 2 DP634401, Lot 1 DP700629, Part Lot 9 DP1047248 and Part Lot 40 DP1056379 located at McPhillamy Park Mount Panorama for a period of five (5) years as detailed in the report.

**8.3.6 VARIATION TO FEES IN REVENUE POLICY -
SALE OF CATS**

File No: 16.00175

MINUTE

RESOLUTION NUMBER: ORD2020-279

MOVED: Cr I North SECONDED: Cr G Hanger

RESOLVED:

That Council adopts the amended fee "Sale of Cat – Includes cost of microchip, 1st vaccination, worming and desexing" at \$170.00.

8.4.1 ASSET MANAGEMENT PLANS

File No: 03.00170-02

MINUTE

RESOLUTION NUMBER: ORD2020-280

MOVED: Cr G Hanger SECONDED: Cr A Christian

RESOLVED:

That Council place the Asset Management Plans:

- Aerodrome
- Bridges
- Buildings
- Drainage
- Footpaths

- Parks & Recreation
- Rural Roads
- Sewer
- Solid Waste
- Urban Roads
- Water

on public exhibition for 28 days, inviting comments.

8.4.2 UNCONSTRUCTED COUNCIL ROADS AT HILL END

File No: 25.00440

MINUTE

RESOLUTION NUMBER: ORD2020-281

MOVED: Cr I North SECONDED: Cr A Christian

RESOLVED:

That Council approve the transfer of the following Council public roads to the National Parks and Wildlife Service, as detailed in the Director Engineering Services' report:

- Belmore Street – Adjacent Lot 221 in DP756905.
- Bowen Street – From William Street to Thomas Street.
- Havilah Street – From Denison Street to Tambaroora Street.
- Price Street – From Denison Street to Reef Street.
- Denison Street – From Alexander Street to Albert Street.
- Albert Street – From Reef Street to the boundary of Lots 11 and 12 in Section 4 DP758517.

8.4.3 EASEMENT FOR ELECTRICAL RETICULATION LOT 300 DP1099537 - 23 ZAGREB STREET, KELSO

File No: 2019/403

MINUTE

RESOLUTION NUMBER: ORD2020-282

MOVED: Cr I North SECONDED: Cr G Hanger

RESOLVED:

That Council:

- (a) approve the creation of an easement for electrical infrastructure to be installed on Lot 300 in DP1099537 at Zagreb Street, Kelso; and
- (b) authorise the General Manager to sign the necessary documentation as Council's representative,

8.4.4 WATER SECURITY UPDATE

File No: 32.00017

MINUTE

RESOLUTION NUMBER: ORD2020-283

MOVED: Cr A Christian SECONDED: Cr W Aubin

RESOLVED:

That the information be noted.

**8.5.1 KELSO COMMUNITY HUB - PARKS & LEISURE
AUSTRALIA AWARD AND GENERAL UPDATE**

File No: 09.00026

MINUTE

RESOLUTION NUMBER: ORD2020-284

MOVED: Cr G Hanger SECONDED: Cr I North

RESOLVED:

That the information be noted.

**8.5.2 BATHURST COMMUNITY SAFETY PLAN 2019-
2023 - PROGRESS REPORT**

File No: 16.00022, 20.00320, 07.00107

MINUTE

RESOLUTION NUMBER: ORD2020-285

MOVED: Cr J Rudge SECONDED: Cr I North

RESOLVED:

That the information be noted.

**8.5.3 CREATE NSW FUNDING - BATHURST
REGIONAL ART GALLERY (BRAG) AND
BATHURST MEMORIAL ENTERTAINMENT
CENTRE (BMEC)**

File No: 21.00039, 21.00060

MINUTE

RESOLUTION NUMBER: ORD2020-286

MOVED: Cr J Jennings SECONDED: Cr W Aubin

RESOLVED:

That the information be noted.

**8.5.4 BATHURST REGIONAL ART GALLERY (BRAG)
AR+ COLLECT - MANAGING COUNCIL'S
COLLECTIONS**

File No: 21.00039

MINUTE

RESOLUTION NUMBER: ORD2020-287

MOVED: Cr J Rudge SECONDED: Cr I North

RESOLVED:

That the information be noted.

9 REPORTS OF OTHER COMMITTEES

9.1 TRAFFIC COMMITTEE REPORT - 6 October 2020

File No: 07.00006

MINUTE

RESOLUTION NUMBER: ORD2020-288

MOVED: Cr W Aubin SECONDED: Cr I North

RESOLVED:

That the recommendations of the Traffic Committee Meeting of Bathurst Regional Council held on 6 October 2020 be adopted.

10 NOTICES OF MOTION

11 RESCISSION MOTIONS

12 COUNCILLORS / DELEGATES REPORTS

12.1 MINUTES - BATHURST REGIONAL YOUTH COUNCIL

File No: 11.00020

MINUTE

RESOLUTION NUMBER: ORD2020-289

MOVED: Cr A Christian SECONDED: Cr G Hanger

RESOLVED:

That the information be noted.

12.2 BATHURST WAR MEMORIAL CARILLON

File No: 04.00021

MINUTE

RESOLUTION NUMBER: ORD2020-290

MOVED: Cr M Morse SECONDED: Cr J Jennings

RESOLVED:

- a) That the new top octave of bells in the Bathurst War Memorial Carillon be named the Peace Bells;
- b) That Council note the intention to install the clavier on the higher floor of the Carillon Tower;
- c) That Council support a ceremony for the dedication of the completed Carillon.
- d) That Council host a meeting of the Australian Carillonists Society in March 2021.

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

13.0 RESOLVE INTO CONFIDENTIAL COMMITTEE OF THE WHOLE

Recommendation: That:

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

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

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

MINUTE

RESOLUTION NUMBER:

MOVED: Cr I North SECONDED: Cr A Christian

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:

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

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

(c) Correspondence and reports relevant to the subject business be withheld from access.

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

1. In accordance with Section 9(2A) of the Local Government Act 1993, it is the opinion of the General Manager that the following business is of a kind as referred to in section 10A(2) of the Act and should be dealt with in a part of the meeting closed to the media and public.

2. In accordance with Section 10B(1) it is considered that discussion of the matter in open meeting, would on balance, be contrary to the public interest.

3. In accordance with Section 10A(4) members of the public are invited to make representations to the Council as to whether the matters should or should not be dealt with in Confidential Committee.

13.1 DIRECTOR CORPORATE SERVICES AND FINANCE'S REPORT

**13.1.1 COMMUNITY LEASE AGREEMENT - PART LOT 180 DP862410
LOCATED AT UNIT 1, 55 SEYMOUR STREET BATHURST -
AUSTRALIAN UNITY HOME CARE SERVICES PTY LTD**

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 community lease agreement for Unit 1, 55 Seymour Street Bathurst, with Australian Unity Home Care Services Pty Ltd.

MINUTE

RESOLUTION NUMBER: CONF2020-75

MOVED: Cr I North SECONDED: Cr M Morse

RESOLVED:

That Council approves entering into a community lease agreement for Part Lot 180 DP862410, at Unit 1, 55 Seymour Street Bathurst, with Australian Unity Home Care Services Pty Ltd for a period of two (2) years with an option period of two (2) years as detailed in the report.

**13.1.2 EXPRESSION OF INTEREST - BATHURST TENNIS CENTRE
PART LOT 10 DP1157553, PART LOT 100 DP1255393 AND PART LOT
7006 DP1057676 LOCTED AT 261 DURHAM STREET, BATHURST**

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

This item relates to the proposal to enter into a Lease Agreement of the Bathurst Tennis Centre at 261 Durham Street, Bathurst, with Mr and Mrs Milton.

MINUTE

RESOLUTION NUMBER: CONF2020-76

MOVED: Cr I North SECONDED: Cr J Jennings

RESOLVED:

That Council approves entering into a Lease Agreement with Mr Andrew Mitton and Mrs Frances Mitton for Part Lot 10 DP1157553, Part Lot 100 DP1255393 and Part Lot 7006 DP1057676 known as the Bathurst Tennis Centre located at 261 Durham Street, Bathurst for a period of five (5) years as detailed in this report.

13.2 DIRECTOR ENGINEERING SERVICE'S REPORT

13.2.1 WALKWAY CLOSURE - RYAN PLACE, 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 proposed walkway closure at Ryan Place, Kelso.

MINUTE

RESOLUTION NUMBER: CONF2020-77

MOVED: Cr A Christian SECONDED: Cr I North

RESOLVED:

That Council adopt Option 2 as detailed in the report.

14 RESOLVE INTO OPEN COUNCIL

MINUTE

RESOLUTION NUMBER: ORD2020-291

MOVED: Cr J Rudge SECONDED: Cr J Jennings

RESOLVED:

That Council resume open Council.

15 ADOPT REPORT OF THE COMMITTEE OF THE WHOLE

MINUTE

RESOLUTION NUMBER: ORD2020-292

MOVED: Cr I North SECONDED: Cr J Rudge

RESOLVED:

That the Report of the Committee of the Whole, resolution numbers Conf2020-75 to Conf2020-77 be adopted.

16 MEETING CLOSE

MINUTE

The Meeting closed at 7.58pm.

CHAIR:

**MINUTES OF THE ORDINARY MEETING OF
BATHURST REGIONAL COUNCIL
HELD ON Thursday 29 October 2020**

1 RECORDING OF MEETINGS

2 MEETING COMMENCES

MINUTE

Meeting commenced at 2.30pm.

Present: Cr W Aubin, Cr B Bourke, Cr A Christian, Cr J Fry, Cr G Hanger, Cr J Jennings,
Cr M Morse , Cr I North, Cr J Rudge

3 PRAYER AND ACKNOWLEDGEMENT OF COUNTRY

4 APOLOGIES

MINUTE

MOVED: Cr I North SECONDED: Cr W Aubin

RESOLVED:

Nil

5 DECLARATION OF INTEREST

Declaration of Interest

MINUTE

RESOLUTION NUMBER: ORD2020-294

MOVED: Cr I North SECONDED: Cr J Jennings

RESOLVED:

Nil

6 RESCISSION MOTIONS

6.1 Rescission Motion - GO KART TRACK - MOUNT PANORAMA/WAHLUU

File No: 04.00153, 16.00175

MINUTE

RESOLUTION NUMBER: ORD2020-295

MOVED: Cr M Morse SECONDED: Cr J Jennings

RESOLVED:

That Council rescind the resolution "Mayoral Minute #2" from the Ordinary Meeting of Council held on Wednesday 21 October 2020, which reads as follows:

"That Council

- (i) vote funding of \$2.25 million for the construction of the GO Kart Track at Mount Panorama/ Wahluu.
- (ii) the Council funds to be sourced by way of loan in 2020/21,
- (iii) continue to seek grants and other funding sources for the balance of \$2.25 million required for the Go Kart Track."

The MOTION was PUT and LOST

7 MEETING CLOSE

MINUTE

The Meeting closed at 3.28pm.

CHAIR:



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From: Bathurst LALC <bathlalc2@bigpond.com>
Sent: Tuesday, 14 July 2020 9:35 AM
To: Janet Bingham <janet.bingham@bathurst.nsw.gov.au>
Subject: Dual Naming - Wambuul

Hi Janet,

Could we work together on doing a proposed Dual name submission to GNB for Macquarie River – Wambuul. And other significant areas

Happy to discuss

regards
Tonilee Scott
Bathurst Local Aboriginal Land Council
149 Russell Street
Bathurst NSW 2795
P: 026332 6835
F: 026332 3623
E: bathlalc2@bigpond.com

*We acknowledge and respect the Wiradjuri people, the traditional owners and custodians of this region.
We honour their cultural, spiritual, and emotional connection to this land.
We also acknowledge the other Indigenous nations and people whose traditional home this land is.*

Note: This email is confidential. If you are not the intended recipient you must not disclose or use the information contained in it. If you have received this email in error please notify us immediately by return email and delete the document.

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All Australians share a relationship to the land and the names we give to places convey their significance, sense of history and identity.

The New South Wales (NSW) Government is committed to recognising our Aboriginal cultural heritage by registering original place names given by Aboriginal people so that they sit side by side with existing European names. Since June 2001 the government has supported a dual naming policy for geographical features and cultural sites.

This community-driven system acknowledges the significance of Aboriginal culture and, in doing so, represents a meaningful contribution to the process of reconciliation in NSW.

Policy overview

The dual naming system applies to already named geographical features such as rivers, creeks, waterfalls, beaches, harbours, islands, mountains and caves –specifically those cultural and environmental features of significance to the local Indigenous community.

Relying on community involvement, a dual name can be assigned where there is strong evidence, in the form of written or oral tradition, of a pre-existing Indigenous place name. It should be noted that the dual naming policy applies to geographical and environmental features; it does not apply to suburbs, towns or streets.

Dual naming guidelines

A dual name must be indigenous to the local area within NSW. It can only be assigned where there is definite evidence preferably historic in the form of written or oral tradition that the feature has two names.

Once a dual name proposal is assigned, signposts, maps and directories relating to the area will feature both names.

The location and spelling of a name resides in the hands of the traditional owner or the organisation that represents them. If there are none, the proposal should be referred to linguistic experts.

Order of names

Whichever of the two names of the same feature that is most likely to be used by the local community is to be used first in a sequence. The order of the names will be reviewed by the GNB at regular intervals who will then inform mapping agencies on any changes to the naming sequence. If a visual separator is required, it shall be a solidus preceded and followed by a space '/ '.

Style

Both the indigenous part and the introduced part of the dual name shall be in the same font, font type, font size, font style and colour.

How it works

Under the *Geographical Names Act 1966*, the Geographical Names Board (GNB) has the power to assign names to places, to investigate and determine the form, spelling, meaning, pronunciation, origin, history of any geographical name and to determine the application of each name.

Anyone can submit a dual naming proposal to the GNB.

All submissions should:

- follow the guidelines outlined in this document
- have the support of the local council, the local aboriginal land council and the tribal elders group of the area (if there is one).

Aboriginal community consultation

All dual naming proposals require the support of the local aboriginal land council and, where relevant, tribal elders of the area.

In some (rare) circumstances, a proposal may also need approval from a regional or State Aboriginal Land Council.

If the geographical feature covers more than one aboriginal land council area (e.g. a river), approval is to be sought from each relevant council.

A written proposal should be sent to the local aboriginal land council with details of the geographical or cultural site for which a dual name is being proposed.

Proponents should ask the local aboriginal land council to help establish a meeting to discuss the proposal with local elders and representatives from established Aboriginal families. A copy of the proposal should also be sent to the regional aboriginal land council for comment.

Proponents should specify the exact location, proposed name and spelling of the site within the proposal.

Proponents should allow ample time for reply because the local aboriginal land council may need an unanticipated meeting to consider the proposal. If there is no response from the local or regional aboriginal land council within three months, the GNB can submit the proposal to the NSW Aboriginal Land Council for approval.

Local government consultation

A dual naming proposal also needs to have the written support of the relevant local council. It is strongly advised that proponents should seek comment from appropriate local residents and community groups which can be used as supporting information for council's consideration.

Geographical Names Board procedure

Proponents should submit the dual name proposal, with written confirmation of support from the relevant local aboriginal land council, local council and community bodies, to the Geographical Names Board. The GNB will forward a courtesy copy of the proposal to the NSW Aboriginal Land Council if this has not already occurred.

The GNB will consider the proposal and ensure that it has local approval and meets the dual naming guidelines. The GNB will then advise all parties of its decision.

Submissions approved by the GNB are then advertised in local media outlets for public comment. If there are objections to a submission, the GNB will seek further advice from the relevant local council, tribal elders group and the local aboriginal land council.

If no objections are received after one month has elapsed, the nominated name and the existing name are notified as a dual name in the NSW Government Gazette. Local councils are then free to communicate the dual names on signposts, locality guides and maps.

All geographical names are recorded in the Geographical Names Register which is maintained by the GNB. The register includes location details of more than 80,000 names and includes their origin, history and meaning if available.

Discontinued names are also retained in the register which is an important reference for cartographers, researchers, publishers, government authorities and the public.

For further advice or assistance

The Secretary
Geographical Names Board

PO Box 143
BATHURST NSW 2795

T: 1800 025 700
T: +61 2 6332 8214
F: +61 2 6332 8217
E: SS-GNB@customerservice.nsw.gov.au
www.gnb.nsw.gov.au

David Sherley

From: Kayode Adepoju
Sent: Thursday, 15 October 2020 12:21 PM
To: David Sherley
Cc: Alex Mackenzie
Subject: Macquarie river placenames [SEC=UNOFFICIAL]
Attachments: Macquarie.pdf; Wammerawa.pdf; Wambool.pdf; Macquarieriver.xlsx

Hi Dave,

The Macquarie river is also previously known as Wammerawa River or Wambool.

The status of both names (Wammerawa River and Wambool) is designated as Variant by the Geographical Names Board (GNB) of NSW.

According to GNB a variant is an unofficial (sometimes formally discontinued) name. This status was originally applied to all names that were not assigned.

The GNB more recently appears to have modified how users can view and access information on their website.

The accompanying documents have been attached for additional details.

Regards

Kayode Adepoju
Spatial Analyst
Bathurst Regional Council
158 Russell Street Bathurst 2795
P: 02 6333 6230
W: www.bathurst.nsw.gov.au



10/15/2020

NSW Place and Road Naming Proposals System

BATHURST REGIONAL

GDA2020 Lat

32°59'54.3"S

GDA2020 Long

149°15'04.2"E

1:25,000 Map Name

BATHURST

1:100,000 Map

BATHURST 8831,
EUCHAREENA 8732, ORANGE
8731

Parish

KELSO

County

ROXBURGH

Description

A watercourse rising at the junction of Campbells River and Fish River. It flows generally NW through the towns of Bathurst, Wellington, Dubbo and Warren for about 505 km into Barwon River at Yamby Lagoon.

Origin

Named by Assnt. Surveyor G.W. Evans after Governor Macquarie (Surveyor Evans diary note 9 December 1813) (Fourteen Journeys Over the Blue Mts of N.S.W. George Mackaness Page 25) RAHS Vol 1 P.231.

History

Discovered by the Assistant-Surveyor George Evans in 1813.

<https://proposals.gnb.nsw.gov.au/public/geonames/515b6222-99fc-4556-b31e-1a8b18564cff>

1/1

10/15/2020

NSW Place and Road Naming Proposals System

Designation

RIVER

Status**Variant****LGA(s)**

BATHURST REGIONAL

GDA2020 Lat

32°59'54.3"S

GDA2020 Long

149°15'04.2"E

1:25,000 Map Name

BATHURST

1:100,000 Map

BATHURST 8831

Parish

KELSO

County

ROXBURGH

Origin

Aboriginal. (Wells W H 1848, 'Geographical Dictionary or Gazetteer of the Australian Colonies')

If you have any information about this feature's history, origin, meaning or pronunciation, which does not appear here, please submit your comments and information by selecting the 'Add place name information' button below.

<https://proposals.gnb.nsw.gov.au/public/geonames/852c1c79-5bf0-455c-8621-7c188e6eab43>

1/1

10/15/2020

NSW Place and Road Naming Proposals System

Wammerawa River

Designation

RIVER

Status**Variant****Gazettal Date**

05-07-1974

GNB File No.

307

LGA(s)

BATHURST REGIONAL

GDA2020 Lat

32°59'54.3"S

GDA2020 Long

149°15'04.2"E

1:25,000 Map Name

BATHURST

1:100,000 Map

BATHURST 8831

Parish

KELSO

County

ROXBURGH

If you have any information about this feature's history, origin, meaning or pronunciation, which does not appear here, please submit your comments and information by selecting the 'Add place name information' button below.

Gunhigal Mayiny Wiradyuri Dyilang Enterprise (plains people of the Wiradyuri)

David Sherley
General Manager
Bathurst Regional Council
158 Russell Street Bathurst
NSW 2795

Re: Dual naming – Macquarie River/Wambuul 10th September 2020

Dear General Manager

The Wiradyuri Traditional Owners of Gunhigal Mayiny Wiradyuri Dyilang Enterprise support Bathurst Regional Councils proposal to lodge a formal application to the Geographical Names Board to have the Macquarie River dual named Macquarie River – Wambuul.

As Council would be aware, Elders in the Bathurst Wiradyuri Community have broached the idea of dual naming with several past Mayors and Councillors, we commend the Bathurst LALC for again bringing the issue to Councils attention.

As mentioned at our meeting on September 4 2020, our Traditional Owners, knowledge holders and Elders would be available to discuss the cultural significance of Wambuul as part of the process of having Macquarie River dual named Wambuul.

We agree with Dr Uncle Stan Grants (OAM) spelling of Wambuul. Please ensure that Dr Uncle Stan Grant (OAM) is addressed and referenced in this manner in any future correspondence or documents.

We are proud to be recognised as Traditional Owners and key stakeholders in this historic initiative.

We look forward to the dual naming, we are available via email – gunhigal@gmail.com if you have any questions.

yours faithfully
Wirribee – Aunty Leanna Carr-Smith
Dinawan Dyirribang – Uncle Bill Allen Jr
Mallyan – Uncle Brian Grant
Yanhadarrambal – Uncle Jade Flynn

BATHURST CITY LIBRARY



01/001613396

A FIRST WIRADJURI DICTIONARY

**COMPILED BY
STAN GRANT (SENR) AND DR JOHN RUDDER**



Marrambidya Billa = Murrumbidgee River

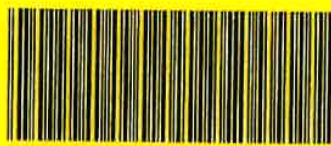
ENGLISH TO WIRADJURI WIRADJURI TO ENGLISH



About the Authors

Stan Grant, a member of the Wiradjuri Council Elders, grew up in Wiradjuri country during and after World War II. His father was a soldier in the war and at this time his grandfather was influential in introducing Stan to the Wiradjuri language and culture. His heart's desire is to see Wiradjuri language learned and spoken again.

John Rudder has spent from 1964 living and working with and for Aboriginal people, learning from them, and studying the ways they understand the world. He continues to support Aboriginal people in the reclaiming of Aboriginal Language and Culture.



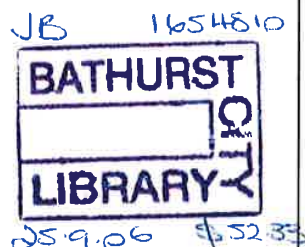
ISBN 0 86942 131 X

1-210
File 5

A FIRST WIRADJURI DICTIONARY

ENGLISH TO WIRADJURI
WIRADJURI TO ENGLISH
and
CATEGORIES OF THINGS

COMPILED BY
STAN GRANT (SENR)
AND
DR JOHN RUDDER



Language Copyright Wiradjuri Council of Elders

ISBN 0 86942 131 X
PUBLISHED BY RESTORATION HOUSE

us(adj)(G)

ise) (adv)

kew (adj)

medicine

still sits

uardian,

inya

g (vb4)

ia, galing
(R) (G)

(n) (H)

valwaay
(G)

y, in
adj) (G)

, wugal
(WHS)

ttle sharp-
(G)

not right,
f the road

wamar

woomera, the tool with
which the spear is thrown
(nn) (G) (WS)

wamarra

build (vb4)

wamarra

to skin, flay or cut open
(animal)
(vb4) (G), (R)

wambad, dhaygang, gulang

wombat, *Vombatus ursinus*
(nn) (G) (R) (G) (JB)

wambadar

lights (next to the liver)
(nn) (G)

wambal

large mountain (nn) (R)

wambal-wambala

hilly, rugged (adj) (G)

wambang

a constellation (nn) (G)

wambanybang

male of birds, a drake
(nn) (R)

wambariga, mambarra,

mamadya,

native cherry *Exocarpos*
cupressiformis (nn)

wambawidya

syphilis, infected place
(nn) (Th)

wambi

male of animals (nn) (R)

wambinya

support (vb3) (G)

wambiyala, wandayali,

wandhayirra, ganyi,

ginaginbaany, guwandiya

echidna, (porcupine)
Tachyglossus aculeatus
(nn) (G) (R) (G) (R)

wambun

covetousness, adj.,
covetous (adj)/(nn) (G)

wambunbun-maldhaany

covetous person (nn) (G)

wambunbun-marra

covetous, greedy (vb4) (G)

Wambuul

Macquarie River (nn) (CG)

wambuwan, mamal

mixture (nn) (G)

wambuwanbunmarra

mix (vb4) (G)

wambuwanybang

a duck, also the name of a
constellation (nn) (G)

wambuwany

grey kangaroo, *Macropus*
giganteus (nn) (M)

wamu

fat, grease (also adj.) (nn)
(H) (JB)

wamul, biladurang,

dylimalung

platypus, *Ornithorhynchus*
anatinus (nn) (M)

wan.gan

tray or trough for carrying
provisions (nn) (R)

wanarra

mark a skin (vb4) (G)

wanbang

the mound of earth on a
grave (nn) (G)

wandaang

ghost or spirit, spirit
familiar of sorcerer (nn),
(Th) (R), (GR) (WS)

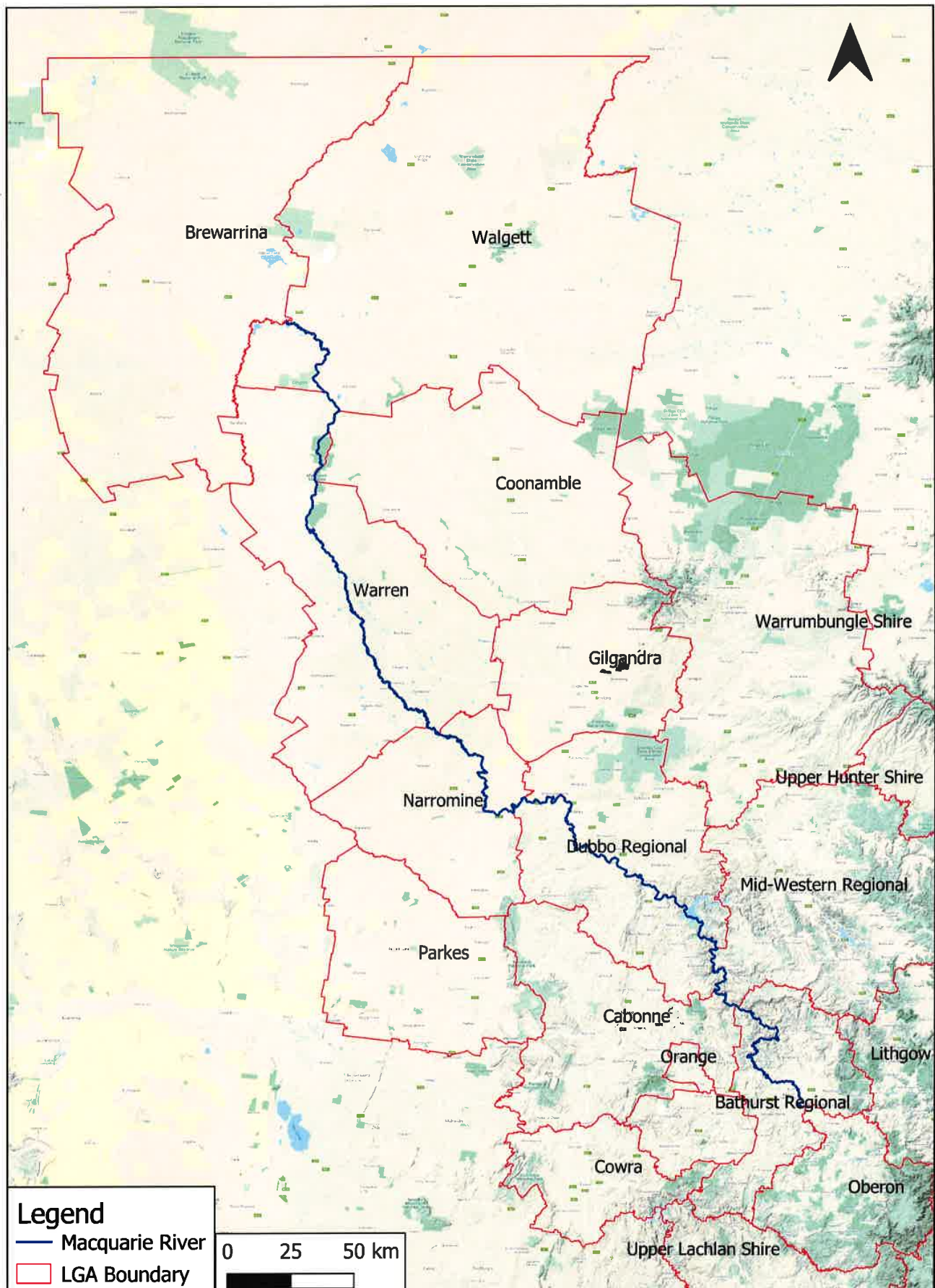
wandabadyuray

fighting (adj) (E)

wandawan-daang

devil devil (see also
wandaang) (nn) (ST)

MACQUARIE RIVER WITH LGA BOUNDARIES



Bathurst Regional Council expressly disclaims all liability for errors or omissions of any kind whatsoever, or any loss, damage or other consequence which may arise from any person relying on information in this Plan.

Note: The colours on this Plan do not indicate landuse zones under the Bathurst Regional Local Environment Plan 2014.

Date 17/07/2020

"Base Maps: © Department of Lands 2006"

Wambuul Ceremonial Ground

The Wiradyuri people are the Traditional Owners and Custodians of the Bathurst Plains. Their occupation of the area extends thousands of years to the time of Gudyiin ('the beginning', time immemorial).

The Wiradyuri are the largest Aboriginal nation in New South Wales, who, to this day, enjoy a rich and diverse cultural life that is based on the foundations of their Ancestors. They are the people of the three Rivers, the Wambuul (Macquarie), the Galari (Lachlan), and the Marrambidya (Murrumbidgee).

In 1815, Governor Macquarie's proclamation of Bathurst as the first European inland settlement, signalled the dispossession of the Wiradyuri of their ancestral lands, many were forced to relocate, and many were killed or injured in what has become known as "the Frontier Wars".

The shared history and storylines created from that point onwards are complex and often confronting, however we acknowledge all Aboriginal First Nations people who now call the Bathurst region home.

The creation of this ceremonial site at Wambuul in 2015, as part of Bathurst's bicentennial celebrations, is a significant marker for the retelling of an inclusive history of Bathurst.

Located near the 1815 site of the Flagstaff, where Macquarie proclaimed the township of Bathurst, this site creates an opportunity for culture, connection, spirituality, truth-telling, Gamarra (awakening), and history.



Image courtesy of NSW State Library

Traditional life across the plains of Bathurst was almost completely broken as a result of the arrival of colonists to Wiradyuri lands. It is because survivors continued to observe ancient customs and ceremonies, that these significant cultural traditions exist today.

Passed down through the Knowledge Holders since that time they are now celebrated as part of the Wiradyuri Nation that flourishes and contributes extensively to all sectors of society throughout the region.

This site remains an active ceremonial ground used by the Wiradyuri and other nation groups.



Printed: 4/11/2020 7:19:01AM

Type	Year	No.	Value	Description	Address	Date Determine
10	2020	107	\$375,000	Rural dwelling with Clause 4.6 variation to minimum lot size	Tarana Road BREWONGLE	6/10/2020
10	2020	167	\$250,000	Alterations and additions to existing commercial premises	250 Stewart Street BATHURST	7/10/2020
10	2020	169	\$11,000	Construction of farm shed	1588 Trunkey Road GEORGES PLAINS	19/10/2020
10	2020	172	\$12,000	Alterations and additions to existing shed for conversion to a dwellin	3821 Limekilns Road WATTLE FLAT	6/10/2020
10	2020	212	\$637,925	Two storey dwelling with attached garage	7 Cain Drive KELSO	27/10/2020
10	2020	234	\$433,131	Single storey dwelling	2210 Turondale Road TURONDALE	14/10/2020
10	2015	171	\$0	MOD - Eleven lot residential subdivision and roads	38 Gilmour Street KELSO	29/10/2020
10	2020	260	\$130,000	Hangar	167 Freemantle Road EGLINTON	29/10/2020
10	2020	280	\$0	Demolition of existing dwelling and construction of new dwelling	145 Havannah Street BATHURST	23/10/2020
10	2020	290	\$11,385	Enclose existing patio to habitable room	3 Lockyer Place LLANARTH	6/10/2020
10	2020	301	\$26,212	Construction of a shed	226 Rankin Street BATHURST	9/10/2020
10	2020	304	\$18,000	Construction of alterations to a dwelling	161 Russell Street BATHURST	22/10/2020
10	2020	306	\$45,000	Internal alterations to existing commercial building (business premise	265 Durham Street WEST BATHURST	28/10/2020
10	2020	315	\$598,432	Second rural dwelling house	59 Evans Plains Road DUNKELD	22/10/2020
10	2020	317	\$465,000	Rural workers dwelling	250 Fitzgeralds Valley Road FITZGERALDS VALLEY	9/10/2020
10	2020	321	\$80,000	Construction of a farm building	821 Ophir Road ROCK FOREST	21/10/2020
10	2020	322	\$312,000	Construction of six silos and weighbridge	95 Lee Street KELSO	9/10/2020
10	2020	323	\$9,369	Construction of a garage	43 Graham Drive KELSO	26/10/2020
10	2020	324	\$35,000	Construction of a farm building	2529 Sofala Road WIAGDON	2/10/2020
10	2020	327	\$255,000	Additions and alterations to existing dwelling	16 Ophir Street BATHURST	27/10/2020
10	2020	329	\$25,200	Shed on existing concrete slab	15 Darling Street EGLINTON	7/10/2020
10	2020	331	\$0	Use of existing premises for vehicle repair station together with asso	4/2 Vale Road SOUTH BATHURST	1/10/2020
10	2020	332	\$0	Demolition of existing dwelling	447 Limekilns Road KELSO	19/10/2020
10	2018	193	\$0	MOD - Underground cellar	3 Clairvaux Lane KELSO	9/10/2020
10	2020	342	\$569,250	Single storey dwelling with attached garage	23 George Thomas Close THE LAGOON	26/10/2020
10	2020	345	\$172,315	Alterations and additions to existing dwelling	22 Billywillinga Road BILLYWILLINGA	7/10/2020
10	2020	346	\$14,000	Construction of a shed	29 Prince Street PERTHVILLE	19/10/2020
10	2020	347	\$60,000	Internal alterations and external painting of existing commercial prem	225 Howick Street BATHURST	8/10/2020
18	2020	169	\$260,000	Single storey dwelling with attached garage	12 Bolton Street KELSO	1/10/2020
18	2020	171	\$310,000	Construction of a single storey dwelling with attached garage	20 Connolly Drive KELSO	1/10/2020
18	2020	173	\$46,000	Construction of an inground swimming pool and fence	9 Vista Place WHITE ROCK	1/10/2020
10	2020	352	\$129,000	Shed and retaining wall	9 Vista Place WHITE ROCK	12/10/2020
10	2020	355	\$80,000	Earthworks, additions and alterations to dwelling	43 Windemere Road ROBIN HILL	13/10/2020
10	2020	358	\$9,800	Extension of existing shed	480 Eleven Mile Drive EGLINTON	30/10/2020
18	2020	175	\$27,000	Inground swimming pool and fence	27 Keane Drive KELSO	2/10/2020
10	2019	220	\$270,000	Modification to boundary	62 Hamilton Street EGLINTON	15/10/2020
18	2020	176	\$242,000	construction of a single storey dwelling with attached garage	3 Keystone Rise KELSO	2/10/2020
10	2020	359	\$7,000	Garage	83 Bant Street SOUTH BATHURST	26/10/2020
10	2020	362	\$120,000	Additions and alterations to an existing dwelling	159 Blue Ridge Drive WHITE ROCK	21/10/2020
10	2020	363	\$500	Construction of a brick front fence	5 View Street KELSO	16/10/2020
10	2020	365	\$0	External painting of existing commercial premises	163 George Street BATHURST	9/10/2020
10	2020	367	\$8,060	Use of existing carport	6 Ironstone Avenue WHITE ROCK	22/10/2020
18	2020	178	\$412,251	Construction of a single storey dwelling with attached garage	19 Connolly Drive KELSO	7/10/2020
18	2020	179	\$274,946	construction of a single storey dwelling with attached garage	130 Hughes Street KELSO	7/10/2020
18	2020	115	\$46,900	Construction of an inground swimming pool and fence	5 Alluvial Place KELSO	13/10/2020

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Type	Year	No.	Value	Description	Address	Date Determine
18	2020	180	\$290,000	Construction of a single storey dwelling with attached garage	17 Connolly Drive KELSO	8/10/2020
18	2020	181	\$310,000	Construction of a single storey dwelling with attached garage	132 Hughes Street KELSO	8/10/2020
10	2020	370	\$9,500	Construction of shed on existing slab	11 Pymonts Lane PEEL	22/10/2020
10	2020	371	\$15,500	Construction of a pergola	55 Boundary Road ROBIN HILL	14/10/2020
18	2020	183	\$303,000	Construction of a single storey dwelling with attached garage	10 Hyacinth Way LLANARTH	9/10/2020
18	2020	184	\$286,386	Construction of a single storey dwelling with attached garage	123 Hughes Street KELSO	9/10/2020
10	2020	375	\$120,000	Construction of additions to dwelling	41 Logan Street EGLINTON	27/10/2020
10	2020	379	\$10,000	Alterations to existing commercial building	104 Peel Street BATHURST	20/10/2020
10	2020	380	\$0	Construction of temporary structures	Pit Straight MOUNT PANORAMA	14/10/2020
18	2020	185	\$250,000	Construction of a single storey dwelling with attached garage	13 Fairleigh Place KELSO	14/10/2020
18	2020	186	\$30,990	Construction of an aboveground swimming pool and fence	12 Sherman Place LLANARTH	15/10/2020
10	2020	387	\$9,500		87 Lorimer Street LLANARTH	23/10/2020
18	2020	187	\$365,000	Single storey dwelling with attached garage	18 Fairleigh Place KELSO	16/10/2020
18	2020	188	\$339,750	Construction of a single storey dwelling with attached garage	20 Fairleigh Place KELSO	16/10/2020
18	2020	190	\$320,000	Construction of a single storey dwelling with attached garage	57 Newlands Crescent KELSO	15/10/2020
18	2020	191	\$24,000	Construction of an inground swimming pool and fence	108 McIntosh Road FREEMANTLE	20/10/2020
10	2020	392	\$16,800	1. Use of existing deck 2. Construction of a patio cover	5 Federation Drive KELSO	28/10/2020
10	2020	400	\$2,000	Earthworks	11 Wheatfield Drive KELSO	26/10/2020
18	2020	193	\$280,000	Construction of a single storey dwelling with attached garage	19 Keystone Rise KELSO	23/10/2020
18	2020	194	\$328,315	Construction of a single storey dwelling with attached garage	24 Bolton Street KELSO	23/10/2020
18	2020	195	\$268,000	Construction of a single storey dwelling with attached garage	20 Burlington Rise KELSO	23/10/2020
18	2020	196	\$268,000	Single storey dwelling with attached garage	17 Burlington Rise KELSO	23/10/2020
18	2020	199	\$48,500	Additions to dwelling	3 Barney Street WINDRADYNE	28/10/2020
18	2020	200	\$355,400	Construction of a single storey dwelling with attached garage	26 Bolton Street KELSO	28/10/2020
18	2020	201	\$464,040	Construction of a single storey dwelling with attached garage	23 Fraser Drive EGLINTON	28/10/2020
18	2020	202	\$428,918	Construction of a single storey dwelling with attached garage	5 Wallace Way KELSO	28/10/2020
18	2020	203	\$19,500	Inground swimming pool and fence	240A Eglinton Road ABERCROMBIE	28/10/2020
18	2020	204	\$387,000	Construction of a single storey dwelling with attached garage	11 Wheatfield Drive KELSO	30/10/2020
18	2020	205	\$12,000	Construction of additions to a dwelling & carport	7 Park Street EGLINTON	29/10/2020
18	2020	206	\$275,000	Single storey dwelling with attached garage	3 Alluvial Place KELSO	29/10/2020
18	2020	207	\$310,000	Single storey dwelling with attached garage	14 Meagher Street LLANARTH	29/10/2020

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Type	Year	No.	Value Description	Address	Date Determine
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NIL

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Type	Year	No.	Value	Description	Address
10	2017	214	\$75,000	Internal office addition to existing hangar	PJ Moodie Drive RAGLAN
10	2018	395	\$0	204 lot residential subdivision	Colville Street WINDRADYNE
18	2019	11	\$292,000	Single storey dwelling with attached garage	31 Darling Street EGLINTON
10	2017	142	\$0	MOD Internal and external alterations to existing commercial building	205 Howick Street BATHURST
10	2019	146	\$0	10 Lot industrial subdivision	Havannah Street BATHURST
18	2019	96	\$850,909	Alterations to commercial building	39 William Street BATHURST
18	2019	137	\$329,000	Single storey dwelling and attached secondary dwelling	13 Wallace Way KELSO
18	2019	141	\$55,980	In ground swimming pool	194 Gestingthorpe Road PERTHVILLE
18	2019	149	\$46,379	Inground swimming pool with safety barrier	18 McGillan Drive KELSO
18	2019	151	\$4,260	Garage conversion to a habitable space and pergola	194 Gestingthorpe Road PERTHVILLE
18	2019	152	\$16,480	cabana	194 Gestingthorpe Road PERTHVILLE
18	2019	153	\$56,791	Inground fibreglass swimming pool and safety barrier	29 Coolabah Close KELSO
18	2019	160	\$80,000	Commercial - Fitout of shop (barber shop)	210 Howick Street BATHURST
10	2019	328	\$50,000	Additions and alterations to church	36A Bant Street BATHURST
10	2020	9	\$0	Demolition of existing workshop and construction of new workshop	42 Durham Street BATHURST
10	2020	31	\$420,000	Bakery and cafe and two lot subdivision	369 Stewart Street MITCHELL
10	2020	32	\$1,700,000	Motel and two lot commercial subdivision	369 Stewart Street MITCHELL
10	2020	60	\$8,000,000	Motel, garden centre, storage/warehouse and 3 lot subdivision	61 Sydney Road RAGLAN
10	2020	87	\$4,900,000	Caltex highway service station and restuarant	214 Sydney Road KELSO
10	2020	92	\$2,815,000	New service station, fast food outlet and 3 lot subdivision	5350 Great Western Highway RAGLAN
10	2020	95	\$1,250,000	Additions and alterations to an existing hotel	170 William Street BATHURST
10	2020	103	\$700,000	Demolition of existing dwelling house and commercial building	113 Durham Street BATHURST
10	2020	110	\$0	38 lot industrial subdivision with new roads	4040 O'Connell Road KELSO
10	2020	111	\$450,000	Multiple dwellings - three and four lot residential subdivision	121 William Street BATHURST
10	2020	117	\$100,000	Additions and alterations to dwelling	37 Reef Street HILL END
10	2017	111	\$0	25 Lot Subdivision	3991 O'Connell Road KELSO
10	2020	126	\$2,880	Alterations to dwelling - replace window	31 Havannah Street BATHURST
10	2020	127	\$1,500,000	Nine two storey units	20 Griffin Street MITCHELL
10	2020	133	\$0	8 lot consolidation and two lot subdivision	1 High Street HILL END
18	2020	66	\$402,500	Proposed principal and attached secondary dwelling	49 Sunbright Road KELSO
10	2020	146	\$49,900	Reclamation project - sunny corner mine	83 Dark Comer Road SUNNY CORNER
10	2020	156	\$30,000	Shop 1 - fitout of existing unit for use as cafe	11 Corporation Avenue ROBIN HILL
10	2020	180	\$0	198 lot residential subdivision and new roads	Limekilns Road KELSO
10	2020	190	\$0	Three lot rural subdivision	1078 Lachlan Road CALOOLA
10	2020	193	\$350,000	Industrial warehouse shed	35 Vale Road SOUTH BATHURST
10	2020	194	\$160,000	Demolition of part Dudley Hotel and construct carpark	250 Stewart Street BATHURST
10	2020	199	\$8,500	Use of existing alterations to unit development	4 Keppel Street BATHURST
10	2020	200	\$7,000	Use of existing alterations - internal timber staircase	4 Keppel Street BATHURST
10	2020	201	\$9,500	use of existing atterations to unit development	4 Keppel Street BATHURST
10	2020	202	\$6,500	Use of existing masonry fence	2A Keppel Street BATHURST
10	2020	211	\$5,000	Retaining wall	6 Gell Place ABERCROMBIE
10	2020	217	\$176,937	Installation of two light towers in existing recreation area	189A Browning Street BATHURST
10	2020	246	\$60,000	Two-storey dwelling house	3782 Limekilns Road WATTLE FLAT
10	2020	266	\$0	46 lot residential subdivision including one open space	67 Emerald Drive KELSO
10	2020	268	\$200,000	Installation of water reticulation system	67 Emerald Drive KELSO
10	2020	270	\$821,128	Two storey dwelling with attached garage	16 Gell Place ABERCROMBIE
10	2020	286	\$0	Two lot residential subdivision and two lot strata subdivision	313 Lambert Street BATHURST
10	2020	289	\$113,200	Alterations and additions to industrial building	17 Upfold Street GORMANS HILL
10	2020	295	\$31,500	Shed with attached carport	3 Mulley Close WINDRADYNE
10	2020	299	\$0	Four lot rural subdivision	4985 Great Western Highway GLANMIRE
18	2020	140	\$349,839	Single storey dwelling with attached garage	5 Driscoll Close KELSO
10	2020	303	\$480,000	Single storey dwelling with attached garage	18 Arcadia Place MEADOW FLAT
10	2020	305	\$1,800,000	Demolition and part demolish of dwellings, construct 2 storey motel	103 Durham Street BATHURST
10	2017	283	\$40,000	MOD Farm Shed - Rural Outbuilding and Commercial	3249 O'Connell Road BREWONGLE
10	2020	313	\$550,000	Single storey dwelling with detached shed	428 Conrod Straight MOUNT PANORAMA
10	2020	314	\$15,000	Change of use from garage to habitable rooms	1336 Limekilns Road CLEAR CREEK
10	2020	316	\$90,000	Additions and alterations to existing dwelling	68 Christie Street RAGLAN

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Type	Year	No.	Value	Description	Address
10	2020	318	\$1,960,000	Six multi-dwellings houses	1 Rankin Street BATHURST
10	2020	325	\$34,000	Conversion of shed to habitable rooms	32 Beath Street WATTLE FLAT
10	2009	148	\$314,176	Separate Dwelling - Additions and Swimming Pool and Other - Residentia	120 Eglinton Road LLANARTH
10	2020	330	\$45,000	Shed	26A Gilmour Street KELSO
10	2020	333	\$27,000	Construction of a farm shed	17 Station Street BREWONGLE
10	2020	335	\$225,000	Demolish dwelling, remove trees & construct new replacement dwelling	29 Durham Street BATHURST
10	2020	336	\$65,000	Alterations to office building and use of space	7 Keppel Street BATHURST
10	2020	338	\$0	Use of existing garage	13 Oates Place EGLINTON
10	2020	339	\$72,000	Two storey addition	39 Wellington Street EGLINTON
10	2020	340	\$17,000	Shed and installation of two water tanks	308 Stewart Street BATHURST
10	2020	341	\$265,194	Additions and alterations to existing dwelling	228 Russell Street BATHURST
10	2020	343	\$220,000	Alterations and additions to vehicle repair station	85-87 Sydney Road KELSO
10	2020	344	\$3,533,244	Proposed animal shelter and offices	58 Hampden Park Road KELSO
10	2020	348	\$15,000	Use of existing bakery and cafe within existing tenancy	7 Keppel Street BATHURST
10	2020	349	\$826,000	Bulk liquids storage area	16 Adrienne Street RAGLAN
10	2020	350	\$37,754	demolish existing shed construct garage, retaining walls, fences	25 Phantom Street ROCKLEY
10	2020	351	\$0	two lot rural subdivision	201 Timber Ridge Road WALANG
10	2020	353	\$27,000	Shed	6 Wallace Way KELSO
10	2020	354	\$10,000	Fences - front and side	327 Rankin Street BATHURST
10	2020	356	\$20,000	Alterations to facade of existing food and drink premises (pub and res	132 William Street BATHURST
10	2020	357	\$577,702	Dual occupancy and two lot residential subdivision	16 Wallace Way KELSO
10	2020	360	\$4,000	Use of existing retaining wall	37 Westbourne Drive LLANARTH
10	2020	361	\$225,000	Two storey additions and alterations	58 Seymour Street BATHURST
10	2020	364	\$9,900	Shed	58 Ilumba Way KELSO
10	2020	366	\$18,000	Shed	37 Westbourne Drive LLANARTH
10	2020	369	\$8,000	Earthworks and Retaining Wall	17 Connolly Drive KELSO
10	2020	372	\$68,680	Farm shed	3632 O'Connell Road BREWONGLE
10	2020	373	\$400,000	Construction of an industrial building	29 Corporation Avenue ROBIN HILL
10	2020	374	\$51,000	Construction of an addition to an existing shed	78 Blue Ridge Drive WHITE ROCK
10	2020	376	\$280,000	Additions to existing dwelling	22 Westbourne Drive LLANARTH
10	2018	341	\$0	Commercial - Additions/Alterations	16 Ingersole Drive KELSO
10	2020	377	\$423,000	Attached dual occupancy and two lot residential subdivision	16 Bolton Street KELSO
10	2020	378	\$15,000	New building entry location	2A Piper Street BATHURST
10	2020	382	\$1,000,000	Proposed factory units	32 Corporation Avenue ROBIN HILL
10	2020	383	\$470,000	Dual occupancy and two lot residential subdivision	24 Sunbright Road KELSO
10	2020	384	\$150,000	Commercial Additions & Alterations	76 Bentinck Street BATHURST
10	2020	385	\$680,000	Demolish existing dwelling & new two storey dwelling & attached garage	165 Rocket Street BATHURST
10	2020	386	\$9,800	Additions and alterations to existing two-storey dwelling house	6A Cardew Close BATHURST
10	2020	388	\$6,000	Conversion of shed to temporary dwelling	224 Howards Drive MOUNT RANKIN
18	2020	189	\$170,000	Single storey dwelling with attached garage	9 Fairleigh Place KELSO
10	2020	389	\$68,000	Additions and alterations to existing dwelling	96 Seymour Street BATHURST
10	2020	390	\$9,500	Deck	64 Lorimer Street LLANARTH
10	2020	391	\$580,000	Dual occupancy and two lot residential subdivision	31 Maxwell Drive EGLINTON
10	2020	393	\$18,900	Shed	3870 Sofala Road WATTLE FLAT
10	2020	394	\$423,000	Dual occupancy and two lot residential subdivision	17 Wallace Way KELSO
10	2020	395	\$10,000	Garden Shed	30 Wellington Street EGLINTON
10	2020	396	\$9,200	Demolition and construction of garage	6A Cardew Close BATHURST
10	2020	397	\$850,000	Single storey dwelling with attached garage	5 Delaware Crescent ROBIN HILL
10	2020	398	\$20,000	Change of use from retail to recreational facility	98 Bentinck Street BATHURST
10	2019	349	\$500,000	MOD - Alterations and additions to existing dwelling	143 Brilliant Street BATHURST
10	2020	399	\$67,500	Alterations and Additions to existing residential dwelling	268 Russell Street BATHURST
10	2020	401	\$520,000	Dual occupancy and two lot residential subdivision	6 Sunbright Road KELSO
10	2020	402	\$6,500	Shed	4A Loren Street EGLINTON
10	2020	403	\$10,990	Carport	28 Barr Street WINDRADYNE
10	2020	404	\$0	Two lot rural subdivision (Boundary adjustment)	334 Wells Access Road WATTLE FLAT
10	2020	405	\$700,000	Two storey dwelling with attached garage	1267 Sofala Road PEEL
10	2020	406	\$229,690	Additions and alterations to existing dwelling	211 Rankin Street BATHURST

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Type	Year	No.	Value Description	Address
10	2020	407	\$11,000 Addition to existing shed	4580 Great Western Highway GLANMIRE
10	2020	408	\$15,000 Shed	25 Newlands Crescent KELSO
10	2019	350	\$0 Subdivision - Boundary Adjustment	17 Suttor Street WEST BATHURST
10	2020	409	\$19,999 Construction of a shed	58 George Thomas Close THE LAGOON
10	2002	551	\$60,000 Additions to dwelling	203 Bentinck Street BATHURST
10	2020	410	\$329,000 Single storey dwelling with attached garage and retaining wall	4 Lockwood Rise KELSO
10	2020	411	\$299,000 Transportable dwelling	4 Porters Lane YETHOLME
10	2020	412	\$60,000 Additions and alterations to existing dwelling	108 Bant Street SOUTH BATHURST
10	2020	413	\$485,000 Dual occupancy and two lot residential subdivision	4 Kirkland Road KELSO
10	2020	414	\$500,000 Two storey dwelling and detached garage	16 Davidson Street ABERCROMBIE
10	2020	415	\$4,000 Excavation and landscaping of flat pad for solar unit	307 Quarry Road COW FLAT
10	2020	416	\$41,000 Secondary dwelling	1 Blue Ridge Drive WHITE ROCK
18	2020	208	\$28,000 Inground swimming pool and safety barrier	2B Lloyds Road GORMANS HILL
10	2020	308	\$33,500 Garage/Shed	45 Windemere Road ROBIN HILL
10	2020	417	\$80,000 Relocation of demountable classrooms	4173 O'Connell Road WHITE ROCK
10	2020	418	\$506,000 Separate Dwelling - New	336 Yetholme Drive YETHOLME

App Type	Year	No.	Description	Address	Application Date	Days Open	Stop Days	Reason
10	2009	148	Separate Dwelling - Additions and Swimming Pool and Other -	120 Eglinton Road LLANARTH	14/09/2020	50		Under Assessment
10	2017	142	MOD Internal and external alterations to existing	205 Howick Street BATHURST	28/02/2019	614	594	Amended plans/documents requested
10	2017	214	Internal office addition to existing hangar	PJ Moodie Drive RAGLAN	16/06/2017	1,236	1,190	Additional information requested
10	2018	395	204 lot residential subdivision	Colville Street WINDRADYNE	18/10/2018	747	719	Awaiting response from Agencies
10	2019	146	10 lot industrial subdivision	Havannah Street BATHURST	14/05/2019	539	36	Waiting further information
10	2019	328	Additions and alterations to church	36A Bant Street BATHURST	18/10/2019	382	364	Waiting further information
10	2020	9	Demolition of existing workshop and construction of new	42 Durham Street BATHURST	15/01/2020	293		Waiting further information
10	2020	31	Bakery and cafe and two lot subdivision	369 Stewart Street MITCHELL	4/02/2020	273	269	Additional information requested
10	2020	32	Motel and two lot commercial subdivision	369 Stewart Street MITCHELL	4/02/2020	273	269	Additional information requested
10	2020	60	Motel, garden centre, storage/warehouse and subdivision	61 Sydney Road RAGLAN	26/02/2020	251	211	Additional information requested
10	2020	87	Caltex highway service station and restaurant	214 Sydney Road KELSO	17/03/2020	231		Awaiting response from Agencies
10	2020	92	New service station, fast food outlet and 3 lot subdivision	5350 Great Western Highway RAGLAN	18/03/2020	230	214	Additional information requested
10	2020	95	Additions and alterations to an existing hotel	170 William Street BATHURST	20/03/2020	228		Additional information requested
10	2020	103	Demolition of existing dwelling house and commercial building	105 Durham Street BATHURST	31/03/2020	217	195	Report to November Council Meeting
10	2020	110	38 lot industrial subdivision with new roads	4040 O'Connell Road KELSO	2/04/2020	215	81	Waiting further information
10	2020	111	Multiple dwellings - three and four lot residential subdivision	121 William Street BATHURST	7/04/2020	210	207	Additional information requested
10	2020	117	Additions and alterations to dwelling	37 Reef Street HILL END	15/04/2020	202	172	Additional information requested
10	2020	126	Alterations to dwelling - replace window	31 Havannah Street BATHURST	24/04/2020	193	181	Additional information requested
10	2020	127	Nine two storey units	20 Griffin Street MITCHELL	27/04/2020	190	64	Report to November Council Meeting
10	2020	133	8 lot consolidation and two lot subdivision	1 High Street HILL END	4/05/2020	183	142	RFS requested additional information
10	2020	146	Reclamation project - sunny corner mine	Austral Street SUNNY CORNER	13/05/2020	174	168	Owners consent (Crown land) required
10	2020	156	Shop 1 - fitout of existing unit for use as cafe	11 Corporation Avenue ROBIN HILL	19/05/2020	168		Waiting further information
10	2020	180	198 lot residential subdivision and new roads	Limekilns Road KELSO	5/06/2020	151		Additional information requested
10	2020	190	Three lot rural subdivision	1078 Lachlan Road CALOOLA	12/06/2020	144		Waiting further information
10	2020	193	Industrial warehouse shed	35 Vale Road SOUTH BATHURST	17/06/2020	139		Under Assessment
10	2020	194	Demolition of part Dudley Hotel and construct carpark	250 Stewart Street BATHURST	17/06/2020	139		Under Assessment
10	2020	199	Use of existing alterations to unit development	4 Keppel Street BATHURST	24/06/2020	132	91	Waiting on additional information
10	2020	200	Use of existing alterations - internal timber staircase	4 Keppel Street BATHURST	24/06/2020	132	91	Waiting on additional information
10	2020	201	Use of existing alterations to unit development	4 Keppel Street BATHURST	24/06/2020	132	91	Waiting on additional information
10	2020	202	Use of existing masonry fence	4 Keppel Street BATHURST	24/06/2020	132	91	Waiting on additional information
10	2020	211	Retaining wall	6 Gell Place ABERCROMBIE	3/07/2020	123		Awaiting new plans
10	2020	217	Installation of two light towers in existing recreation area	189A Browning Street BATHURST	6/07/2020	120		Waiting further information
10	2020	266	46 lot residential subdivision including one open space	67 Emerald Drive KELSO	4/08/2020	91		Waiting comments from NRAR

Attachment 7.2.2.4

10	2020	268	Installation of water reticulation system	67 Emerald Drive KELSO	4/08/2020	91	Waiting comments from NRAR
10	2020	270	Two storey dwelling with attached garage	16 Gell Place ABERCROMBIE	5/08/2020	90	Report to November Council Meeting
10	2020	286	Two lot residential subdivision and two lot strata subdivision	313 Lambert Street BATHURST	20/08/2020	75 38	Uunder Assessment
10	2020	299	Four lot rural subdivision	4985 Great Western Highway GLANMIRE	26/08/2020	69	Awiating response from TfNSW
10	2020	305	Demolish/part demolish dwellings, construct 2 storey motel	99 Durham Street BATHURST	1/09/2020	63 13	Additional information requested
10	2020	313	Single storey dwelling with detached shed	428 Conrod Straight MOUNT PANORAMA	7/09/2020	57	Waiting further information
10	2020	314	Change of use from garage to habitable rooms	1336 Limekilns Road CLEAR CREEK	8/09/2020	56	Use of existing- additional information requested
10	2020	316	Additions and alterations to existing dwelling	68 Christie Street RAGLAN	8/09/2020	56	Waiting on camrea footage of the main
10	2020	318	Six multi-dwellings houses	1 Rankin Street BATHURST	9/09/2020	55	Awaiting response from NRAR
10	2020	325	Conversion of shed to habitable rooms	32 Beath Street WATTLE FLAT	14/09/2020	50	Awaiting additional information
10	2020	330	Shed	26A Gilmour Street KELSO	15/09/2020	49	Under assessment
10	2020	333	Construction of a farm shed	17 Station Street BREWONGLE	16/09/2020	48	Waiting additional information
10	2020	335	Demolish dwelling, remove trees & construct new dwelling	29 Durham Street BATHURST	17/09/2020	47 23	Under assessment
10	2020	336	Alterations to office building and use of space	7 Keppel Street BATHURST	18/09/2020	46	Under assessment
10	2020	338	Use of existing garage	13 Oates Place EGLINTON	22/09/2020	42	Notification with submissions
10	2020	339	Two storey addition	39 Wellington Street EGLINTON	23/09/2020	41	Notification with submissions

1/10/2020 - 31/10/2020

Council DA	Lot	DP	Street No	Street Name	Suburb	Postcode	Category	Environmental Planning Instrument	Zoning Of Land	Development Standard To Be Varied	Justification Of Variation	Extent Of Variation	Concurring Authority	Date Determined
2020/107	15	700460	19	Tarana Road	Brewongle	2795	Residential	Bathurst Regional Local Environmental Plan 2014	RU1 Primary Production	Clause 4.2B	Report and Council support	Significant	DOP	6/10/2020



Legend:

- Az Lot Text
- Watercourse
- Named Watercourse
- Unnamed Watercourse
- Strata Levels
- Strata Level 2
- Strata Level 1
- Strata Level Basement
- Property
- Lots
- Imagery (Latest)
- Bathurst 13 Mar 2020 NearMap
- Bathurst Region Sep 2019 15cm
- Road Corridor (Constructed)
- Council Road Constructed
- Crown Road Constructed
- Private Road
- Unofficial Crown Road
- Water Corridor



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

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Drawn By: Fern-Alice Finn

Date: 22/07/2020

Projection: GDA94 / MGA zone 55

Map Scale: 1:1000 @ A4

**Location Plan and Aerial Image
Lot 1 DP 852500 & Lot A DP 197473**

FOR APPROVAL

PROPOSED TAKEAWAY FOOD & DRINK PREMISES

for
The Village Bakehouse
105-113 Durham St, Bathurst

Development Application Drawings

SCHEDULE OF DRAWINGS

DRAWING	TITLE	REVISION	DATE
A001	TITLE SHEET, SITE LOCALITY AND SCHEDULE OF DRAWINGS	G	23.10.2020
A002 (DS01)	EXISTING SITE PLAN	G	23.10.2020
A003	PROPOSED SITE PLAN	G	23.10.2020
A004	GROUND FLOOR PLAN	G	23.10.2020
A005	FIRST FLOOR PLAN	G	23.10.2020
A006	ROOF PLAN	G	23.10.2020
A007	ELEVATIONS & SECTIONS	G	23.10.2020
A008	ARTIST'S IMPRESSION 01	G	23.10.2020
A009	ARTIST'S IMPRESSION 02	G	23.10.2020
A010	ARTIST'S IMPRESSION 03	G	23.10.2020
A011	ARTIST'S IMPRESSION 04	G	23.10.2020
A012	SHADOW DIAGRAMS 01	G	23.10.2020
A013	SHADOW DIAGRAMS 02	G	23.10.2020



GENERAL NOTES:

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REV.	DATE	DFTD	APPD	DETAILS
C	27.09.2020	JPS	JPS	DA ISSUE - FIREPLACE POSITION MOVED, FRONT FENCE AMENDED, SECURITY FENCE & GATE NOTED, SHADOW DIAGRAMS ADDED, CARPARKING PAVING NOTED
D	16.07.2020	JPS	JPS	SWIFT PATH AMENDMENT TO USE A W/VEHICLE
E	16.07.2020	JPS	JPS	STREET TREE NOTED TO BE REMOVED
F	16.08.2020	JPS	JPS	MEZZANINE ADDED, REAR AWNING OVER ORDERING REDUCED, SHOUTLIGHTS ADDED, REAR ACCESS MANOEUVRE IN STREET SHOWN
G	23.10.2020	JPS	JPS	SHOUTLIGHTS REMOVED TO EXPOSE DOWNPipes, SHOUTLIGHTS REMOVED, PAVEMENT SIGN HEIGHT CHANGED
ARCHITECTURAL APPROVAL				INITIALS DATE

APPROVAL AUTHORITY	BATHURST REGIONAL COUNCIL
CLIENT	VICTORIA BARRACKS PTY LTD
PROJECT	PROPOSED VILLAGE BAKEHOUSE 113-115 DURHAM ST, BATHURST


Premise

ORANGE
orange@premise.com.au
www.premise.com.au

154 PEARLEY STREET
P.O. BOX 1963
ORANGE, NSW 2800
Ph: (02) 6393 5000
Fx: (02) 6393 5000
NOMINATED ARCHITECT:
JAMES BUCKLEY, NSW APB 8504

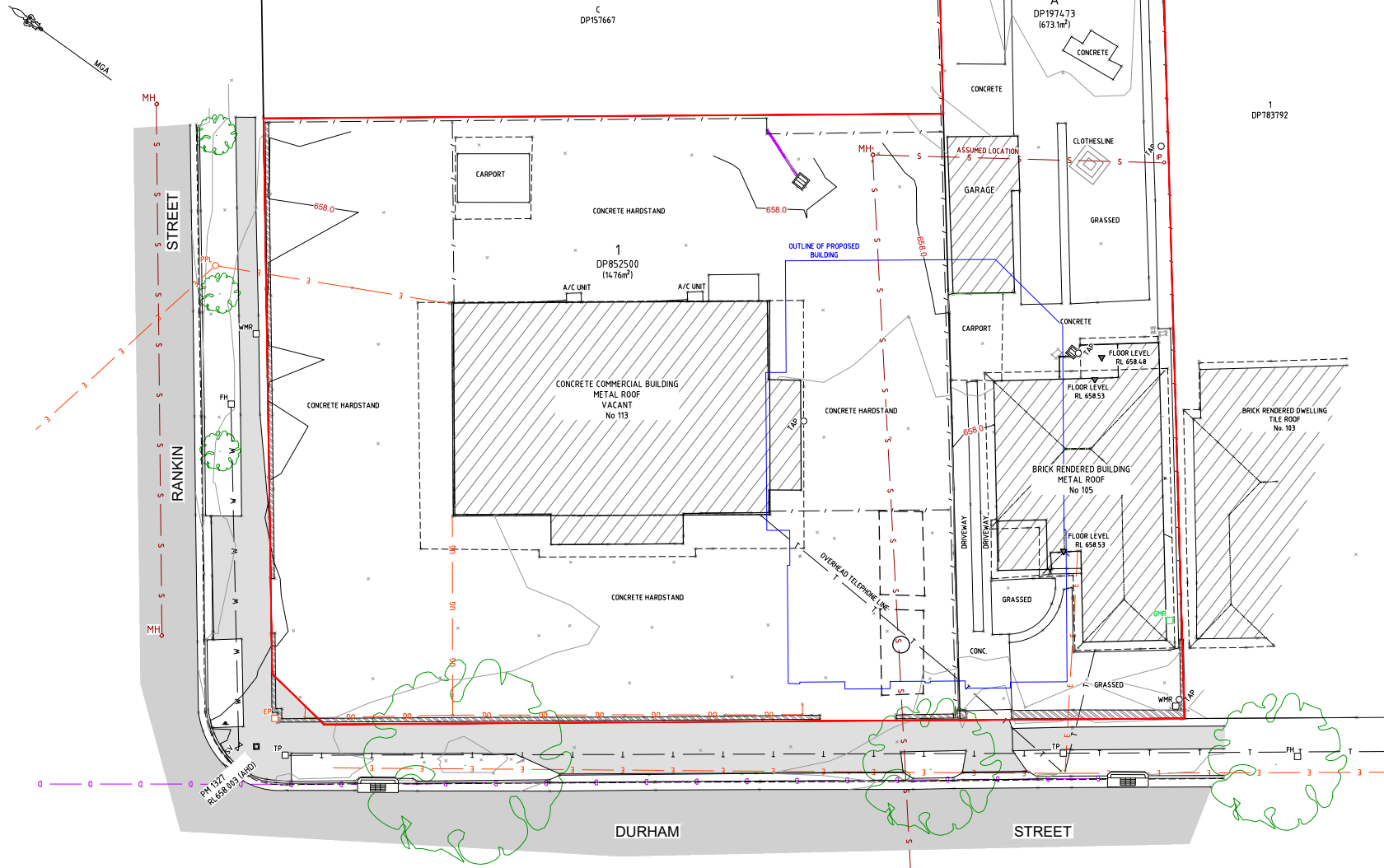
DRAWING		TITLEPAGE	
PROJECT NUMBER	219469	DRAWING FILE	219469_01_DA_A001_A007_M.dwg
ORIGINAL SIZE	A1	A1 SCALE:	A3 SCALE:
IMAGE SOURCE			
STATUS	PRELIMINARY	SHEET	A001 OF 13
			01G

NOTES:

1. THIS PLAN IS PREPARED FROM A FIELD SURVEY FOR THE PURPOSE OF DESIGNING NEW CONSTRUCTIONS ON THE LAND AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.
2. ALL UNDERGROUND SERVICES SHOWN ARE BASED ON A COMBINATION OF PREVIOUS COUNCIL RECORDS, VERBAL INSTRUCTIONS AND SURFACE INDICATORS LOCATED AT TIME OF SURVEY.
3. CONTOUR INTERVAL 0.2m.
4. THESE NOTES ARE AN INTEGRAL PART OF THIS PLAN.

LEGEND:

- / — / — FENCE
- OH — OVERHEAD ELECTRICITY LINES
- UG — UNDERGROUND ELECTRICITY LINES
- T — TELECOMMUNICATIONS
- S — STORMWATER DRAINAGE
- S — SEWER MAIN
- W — WATER MAIN
- PPH ○ POWER POLE WITH LIGHT
- EP □ ELECTRICITY PIT/PILLAR
- TP □ TELECOMMUNICATIONS PIT
- MH ○ SEWER MANHOLE
- IP ○ SEWER INSPECTION PIT
- FH □ FIRE HYDRANT
- SV □ STOP VALVE
- WMR □ WATER METER
- TAP ○ TAP
- GMR □ GAS METER
- TREE
- ▽ FLOOR LEVEL



NOTE:
LAND OUTSIDE CURRENT FENCE
MAY BE LOST TO ADVERSE POSSESSION.

NOTE:
SURVEY OF COMMERCIAL LOT 113 DURHAM ST COMPLETED 2015
SURVEY OF RESIDENTIAL LOT 105 DURHAM ST COMPLETED 2019

REV.	DATE	DFTD.	APPD.	DETAILS
A	11/11/19	GT	PS	ISSUED FOR INFORMATION

SURVEY	FILE	INITIALS	DATE
DESIGN	219469.DWG	JC	8/11/19

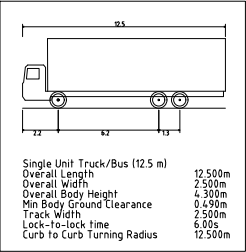
DRAWING SCALE
SCALE 1:125 (A1)
0 2 4 6 8 10
SCALE 1:250 (A3)
0 2 4 6 8 10
DO NOT SCALE FROM THESE DRAWINGS. ALL MEASUREMENTS SHALL BE CONFIRMED ON SITE AND WITH PREMISE PTY LTD. PRIOR TO CONSTRUCTION.

APPROVAL AUTHORITY	BATHURST CITY COUNCIL
CLIENT	VICTORIA PARK BARRACKS PTY LTD
PROJECT	113 DURHAM STREET, BATHURST

STRUCTURAL, CIVIL, PLANNING, SURVEYING, ARCHITECTURE & ENVIRONMENTAL
154 PEISLEY STREET P.O. BOX 1963 ORANGE, NSW 2800 Ph. (02) 6393 5000 Fx. (02) 6393 5050 www.premise.com.au

DRAWING	SITE DETAIL & CONTOUR SURVEY PLAN
PROJECT NUMBER	219469
DRAWING FILE	219469_A002_EXISTING SITE PLAN.dwg
SURVEY MARK	PM 1327
R.L.	658.003
DATUM	A.H.D.
IMAGE SOURCE	
STATUS	FOR APPROVAL
SHEET	DS01 OF DS01
SET	02

FOR APPROVAL



SERVICE VEHICLE DETAILS

EXISTING STREET
TREE TO BE REMOVED.
REPLACEMENT STREET
TREE TO BE PLANTED
IN ANOTHER LOCATION

RANKIN ST

12.5m
delivery
truck

EXTENT OF EXISTING CROSSOVER
TO BE CONVERTED TO KERB

DURHAM ST

12.5m
delivery
truck

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REV.	DATE	DFTD.	APPD.	DETAILS
C	27/05/2020	JPN	JPN	DA ISSUE - FIREPLACE POSITION MOVED, FRONT FENCE AMENDED, ACCESS TO FIREPLACE HEIGHT NOTED, SHEDDOOR CHANGING ADDRESS
D	10/07/2020	JPN	JPN	SHEDDOOR PATH AMENDMENT TO 12.5 M VEHICLE
E	16/07/2020	JPN	JPN	STREET TREE NOTED TO BE REMOVED
F	16/08/2020	JPN	JPN	MEZZANINE ADDED, REAR AWNING OVER ORDERING REDUCED, BACKLIGHTS ADDED
G	23/10/2020	JPN	JPN	REAR ACCESS MANOEUVRE IN STREET SHOWN, DRIVEWAY FENCED OFF, EXISTING DRIVEWAY FENCED OFF, DRIVEWAY FENCED OFF, DRIVEWAY FENCED OFF
ARCHITECTURAL APPROVAL				INITIALS DATE

APPROVAL AUTHORITY	BATHURST REGIONAL COUNCIL
CLIENT	VICTORIA BARRACKS PTY LTD
PROJECT	PROPOSED VILLAGE BAKEHOUSE 113-115 DURHAM ST, BATHURST



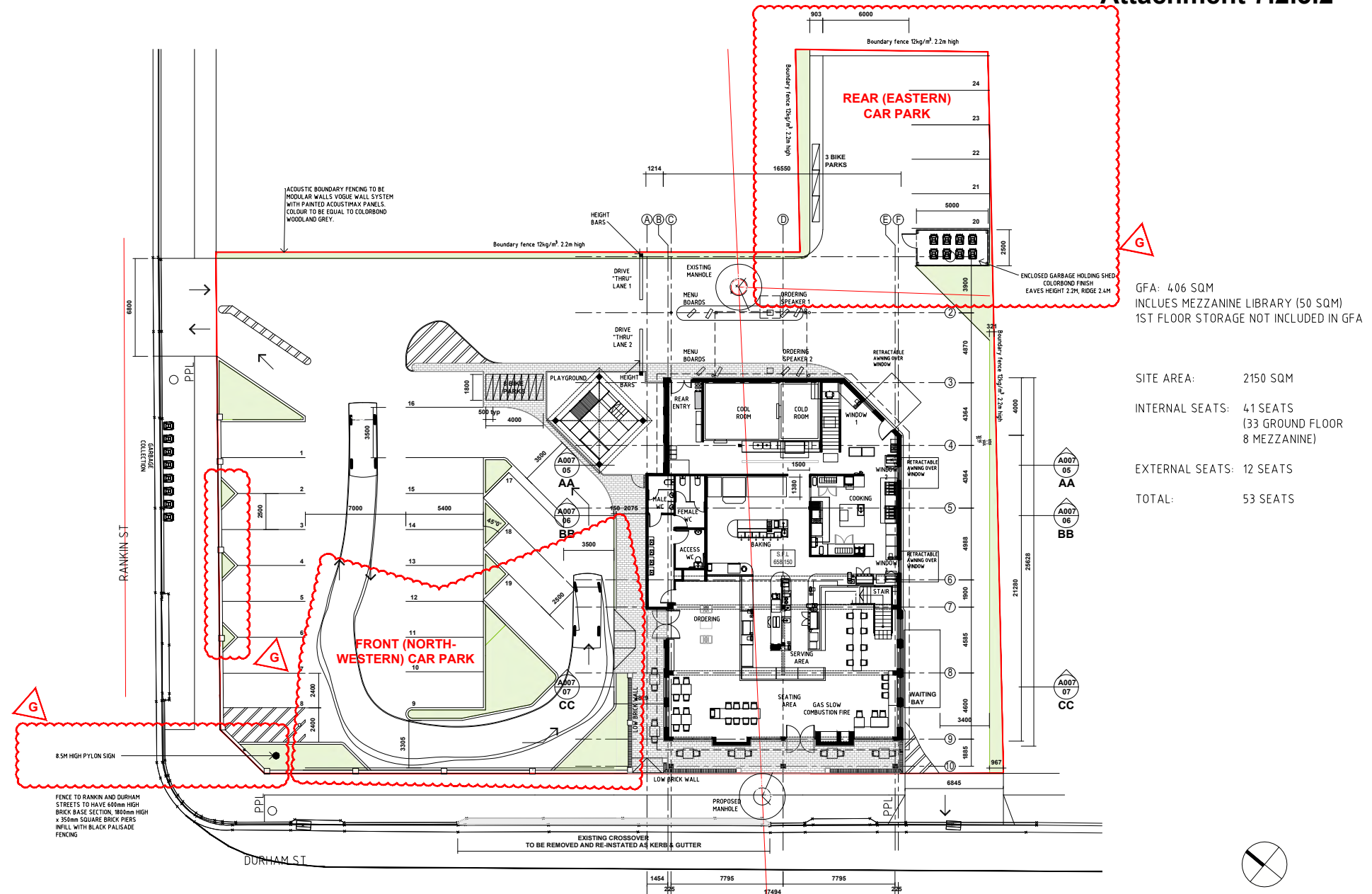
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orange@premise.com.au
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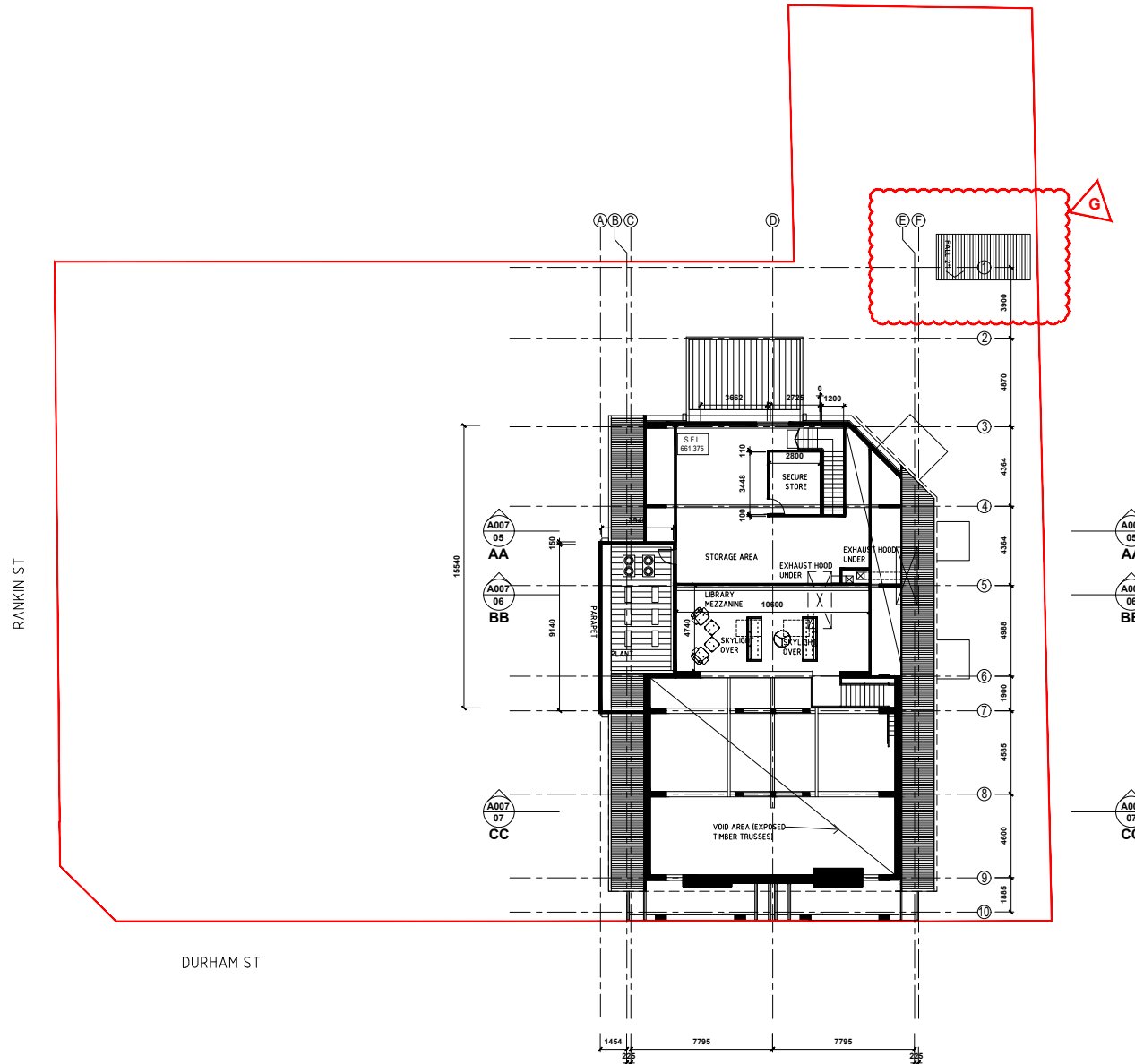
154 PEARLEY STREET
P.O. BOX 1963
ORANGE, NSW 2800
PH: (02) 6363 5000
FX: (02) 6363 5000

NOMINATED ARCHITECT:
JAMES BUCKLEY, NSW APB 8504

DRAWING			
PROPOSED SITE PLAN			
PROJECT NUMBER	219469	DRAWING FILE	219469_01_DA_A001_A007_M.dwg
ORIGINAL SIZE	A1	A1 SCALE	1:200
IMAGE SOURCE		A3 SCALE	1:400
STATUS	PRELIMINARY	SHEET	A003 OF 13
			SET 01G



FOR APPROVAL

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REV.	DATE	DFTD.	APPD.	DETAILS
C	27.09.2020	JPS	JPS	DA ISSUE - FIREPLACE POSITION MOVED, FRONT FENCE AMENDED, ACQUILITY FENCE HEIGHT NOTED, SHEDDOW SHOWN, ADDRESS CORRECTED, FENCING NOTED
D	10.07.2020	JPS	JPS	SHEDDOW PATH AMENDMENT TO 12.5 M W/VEHICLE
E	16.07.2020	JPS	JPS	STREET FENCE NOTED TO BE REMOVED
F	16.08.2020	JPS	JPS	MEZZANINE ADDED, REAR AWNING OVER ORDERING REDUCED, SKYLIGHTS ADDED
G	23.10.2020	JPS	JPS	REAR AWNING AMENDED AS STREET FRONT, SKYLIGHTS REMOVED, SKYLIGHTS REMOVED, SKYLIGHTS REMOVED, SKYLIGHTS REMOVED, SKYLIGHTS REMOVED
ARCHITECTURAL APPROVAL				INITIALS DATE

APPROVAL AUTHORITY	BATHURST REGIONAL COUNCIL
CLIENT	VICTORIA BARRACKS PTY LTD
PROJECT	PROPOSED VILLAGE BAKEHOUSE 113-115 DURHAM ST, BATHURST

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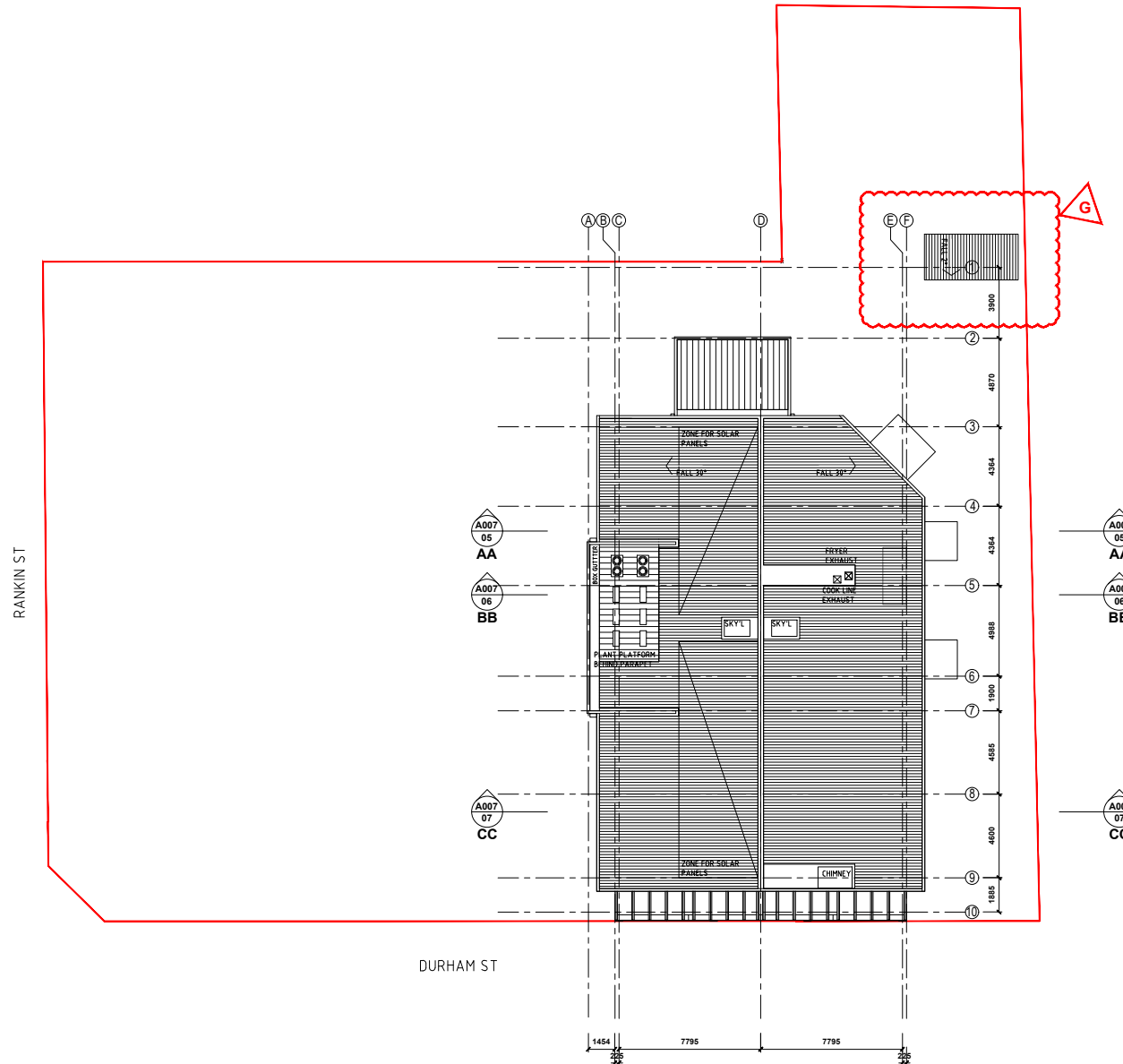
ORANGE
orange@premise.com.au
www.premise.com.au

154 PEARLEY STREET
P.O. BOX 1963
ORANGE, NSW 2800
PH: (02) 6933 5000
FX: (02) 6933 5000

NOMINATED ARCHITECT:
JAMES BUCKLEY, NSW AFB 8504

DRAWING			
FIRST FLOOR PLAN			
PROJECT NUMBER	219469	DRAWING FILE	219469_01_DA_A001_A007_M.dwg
ORIGINAL SIZE	A1	A1 SCALE	1:125
IMAGE SOURCE		A3 SCALE	1:250
STATUS	PRELIMINARY	SHEET	A005 OF 13
SET			01G

FOR APPROVAL

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REV.	DATE	DFTD.	APPD.	DETAILS
C	27.09.2020	JPS	JPS	DA ISSUE - FIREPLACE POSITION MOVED, FRONT FENCE AMENDED, ACCESSORY FENCE HEIGHT NOTED, SHADOW SHOWN, ADDRESS CORRECTED, FENCING DETAIL NOTED
D	10.07.2020	JPS	JPS	SWIFT PATH AMENDMENT TO 12.5 M VEHICLE
E	16.07.2020	JPS	JPS	STREET TREE NOTED TO BE REMOVED
F	16.08.2020	JPS	JPS	MEZZANINE ADDED, REAR AWNING OVER ORDERING REDUCED, SKYLIGHTS ADDED
G	23.10.2020	JPS	JPS	TEAM ACCESS MANDED IN STREET SWIM, SKYLIGHT REMOVED TO EXPOSE ROOF FOR MECHANICAL VENTILATION, FENCING MOVED, PAVEMENT HEIGHT CHANGED
ARCHITECTURAL APPROVAL				INITIALS DATE

APPROVAL AUTHORITY
BATHURST REGIONAL COUNCILCLIENT
VICTORIA BARRACKS PTY LTDPROJECT
PROPOSED VILLAGE BAKEHOUSE
113-115 DURHAM ST, BATHURST

DRAWING

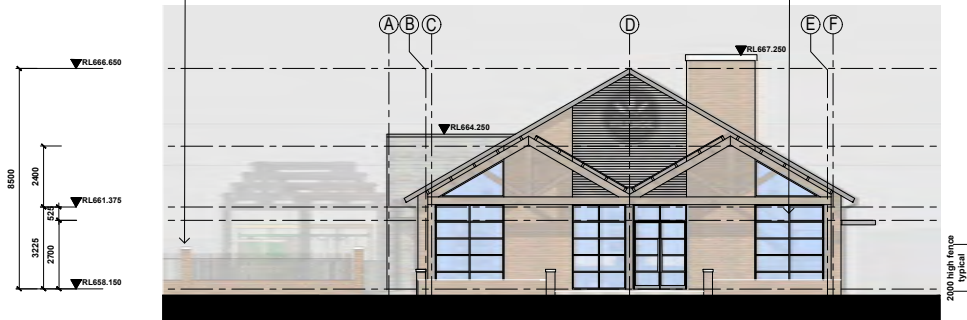
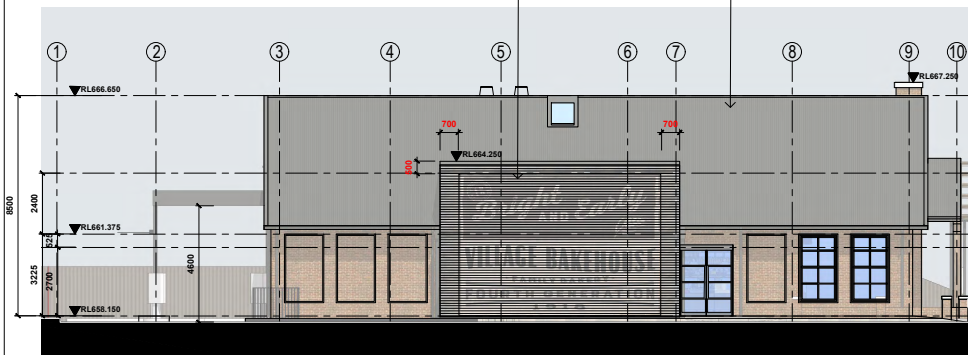
ROOF PLAN

PROJECT NUMBER 219469		DRAWING FILE: 219469_01_DA_A001_A007_M.dwg		SET <
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FOR APPROVAL

BLACK METAL
FRAMED GLAZING

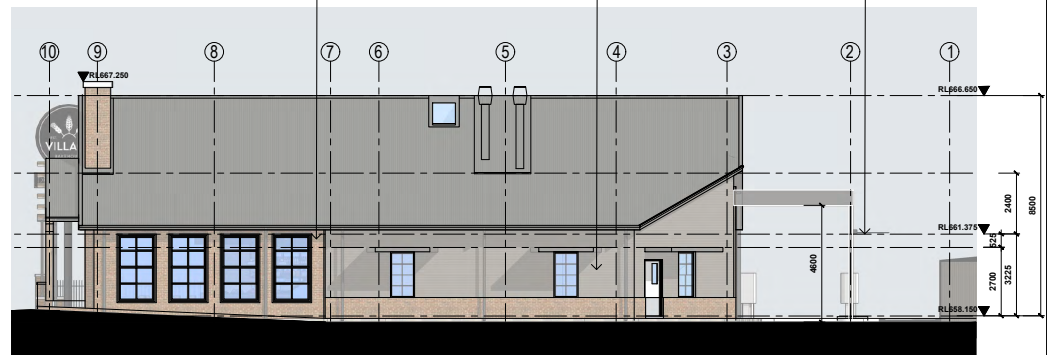
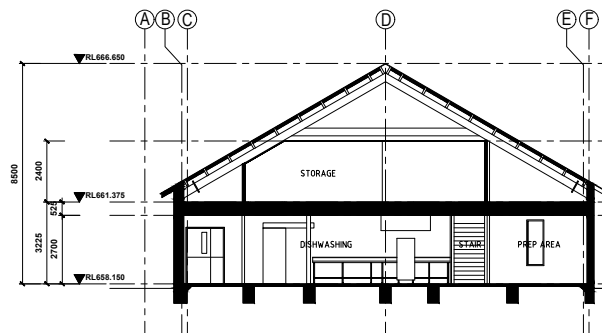
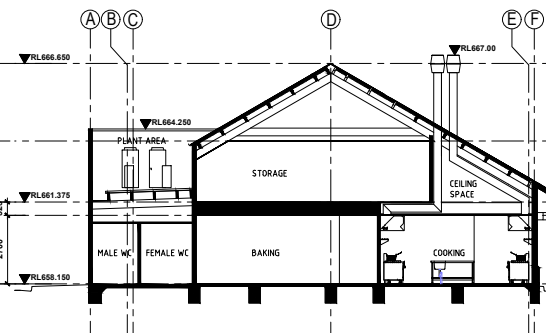
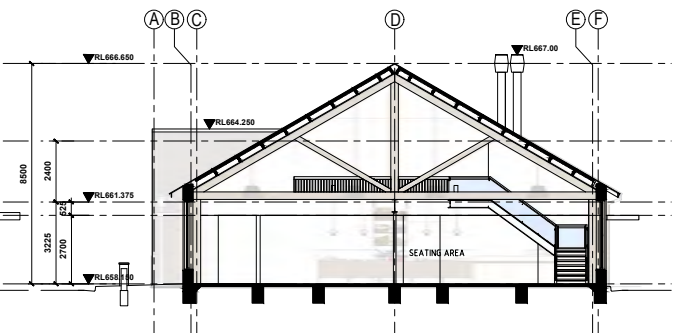
WOODLAND GREY FENCING

001 WEST ELEVATION
SCALE 1:100 (A1); 1:200 (A3)TIMBER WEATHERBOARDS
WITH PAINTED SIGNAGECOLORBOND CUSTOM-ORB
WOODLAND GREY ROOFING003 NORTH ELEVATION
SCALE 1:100 (A1); 1:200 (A3)

(PLAYGROUND NOT SHOWN)

002 EAST ELEVATION
SCALE 1:100 (A1); 1:200 (A3)

FACE BRICK

COLORBOND CUSTOM-ORB
GULLY WALLINGRETRACTABLE AWNING
OVER EASTERN ORDER
POINT004 SOUTH ELEVATION
SCALE 1:100 (A1); 1:200 (A3)005 SECTION AA
SCALE 1:100 (A1); 1:200 (A3)006 SECTION BB
SCALE 1:100 (A1); 1:200 (A3)007 SECTION CC
SCALE 1:100 (A1); 1:200 (A3)

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REV.	DATE	DFTD.	APPD.	DETAILS
C	27/09/2020	JPS	JPS	DA ISSUE - PRELIMINARY POSITION MOVED, FRONT FENCE AMENDED
D	10/07/2020	JPS	JPS	SECURITY FENCE HEIGHT NOTED, SHEDDOOR CHANGEMAN ADDED
E	10/07/2020	JPS	JPS	CHANGEMAN FENCING NOTED
F	10/07/2020	JPS	JPS	STREET FRONT NOTICED TO BE REMOVED
G	10/07/2020	JPS	JPS	MEZZANINE ADDED, REAR AWNING OVER ORDERING REDUCED, INCLUDES ADDED
H	10/07/2020	JPS	JPS	REAR AWNING ADDED, HANDRAIL IN STREET SHOWN
I	10/07/2020	JPS	JPS	REAR AWNING ADDED, HANDRAIL IN STREET SHOWN
J	10/07/2020	JPS	JPS	REAR AWNING ADDED, HANDRAIL IN STREET SHOWN
K	10/07/2020	JPS	JPS	REAR AWNING ADDED, HANDRAIL IN STREET SHOWN
L	10/07/2020	JPS	JPS	REAR AWNING ADDED, HANDRAIL IN STREET SHOWN
M	10/07/2020	JPS	JPS	REAR AWNING ADDED, HANDRAIL IN STREET SHOWN
N	10/07/2020	JPS	JPS	REAR AWNING ADDED, HANDRAIL IN STREET SHOWN
O	10/07/2020	JPS	JPS	REAR AWNING ADDED, HANDRAIL IN STREET SHOWN
P	10/07/2020	JPS	JPS	REAR AWNING ADDED, HANDRAIL IN STREET SHOWN
Q	10/07/2020	JPS	JPS	REAR AWNING ADDED, HANDRAIL IN STREET SHOWN
R	10/07/2020	JPS	JPS	REAR AWNING ADDED, HANDRAIL IN STREET SHOWN
S	10/07/2020	JPS	JPS	REAR AWNING ADDED, HANDRAIL IN STREET SHOWN
T	10/07/2020	JPS	JPS	REAR AWNING ADDED, HANDRAIL IN STREET SHOWN
U	10/07/2020	JPS	JPS	REAR AWNING ADDED, HANDRAIL IN STREET SHOWN
V	10/07/2020	JPS	JPS	REAR AWNING ADDED, HANDRAIL IN STREET SHOWN
W	10/07/2020	JPS	JPS	REAR AWNING ADDED, HANDRAIL IN STREET SHOWN
X	10/07/2020	JPS	JPS	REAR AWNING ADDED, HANDRAIL IN STREET SHOWN
Y	10/07/2020	JPS	JPS	REAR AWNING ADDED, HANDRAIL IN STREET SHOWN
Z	10/07/2020	JPS	JPS	REAR AWNING ADDED, HANDRAIL IN STREET SHOWN

APPROVAL AUTHORITY
BATHURST REGIONAL COUNCILCLIENT
VICTORIA BARRACKS PTY LTDPROJECT
PROPOSED VILLAGE BAKEHOUSE
113-115 DURHAM ST, BATHURST

Premise

ORANGE
orange@premise.com.au
www.premise.com.au

154 PEARL STREET
P.O. BOX 1963
ORANGE, NSW 2800
PH: (02) 6393 5000
FX: (02) 6393 5000

NOMINATED ARCHITECT:
JAMES BUCKLEY, NSW APB 8504

DRAWING

ELEVATIONS & SECTIONS

PROJECT NUMBER 219469 DRAWING FILE 219469_S1_DA_A001_A007_M.dwg

ORIGINAL SIZE A1 A1 SCALE 1:100 A3 SCALE 1:200

IMAGE SOURCE

STATUS PRELIMINARY SHEET A007 OF 13

01G

FOR APPROVAL

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REV	DATE	DFTD	APPD	DETAILS
C	27.09.2020	JPS	JPS	DA ISSUE - FIREPLACE POSITION MOVED, FRONT FENCE AMENDED
D	10.07.2020	JPS	JPS	ACCESS FENCE HEIGHT NOTED, SHEDDOW SHADOWS ADDED
E	10.07.2020	JPS	JPS	CORNER FENCING DETAIL NOTED
F	10.07.2020	JPS	JPS	SHEDDOW PATH AMENDMENT TO 12.5M WIDE
G	10.07.2020	JPS	JPS	STREET TREE NOTED TO BE REMOVED
H	10.07.2020	JPS	JPS	MEZZANINE ADDED, REAR AWNING OVER ORDERING REDUCED, SKYLIGHTS ADDED
I	10.07.2020	JPS	JPS	TEAM ACCESS MANDED IN STREET SHOWN
J	10.07.2020	JPS	JPS	POSSIBLE FENCING TO BE CLIMBING FENCING MATERIAL, CORNER FENCING MOVED
K	10.07.2020	JPS	JPS	POSSIBLE SIGN HEIGHT CHANGED
ARCHITECTURAL APPROVAL				INITIALS DATE

APPROVAL AUTHORITY	BATHURST REGIONAL COUNCIL
CLIENT	VICTORIA BARRACKS PTY LTD
PROJECT	PROPOSED VILLAGE BAKEHOUSE 113-115 DURHAM ST, BATHURST

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ORANGE
orange@premise.com.au
www.premise.com.au

154 PEARLEY STREET
P.O. BOX 1963
ORANGE, NSW 2800
Ph: (02) 6393 5000
Fx: (02) 6393 5000

NOMINATED ARCHITECT:
JAMES BUCKLEY, NSW AFB 8504

DRAWING	ARTIST'S IMPRESSION 01		
PROJECT NUMBER	219469	DRAWING FILE	219469_01_DA_A001_A007_M.dwg
ORIGINAL SIZE	A1	A1 SCALE:	A3 SCALE:
IMAGE SOURCE			
STATUS	PRELIMINARY	SHEET	A008 OF 13
			01G

FOR APPROVAL

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REV.	DATE	DFTD.	APPD.	DETAILS
C	27.09.2020	JPS	JPS	DA ISSUE - FIREPLACE POSITION MOVED, FRONT FENCE AMENDED, ACQUILITY FENCE HEIGHT NOTED, SHADOW SHOWN (SHOWN) ADDED, GARDENING FOLLING (NOTED)
D	10.07.2020	JPS	JPS	SHEDDY PATH AMENDMENT TO 12.5 M VEHICLE
E	16.07.2020	JPS	JPS	STREET TREE NOTED TO BE REMOVED
F	16.08.2020	JPS	JPS	MEZZANINE ADDED, REAR AWNING OVER ORDERING REDUCED, SKYLIGHTS ADDED
G	23.10.2020	JPS	JPS	TEAM ACCESS MANDED IN STREET SHOWN, MEZZANINE REMOVED TO EXISTING, SHOWN MATERIAL, SHOWN FOLLING MOVED, PAVEMENT SUN HEIGHT CHANGED
ARCHITECTURAL APPROVAL				INITIALS DATE

APPROVAL AUTHORITY	BATHURST REGIONAL COUNCIL
CLIENT	VICTORIA BARRACKS PTY LTD
PROJECT	PROPOSED VILLAGE BAKEHOUSE 113-115 DURHAM ST, BATHURST

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P.O. BOX 1963
ORANGE, NSW 2800
Ph: (02) 6393 5000
Fx: (02) 6393 5000

NOMINATED ARCHITECT:
JAMES BUCKLEY, NSW AFB 8504

DRAWING			
ARTIST'S IMPRESSION 02			
PROJECT NUMBER	219469	DRAWING FILE	219469_01_DA_A001_A007_M.dwg
ORIGINAL SIZE	A1	A1 SCALE:	A3 SCALE:
IMAGE SOURCE			
STATUS	PRELIMINARY	SHEET	A009 OF 13
			01G

FOR APPROVAL

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REV.	DATE	DFTD.	APPD.	DETAILS
C	27.09.2020	JPS	JPS	DA ISSUE - FIREPLACE POSITION MOVED, FRONT FENCE AMENDED ACQUILITY FENCE HEIGHT NOTED, SHADOW SHOWN (AMENDED) CARPARK PAVING (NOTED)
D	10.07.2020	JPS	JPS	DRIFT PATH AMENDMENT TO 12.5 M VEHICLE
E	10.07.2020	JPS	JPS	STREET TREE NOTED TO BE REMOVED
F	10.08.2020	JPS	JPS	MEZZANINE ADDED, REAR AWNING OVER UNDERGROUND REDUCED, SKYLIGHTS ADDED
G	23.10.2020	JPS	JPS	REAR ACCESS MANOEUVRE IN STREET SHOWN FUTURE REMOVAL OF EXISTING CURB AND SIDEWALK, SIDEWALK PAVING MOVED PILLAR SIGN HEIGHT CHANGED
ARCHITECTURAL APPROVAL				INITIALS DATE

APPROVAL AUTHORITY	BATHURST REGIONAL COUNCIL
CLIENT	VICTORIA BARRACKS PTY LTD
PROJECT	PROPOSED VILLAGE BAKEHOUSE 113-115 DURHAM ST, BATHURST

Premise

ORANGE
orange@premise.com.au
www.premise.com.au

154 PEARLEY STREET
P.O. BOX 1963
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Ph: (02) 6393 5000
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NOMINATED ARCHITECT:
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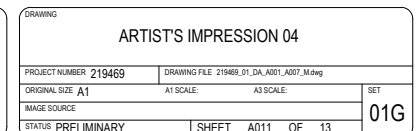
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ORIGINAL SIZE	A1	A1 SCALE:	A3 SCALE:
IMAGE SOURCE			
STATUS	PRELIMINARY	SHEET	A010 OF 13
			SET 01G



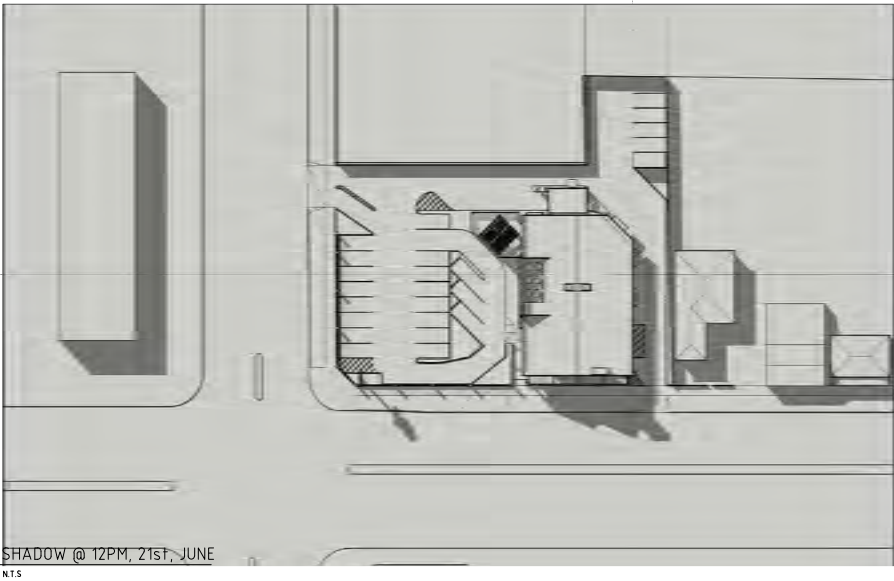
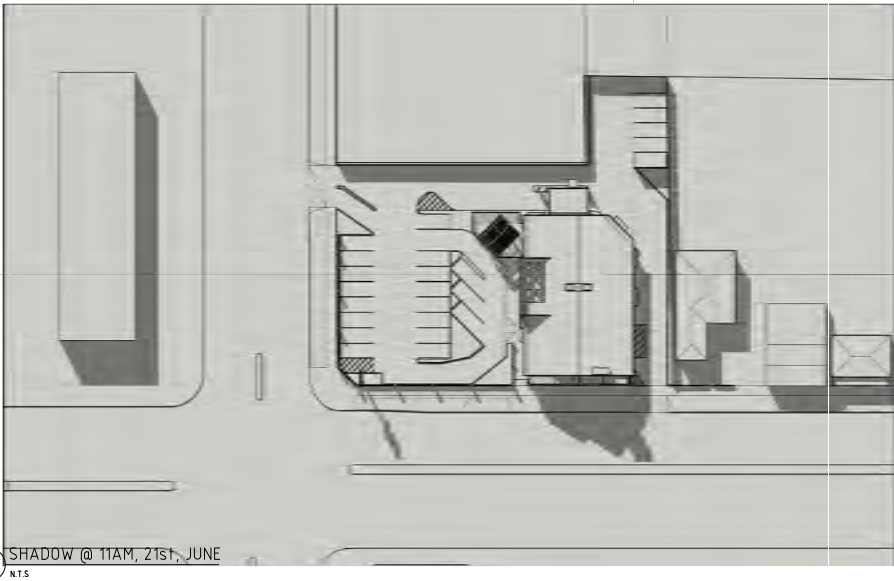
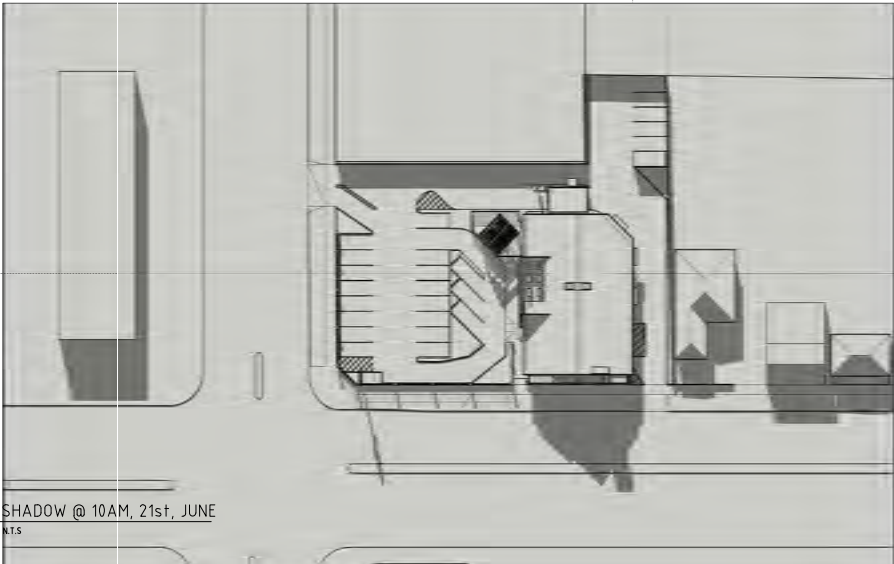
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APPROVAL AUTHORITY	BATHURST REGIONAL COUNCIL
CLIENT	VICTORIA BARRACKS PTY LTD
PROJECT	PROPOSED VILLAGE BAKEHOUSE 113-115 DURHAM ST, BATHURST



FOR APPROVAL



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REV.	DATE	DFTD.	APPO.	DETAILS
A	20.03.2020	JPB	JPB	PRELIMINARY DA ISSUE
B	23.03.2020	JPB	JPB	DA ISSUE
C	27.05.2020	JPB	JPB	DA ISSUE - FIREPLACE POSITION MOVED, FRONT FENCE AMENDED, ACOUSTIC FENCE HEIGHT NOTED, SHADOW DIAGRAMS ADDED
ARCHITECTURAL APPROVAL				INITIALS DATE

APPROVAL AUTHORITY	BATHURST REGIONAL COUNCIL
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PROJECT	PROPOSED VILLAGE BAKEHOUSE 113-115 DURHAM ST, BATHURST



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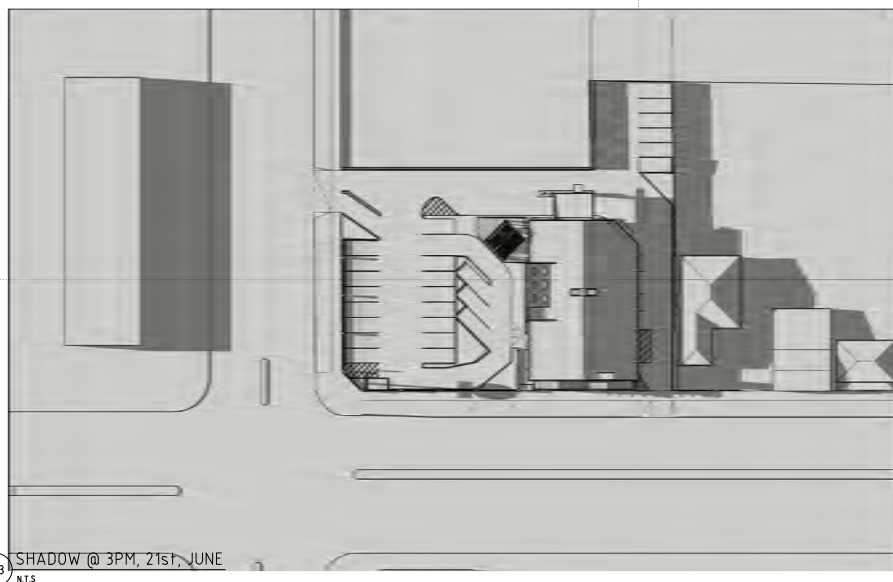
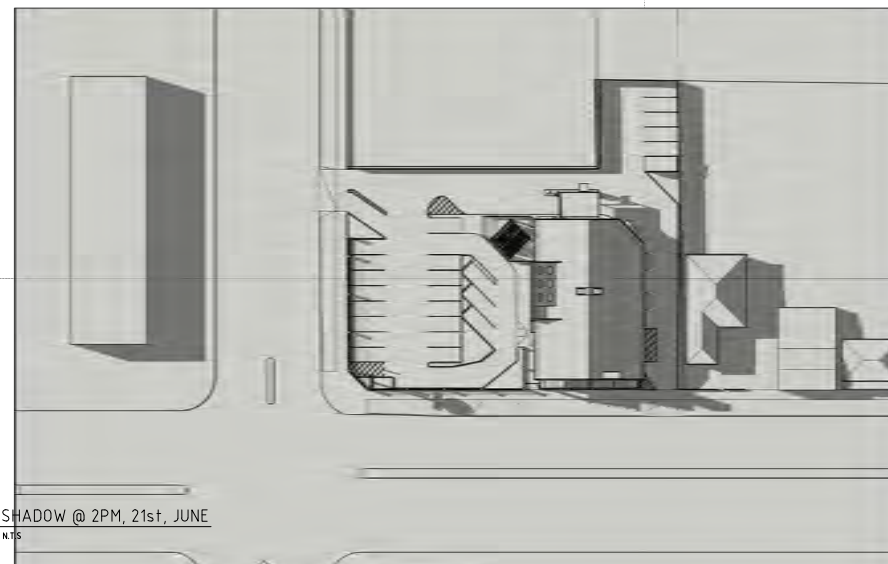
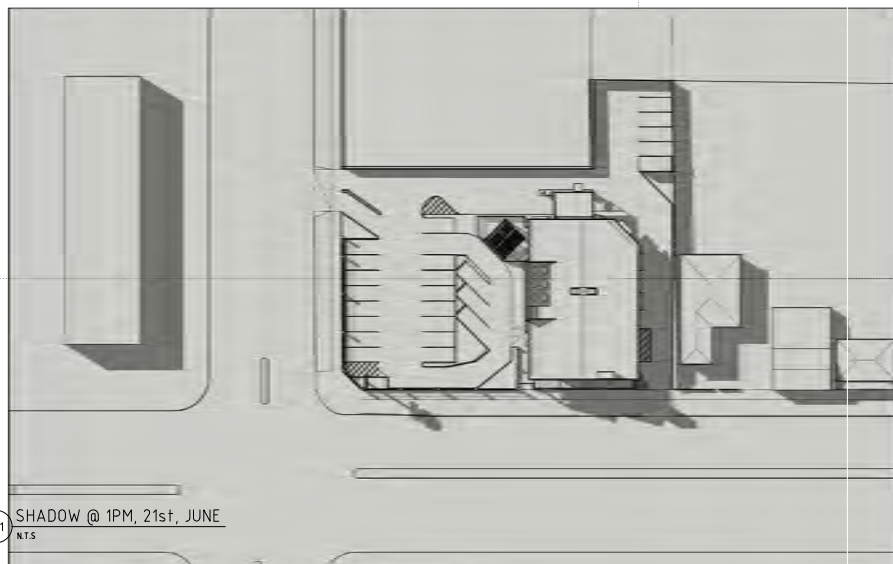
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orange@premise.com.au
www.premise.com.au

154 PEBBLEY STREET
P.O. BOX 1163
ORANGE, NSW 2800
Ph: (02) 6393 5000
Fx: (02) 6393 5050

NOMINATED ARCHITECT:
JAMES BUCKLEY, NSW AHB 8504

DRAWING			
SHADOW DIAGRAMS 01			
PROJECT NUMBER	219469	DRAWING FILE	219469_01_DA_A001_A007_M.dwg
ORIGINAL SIZE	A1	A1 SCALE:	A3 SCALE:
IMAGE SOURCE			
STATUS	PRELIMINARY	SHEET	A012 OF 11
			01C

FOR APPROVAL

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ARCHITECTURAL APPROVAL				INITIALS DATE

APPROVAL AUTHORITY	BATHURST REGIONAL COUNCIL
CLIENT	VICTORIA BARRACKS PTY LTD
PROJECT	PROPOSED VILLAGE BAKEHOUSE 113-115 DURHAM ST, BATHURST

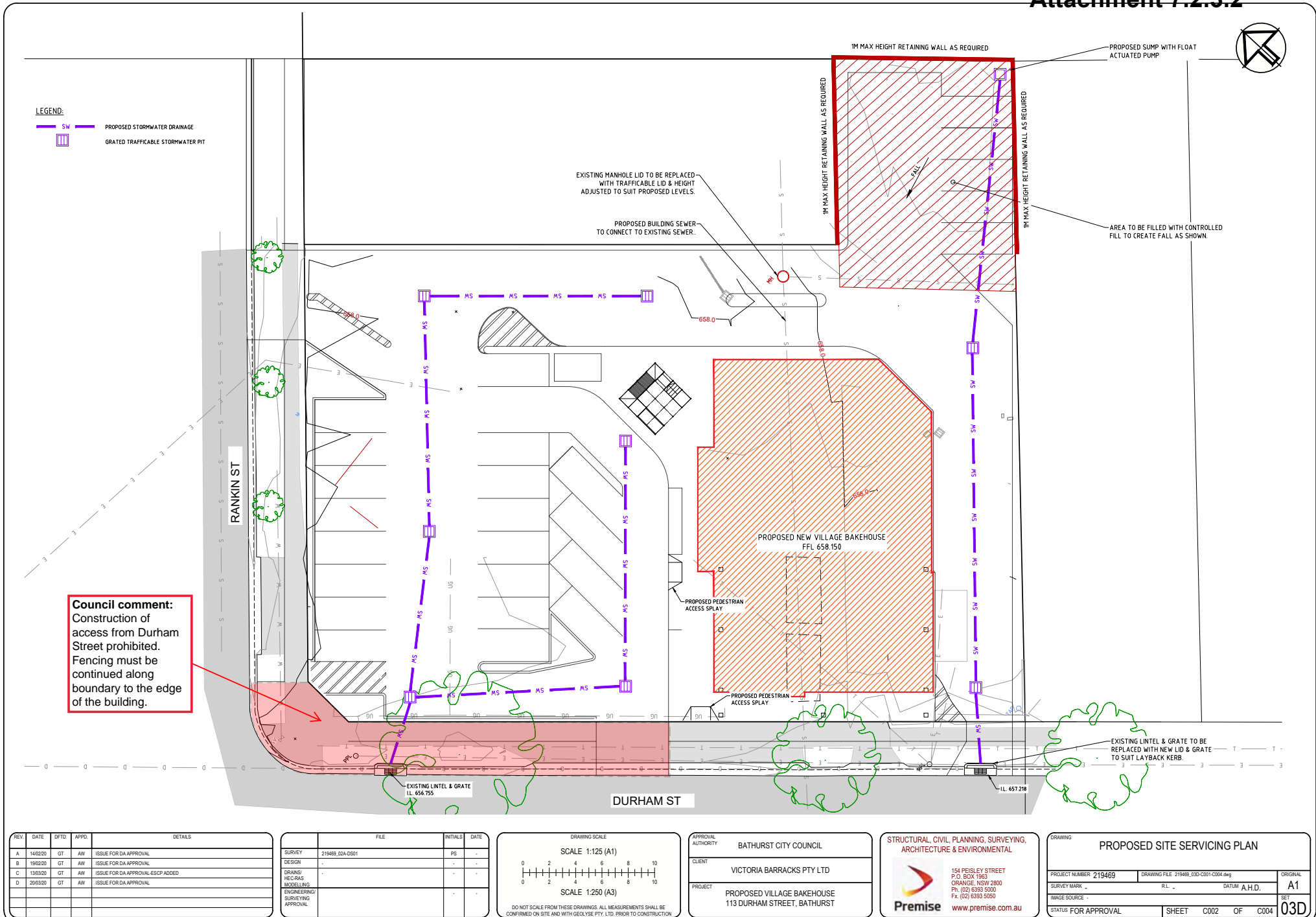
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PH: (02) 6393 5000
FX: (02) 6393 5000

NOMINATED ARCHITECT:
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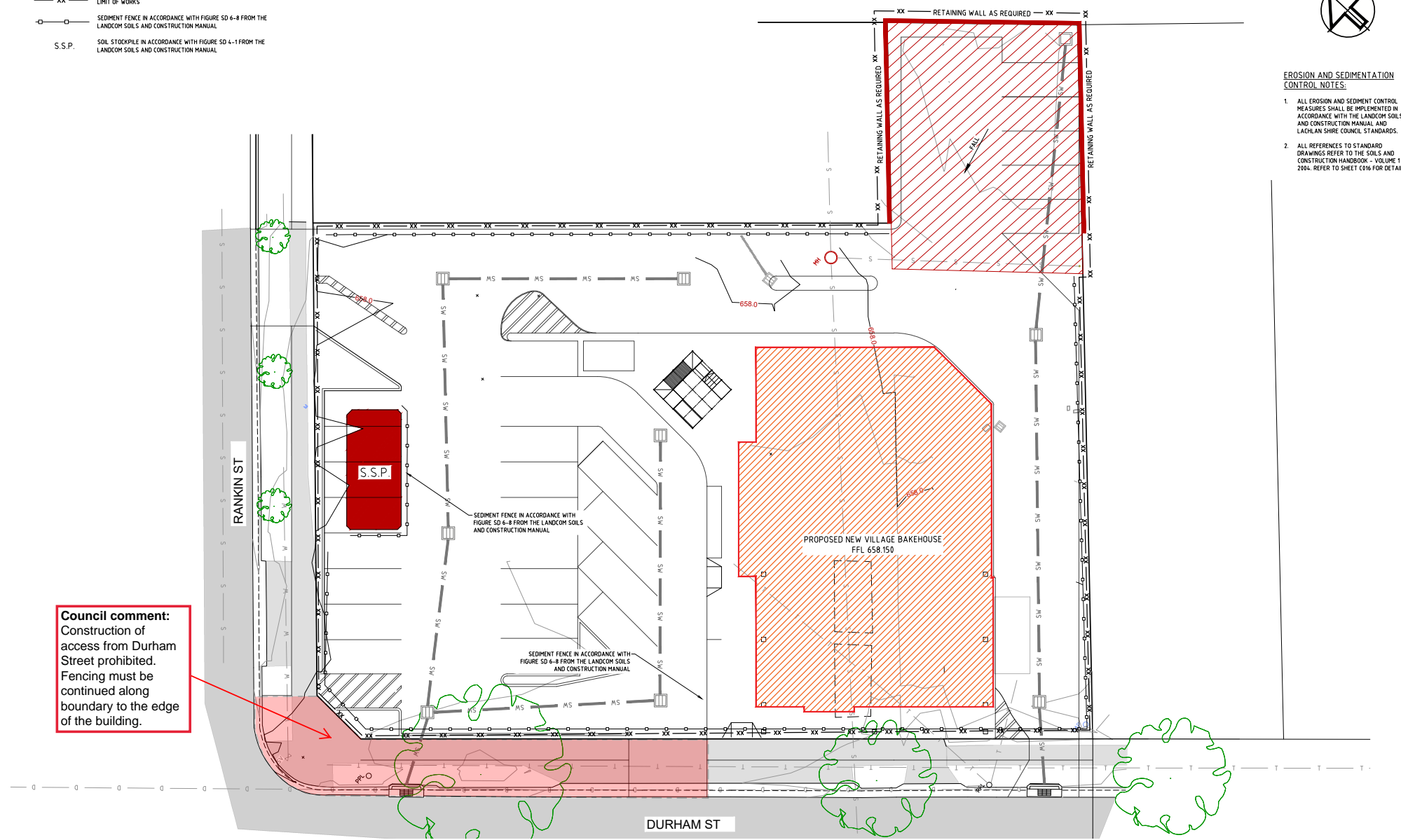
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SHADOW DIAGRAMS 02			
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ORIGINAL SIZE	A1	A1 SCALE:	A3 SCALE:
IMAGE SOURCE			
STATUS	PRELIMINARY	SHEET	A013 OF 11
			01C





- EROSION AND SEDIMENTATION CONTROL NOTES:**
1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE LANDCOM SOILS AND CONSTRUCTION MANUAL AND LACHLAN SHIRE COUNCIL STANDARDS.
 2. ALL REFERENCES TO THE SOILS AND CONSTRUCTION HANDBOOK - VOLUME 1 2004. REFER TO SHEET C016 FOR DETAILS

- LEGEND**
- XX LIMIT OF WORKS
 - SEDIMENT FENCE IN ACCORDANCE WITH FIGURE SD 6-8 FROM THE LANDCOM SOILS AND CONSTRUCTION MANUAL
 - S.S.P. SOIL STOCKPILE IN ACCORDANCE WITH FIGURE SD 4-1 FROM THE LANDCOM SOILS AND CONSTRUCTION MANUAL



Council comment:
Construction of access from Durham Street prohibited. Fencing must be continued along boundary to the edge of the building.

REV	DATE	DFTD	APPO	DETAILS
A	14/02/20	GT	AW	ISSUE FOR DA APPROVAL
B	19/02/20	GT	AW	ISSUE FOR DA APPROVAL
C	13/03/20	GT	AW	ISSUE FOR DA APPROVAL-ESCP ADDED
D	20/03/20	GT	AW	ISSUE FOR DA APPROVAL

FILE	INITIALS	DATE
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MODELLING	-	-
ENGINEERING	-	-
SURVEYING	-	-
APPROVAL	-	-

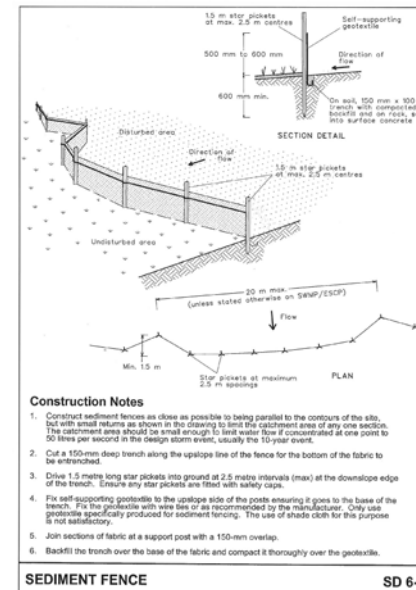
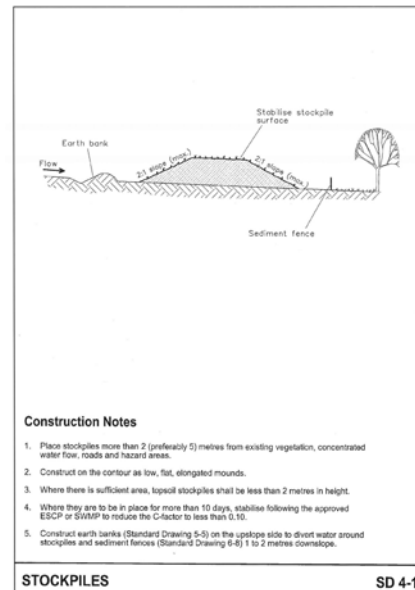
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SCALE 1:125 (A1)	-
SCALE 1:250 (A3)	-

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APPROVAL AUTHORITY	BATHURST CITY COUNCIL
CLIENT	VICTORIA BARRACKS PTY LTD
PROJECT	PROPOSED VILLAGE BAKEHOUSE 113 DURHAM STREET, BATHURST

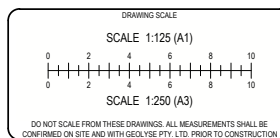
STRUCTURAL, CIVIL, PLANNING, SURVEYING, ARCHITECTURE & ENVIRONMENTAL	154 PEISLEY STREET P.O. BOX 1963 ORANGE, NSW 2800 Ph: (02) 6393 5000 Fx: (02) 6393 5050 Premise www.premise.com.au
---	--

DRAWING EROSION & SEDIMENTATION MANAGEMENT PLAN			
PROJECT NUMBER 219469	DRAWING FILE 219469_00A.DWG	ORIGINAL A1	SET 03D
SURVEY MARK	RL	DATUM A.H.D.	
IMAGE SOURCE			
STATUS FOR APPROVAL	SHEET C003	OF C004	



REV	DATE	DFTD	APPO	DETAILS
A	14/02/20	GT	AW	ISSUE FOR DA APPROVAL
B	19/02/20	GT	AW	ISSUE FOR DA APPROVAL
C	19/03/20	GT	AW	ISSUE FOR DA APPROVAL-ESCP ADDED
D	20/03/20	GT	AW	ISSUE FOR DA APPROVAL

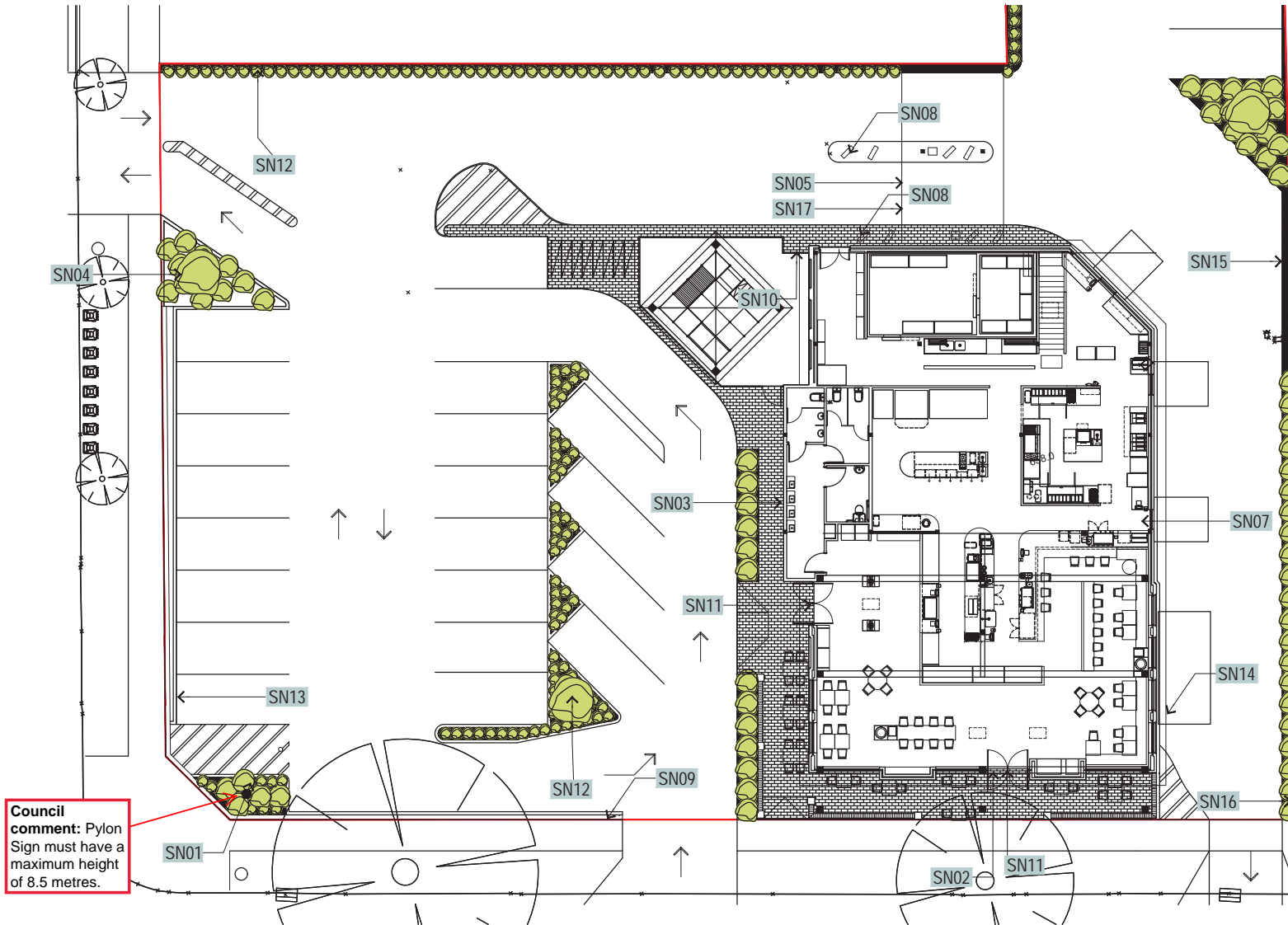
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DRAWING	-	-	-
ENGINEERING	-	-	-
MODELLING	-	-	-
SURVEYING	-	-	-
APPROVAL	-	-	-



APPROVAL AUTHORITY	BATHURST CITY COUNCIL
CLIENT	VICTORIA BARRACKS PTY LTD
PROJECT	PROPOSED VILLAGE BAKEHOUSE 113 DURHAM STREET, BATHURST

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DRAWING			ESCP FIGURES		
PROJECT NUMBER 219469		DRAWING FILE 219469_ESCP-001-C004.dwg		ORIGINAL	
SURVEY MARK		R.L.		DATUM A.H.D.	
IMAGE SOURCE				SET	
STATUS FOR APPROVAL		SHEET C004		OF C004	
				03D	



EXTERNAL SIGNAGE LEGEND	
SN01	PYLON SIGN- INTERNALLY ILLUMINATED
SN02	SHOPFRONT SIGN- SPOT LIT
SN03	MURAL SIGN
SN04	DRIVE THROUGH DIRECTIONAL- ILLUMINATED
SN05	DRIVE THROUGH GANTRY SIGN- ILLUMINATED
SN06	PAY HERE SIGN
SN07	PICK UP HERE
SN08	DRIVE THROUGH MENU SIGN- DIGITAL
SN09	ENTRY/ NO EXIT SIGN- ILLUMINATED
SN10	PLAYGROUND RULES SIGN
SN11	TRADING HOURS/ GLAZING DECAL
SN12	SPEED LIMIT SIGN
SN13	DISABLE PARKING SIGN
SN14	WAITING BAY SIGN
SN15	NO PARKING SIGN
SN16	EXIT ONLY SIGN- ILLUMINATED
SN17	VEHICLE LIMIT SIGN

01 SIGNAGE PLAN - EXTERNAL
20-14 SCALE 1:200



Level 2
Trafalgar lane
855 Stanley Street
Woolloongabba Qld 4102

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CLIENT

ROBERT STEVENSON

PROJECT NORTH

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28.04.2020	B	TENDER		SB
21.05.2020	C	TENDER		SB

PROJECT TITLE

VILLAGE BAKEHOUSE BATHURST

SITE ADDRESS

113 DURHAM STREET
BATHURST, NSW

DRAWING TITLE

SIGNAGE PLAN- EXTERNAL

SCALE @ A3

1:200

PROJECT NO.
COL 00436

DRAWING NO.

20-14

DATE

21.05.20

DRAWN/CHECKED
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STATUS

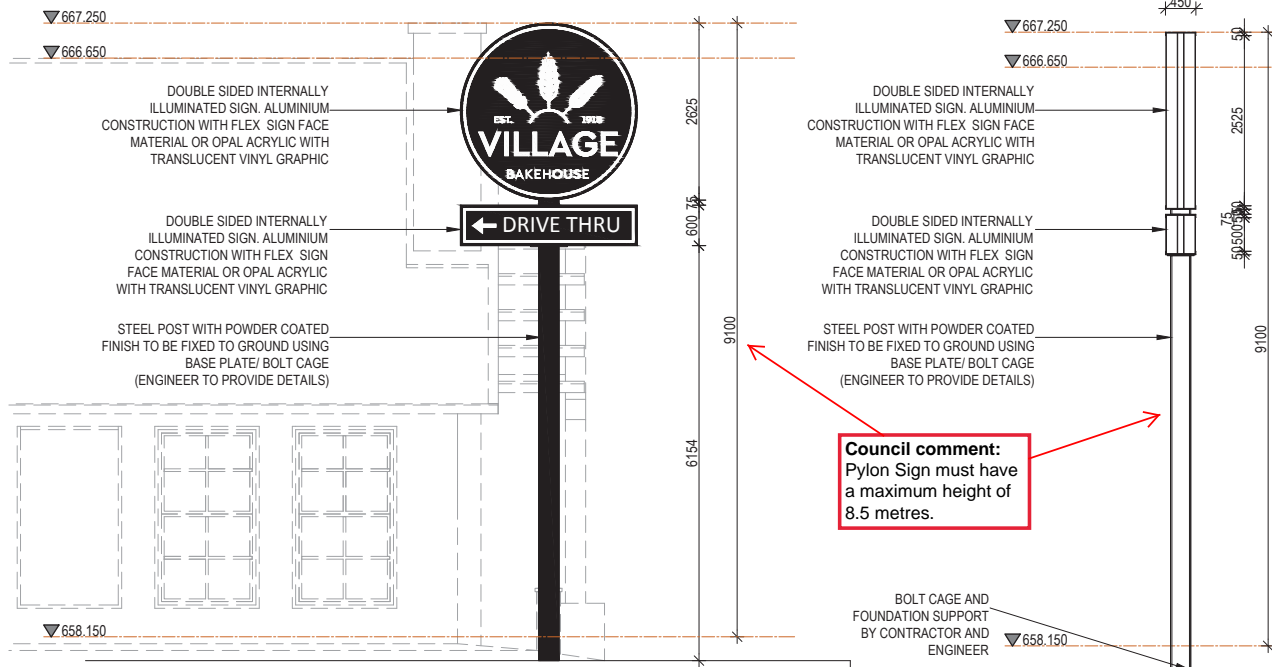
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REVISION

70 of 1365

C

Attachment 7.2.3.3

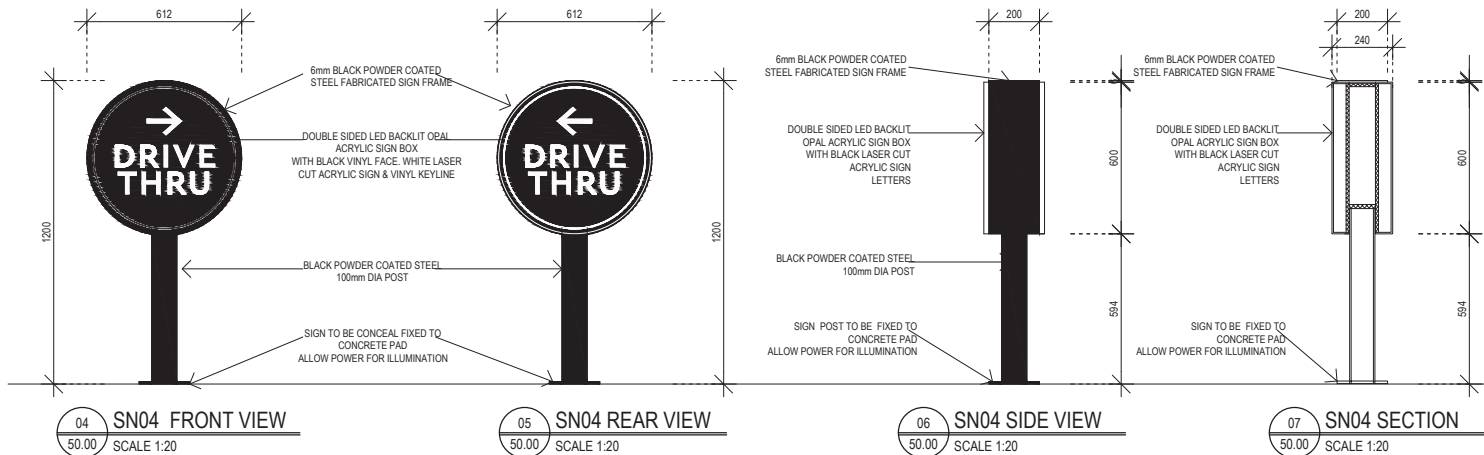


01 SN01 PYLON SIGN ELEVATION
50.00 SCALE 1:75

02 SN01 PYLON SIGN SECTION
50.00 SCALE 1:75

03 SN03 MURAL SIGN
50.00 NO SCALE

HAND PAINTED MURAL GRAPHIC
GREY: DULUX 'DOMINO' WEATHERSHIELD PAINT
WHITE: DULUX 'CHINA WHITE' WEATHERSHIELD PAINT
REFER ELEVATIONS FOR DETAILS



04 SN04 FRONT VIEW
50.00 SCALE 1:20

05 SN04 REAR VIEW
50.00 SCALE 1:20

06 SN04 SIDE VIEW
50.00 SCALE 1:20

07 SN04 SECTION
50.00 SCALE 1:20

03 SN02 SHOPFRONT SIGN
50.00 SCALE 1:50

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28.04.2020	B	TENDER	SB	SB
21.05.2020	C	TENDER	SB	SB

PROJECT TITLE

VILLAGE BAKEHOUSE BATHURST

SITE ADDRESS

113 DURHAM STREET
BATHURST, NSW

DRAWING TITLE

SIGN DETAILS - PAGE 1

SCALE @ A3

AS SHOWN 21.05.20

PROJECT NO.

COL 00436

DRAWN/CHECKED

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DRAWING NO.

50.00

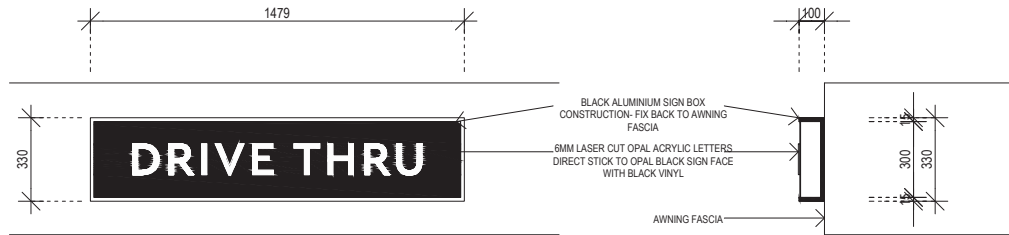
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REVISION

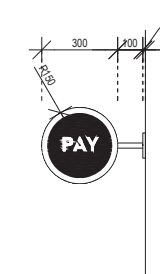
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Attachment 7.2.3.3

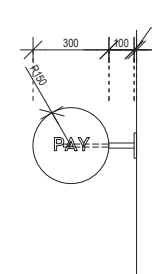


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50.01 SCALE 1:20

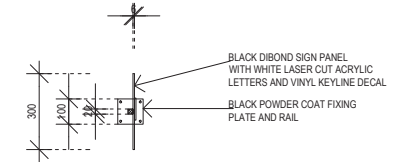
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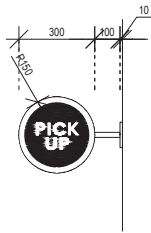
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50.01 SCALE 1:20



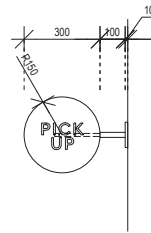
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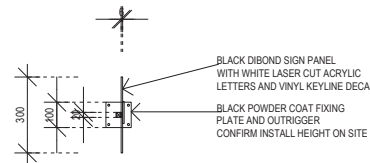
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50.01 SCALE 1:20



06 SN07 SIGN ELEVATION
50.01 SCALE 1:20



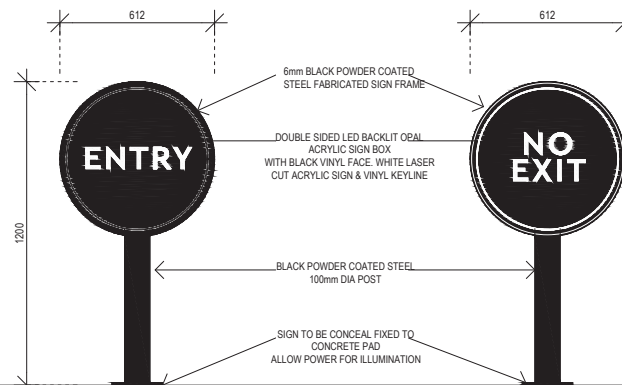
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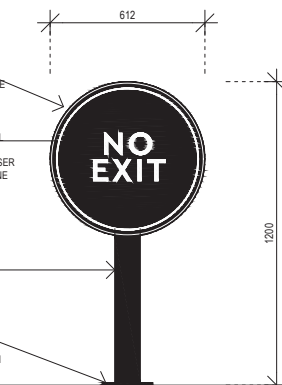
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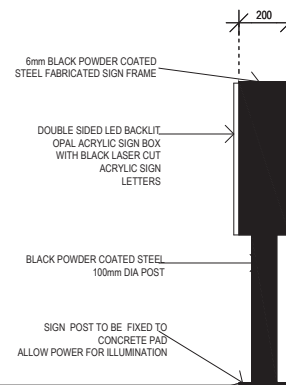
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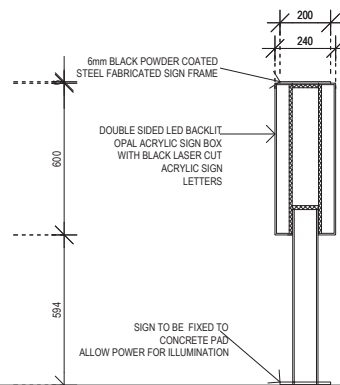
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50.01 SCALE 1:20



10 SN09 SIGN ELEVATION
50.01 SCALE 1:20



11 SN09 SIGN DETAIL
50.01 SCALE 1:20



12 SN09 SIGN SECTION
50.01 SCALE 1:20



13 SN10 ELEVATION
50.01 SCALE 1:20



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Traillgall Lane
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CLIENT

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PROJECT NORTH

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28.04.2020	B	TENDER		SB
21.05.2020	C	TENDER		SB

PROJECT TITLE

VILLAGE BAKEHOUSE BATHURST

SITE ADDRESS

113 DURHAM STREET
BATHURST, NSW

DRAWING TITLE

SIGN DETAILS - PAGE 2

SCALE @ A3

AS SHOWN 21.05.20

PROJECT NO.

COL 00436

DRAWING NO.

50.01

DATE

21.05.20

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STATUS

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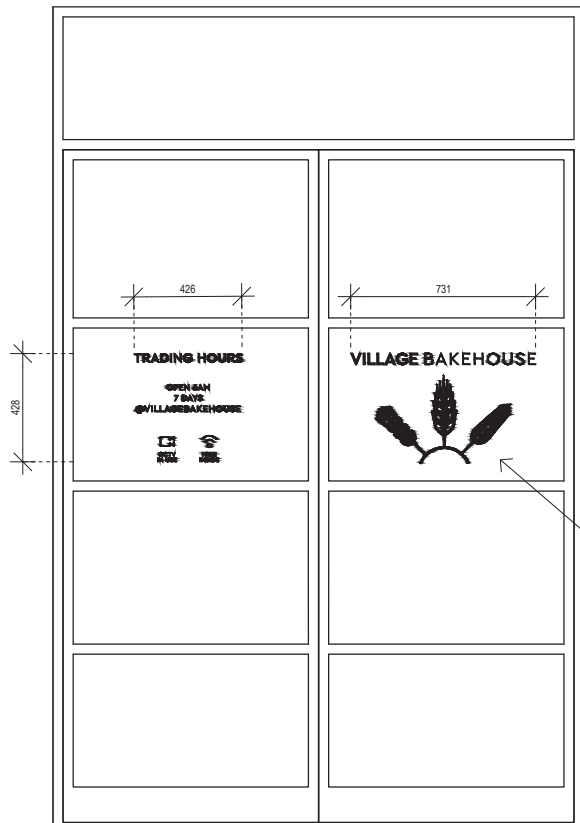
REVISION

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Attachment 7.2.3.3

NOTES:

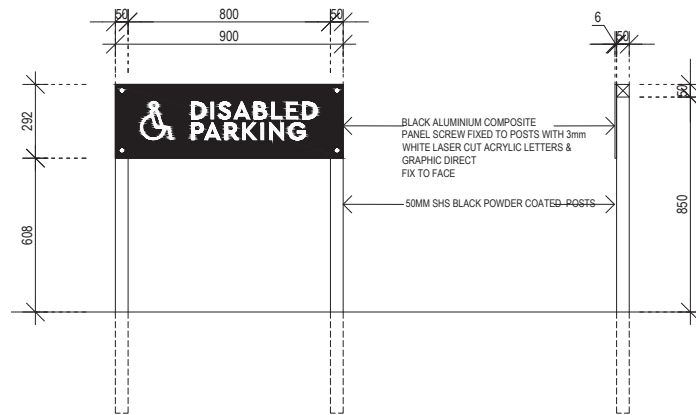
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01 SN11 SIGN ELEVATION
50.02 SCALE 1:20

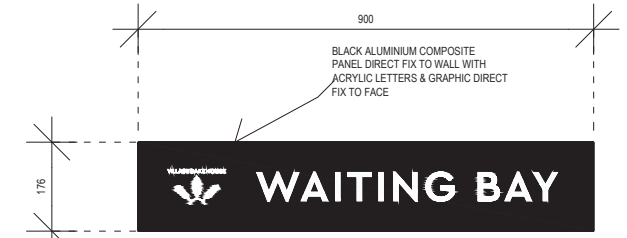


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50.02 SCALE 1:10

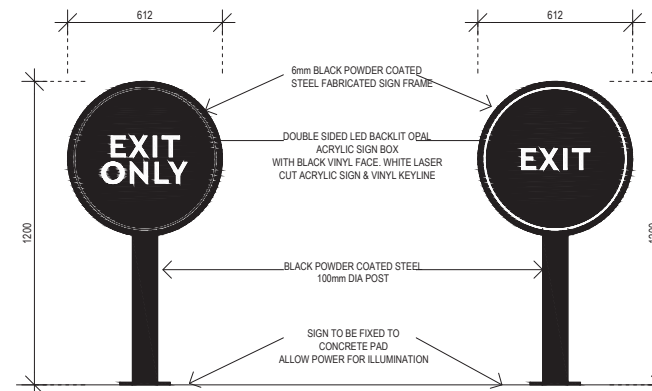


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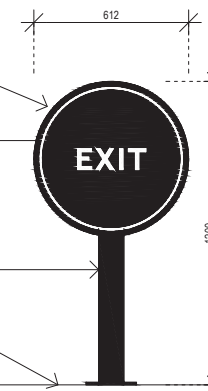
03 SN13 SIGN SECTION
50.02 SCALE 1:20



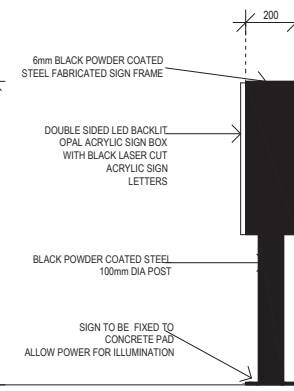
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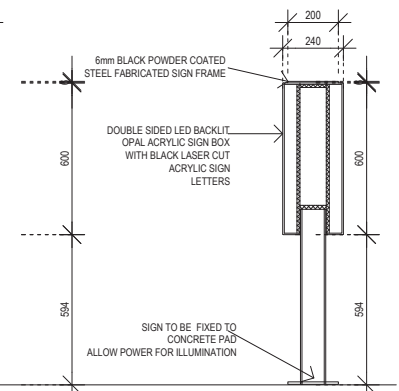
06 SN16 FRONT ELEVATION
50.02 SCALE 1:20



07 SN16 REAR ELEVATION
50.02 SCALE 1:20



08 SN16 SIDE ELEVATION
50.02 SCALE 1:20



09 SN16 SECTION
50.02 SCALE 1:20



Level 2
Traillgarlane
855 Stanley Street
Woolloongabba Qld 4102

P. 07 3240 1630
W. collectivus.com.au

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ROBERT STEVENSON

PROJECT NORTH

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28.04.2020	B	TENDER		SB
21.05.2020	C	TENDER		SB

PROJECT TITLE

VILLAGE BAKEHOUSE BATHURST

SITE ADDRESS

113 DURHAM STREET
BATHURST, NSW

DRAWING TITLE

SIGN DETAILS - PAGE 3

SCALE @ A3

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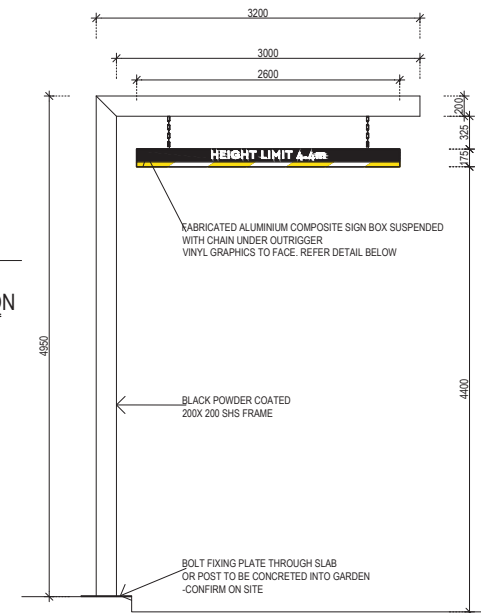
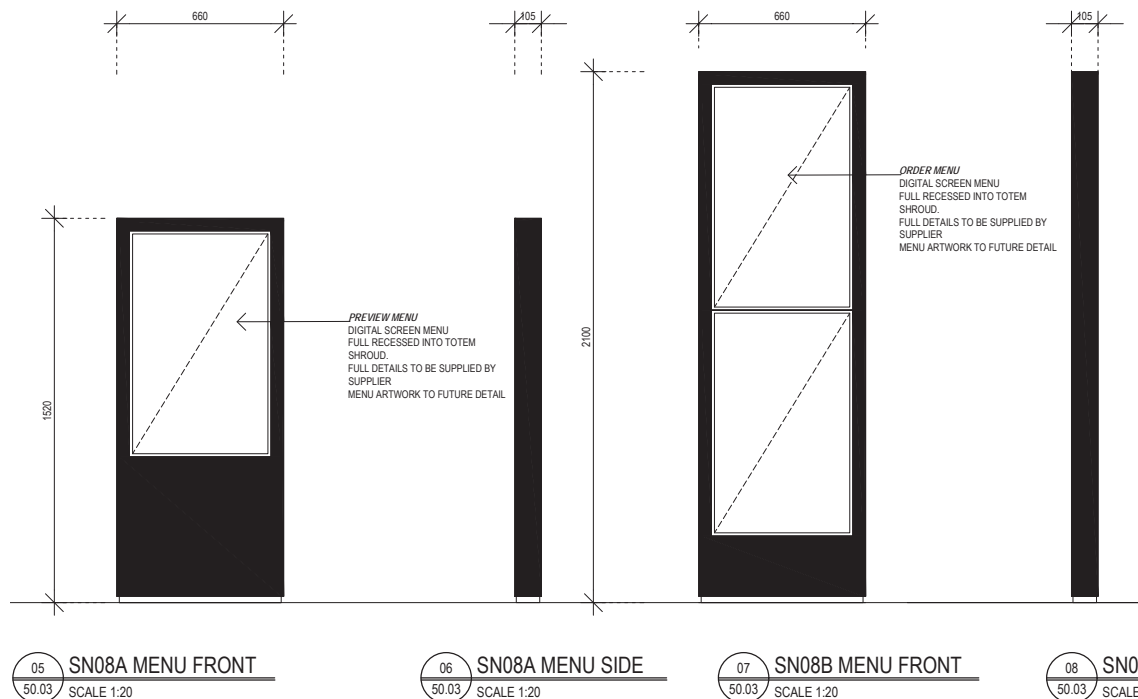
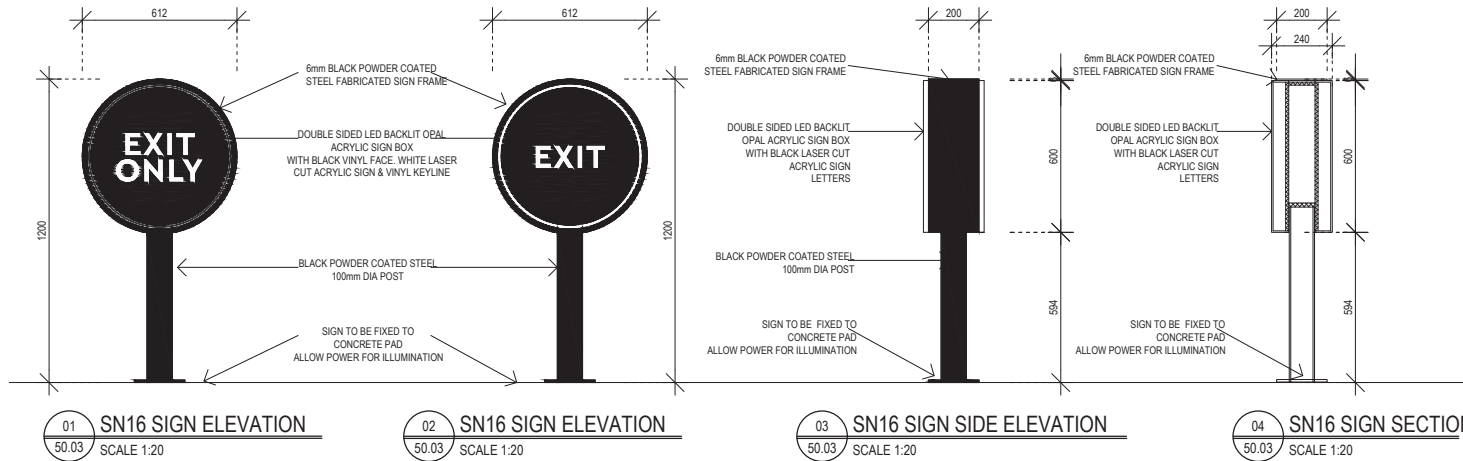
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Attachment 7.2.3.3

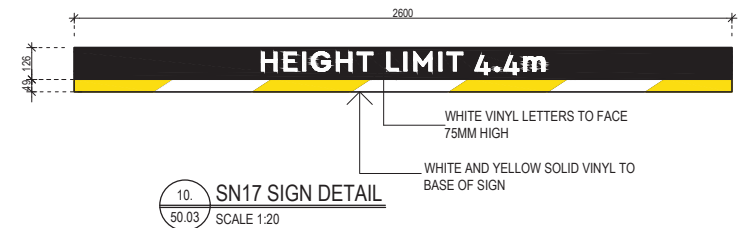
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NOTES:

- SN17 - 2 SIGNS REQUIRED
CONFIRM BASE FIXING FOR BOTH INSTANCES



Level 2
Traillgar lane
855 Stanley Street
Woolloongabba Qld 4102

P. 07 3240 1630
W. collectivus.com.au

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PROJECT TITLE

VILLAGE BAKEHOUSE BATHURST

SITE ADDRESS

113 DURHAM STREET
BATHURST, NSW

DRAWING TITLE

SIGN DETAILS - PAGE 4

SCALE @ A3

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DATE

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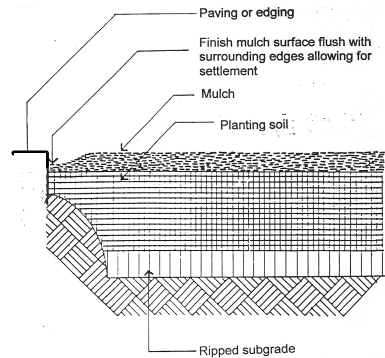
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Attachment 7.2.3.4



GROUND PREPARATION FOR PLANTING N.T.S.

PLANTING NOTES

PLANTING HOLES

Generally in planted areas, the diameter of planting holes shall be twice the diameter of the container and the depth equal to the height of the container.

A slow release fertilizer, shall be used at the recommended rate per hole and shall be placed at the bottom of each hole before planting and be suitable for either native or exotic planting. Form a shallow saucer like depression in soil around the base of plant.

IMPORTED TOPSOIL

Excavate garden bed areas to a depth of 275mm and for planting areas import a suitable garden plant growing mix suitable to both natives and exotics to a depth of 200mm to all planting areas, mixed well with the top 100mm of existing subsoil to provide a total depth of 300mm for the planting area only. Rip the subgrade if possible as per detail.

PLANTING MATERIALS

All plants shall be true to name and size as scheduled, in well developed healthy condition, free from insect and diseases, with well established roots.

The minimum sized pot shall have a diameter of 200mm which refers to the capacity of the pot and is standard within the nursery industry.

PLANTING

Set out plants in accordance with the plan. Minor adjustments may be necessary. Planting shall not be carried out in dry soil or in extreme weather conditions.

The root system must be moist before planting to ensure the turgidity. The plants shall be removed from their containers with as little disturbance as possible to the root system. Plants should be planted at the same depth as the planters were in the containers to allow for a shallow saucer to be formed around the plant to aid water penetration. Avoid hilling up of soil around young plant stem. Firm soil around the root ball and thoroughly soak the areas after planting. On completion, cultivate, rake mulch and leave all garden areas in a neat and tidy condition. Remove all plant containers from the site.

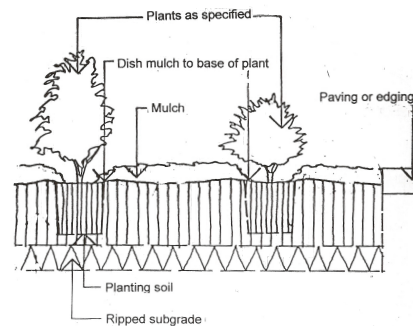
When planting the trees ensure they have a clear main trunk which can be tied to two stakes, either side of the tree not piercing the rootball, using a webbing tie of natural material. Staple the webbing tie to the stakes being hardwood and a minimum of 2.4m long and having the lower 1m driven into the ground.

MULCH

Spread mulch to all mass planted areas to an even depth of 75mm on the surface of the topsoil so that refinished levels are flush with surrounding kerbs, edges or paths. Care shall be taken not to mix soil and mulch together. The material to be used shall be graded pine bark.

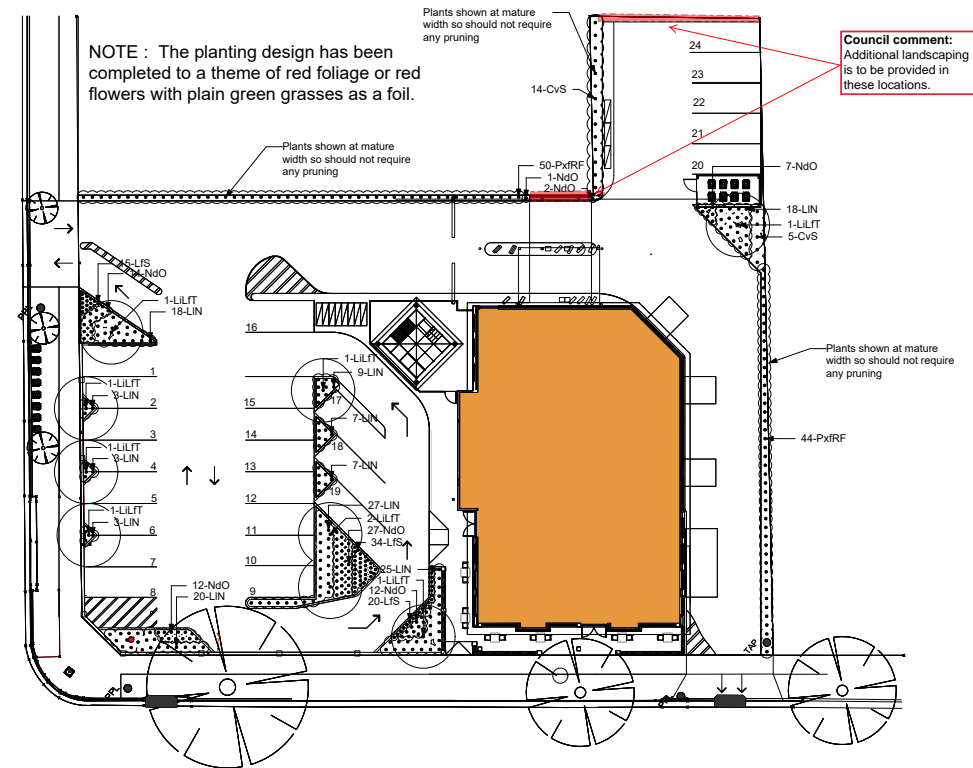
MAINTENANCE

Replace any plants that fail within the first three months. Water each week the equivalent of 25mm of rain to ensure plants establish over the first 3 months. Remove weeds growing within the garden areas. Top up mulch if and where it is necessary. Where garden beds are narrow ensure the plants are hedged, if required, towards the vehicle side and encouraged to grow flatter against the boundary fence.



PLANTING IN GARDEN BEDS N.T.S.

NOTE : The planting design has been completed to a theme of red foliage or red flowers with plain green grasses as a foil.



ID	Qty	Common Name	Botanical Name	Scheduled Size	Mature Height	Mature Spread	Remarks
Trees							
LILFT	9	Red Flower Crepe Myrtle	Lagerstroemia indica 'Tuscarora'	25 Litre Pot	4m	5m	Two Stakes
Shrubs							
CvS	19	Ozbreed Callistemon Slim	Callistemon viminalis 'CV01'	200mm Pot	to 3m	1.3m	
LIS	69	Ozbreed Lomandra ABUT	Lomandra flaviella 'Shard'	200mm Pot	45-55cm	50cm	
LIN	140	Ozbreed Lomandra LM400	Lomandra longifolia 'Nyalia'	200mm Pot	80-90cm	80-90cm	
NdO	75	Ozbreed Nandina 'SEIKA'	Nandina domestica 'Obsession'	200mm Pot	60-70cm	60-70cm	
PxIRF	94	Ozbreed Photinia Red Fence	Photinia x fraseri 'CP01'	200mm Pot	1.5 - 2m	1m	
Total	812						

REVISION	DATE	COMMENT
A	18/03/2020	Issued for Construction
B	24/03/2020	Revised for construction after removing plants to Rankin St and adding bike racks and notes
C	29/05/2020	Extra tree added, boundary hedge reduced to accommodate new bike rack arrangement on further north-east boundary near fence
D	22/10/2020	Planting altered to suit layout change in the western carpark with bin location moved



PRINCIPAL LANDSCAPE ARCHITECT - CATRIONA GLANVILLE, B.L.A.RCH (UNSW), R.L.A., CERT. HORT(DIST), A.I.L.D.M.

OUTSCAPE

Landscape Architects

"Arramagong West", 1841 Mary Gilmore Way, GRENFELL NSW 2810

T: (02) 6343 8220 F: (02) 6343 8288 E: info@outscape.net.au W: www.outscape.net.au



CLIENT Victoria Park Barracks Pty Ltd
PROJECT Proposed Bakery for The Village Bakehouse
113 Durham Street
BATHURST

DRAWN C/JG
DESIGNED C/JG
CHECKED C/JG
SCALE 1:200 @ A1
TITLE LANDSCAPE PLAN

DATE 18/03/2020
PROJECT NO 20/25
DRAWING NO 1 OF 1
REV D



Premise

Statement of Environmental Effects

IN SUPPORT OF A DEVELOPMENT APPLICATION

Report No: 219469



Rev: 001B

26 March 2020

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DOCUMENT AUTHORISATION					
Revision	Revision Date	Report Details			
A	20/03/20	For client review			
B	26/03/20	Final for lodgement			
Prepared By		Reviewed By		Authorised By	
David Walker		Client		David Walker	

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APPENDIX C NOISE, VIBRATION AND ODOUR ASSESSMENT
APPENDIX D PRE-DA MEETING CORRESPONDENCE

1. INTRODUCTION

Premise has been commissioned by Victoria Barracks Unit Trust to prepare a Statement of Environmental Effects (SEE) to accompany a Development Application (DA) for a proposal to demolish two existing buildings and develop a proposed takeaway food and drink premises, to be located 113 and 105 Durham Street (corner of Rankin Street), Bathurst (Lot 1 DP852500 and Lot A DP197473).

This SEE has been prepared pursuant to Clause 50 and Part 1 of Schedule 1 of the *Environmental Planning and Assessment Regulation 2000* and is provided in the following format.

- **Section 2** of this report provides a description of the subject site and its locality.
- **Section 3** outlines the proposed development.
- **Section 4** details the planning framework applicable to the subject site and proposed development.
- **Section 5** identifies the impacts of the proposed development.
- **Section 6** provides a conclusion to the SEE.

2. THE SITE & ITS LOCALITY

2.1 The Site

The site the subject of the development application is located at 105 and 113 Durham Street, Bathurst on the corner of Rankin Street, also known as Lot 1 DP852500 and Lot A DP197473.

Durham Street is a classified road by virtue of section 46 of the *Roads Act 1993* and forms part of the Mitchell Highway. The Mitchell Highway connects Orange to the west with the Blue Mountains in the east. Durham Street currently accommodates approximately 8,000 vehicles per day consisting of vehicles travelling between the western areas of the state and Sydney and the Blue Mountains in the east. Rankin Street is a local road providing access to the residential areas to the north and linking to the Bathurst central business district to the south-east. Vehicles volumes on Rankin Street in this locality is unknown. Durham Street features a central median in the location.

The site has an area of approximately 2,149 square metres and frontages to Durham and Rankin Streets of 51 and 33 metres respectively.

113 Durham Street historically hosted a 5-6 bedroom dwelling, and forge, before being developed as service station, built in 1953, before finally converting to a car sales yard. The site currently benefits from a sealed pavement across the entire site together with the former car sales showroom building. There is three crossover access to the site, two from Rankin Street and one from Durham Street. It is known that there were a number of underground storage tanks located in the eastern extent of the site however these have recently been decommissioned and contamination testing confirms that the site is suitable for use for commercial purposes.

105 Durham Street is currently in use as a residential dwelling however is understood to have historically associated with 113 Durham Street, providing a residence for the site operator. The two sites were only formally subdivided apart in 1995.

The site is depicted in **Figure 1**.

Figure 1 – Subject site



2.2 The Locality

The surrounding locality is characterised by a mix of commercial and residential land uses. Notable land uses in the locality include KFC and McDonald's restaurants to the south-east (on the eastern side of the Highway) together with Dan Murphy's and Hungry Jacks to the south (western side of the highway).

Due to the nature of the highway, land uses along the highway frontage are typically aimed at capturing passing trade, with residential land uses set further away from the transport corridor.

The site locality is shown in **Figure 2**.

Figure 2 – Subject locality



3. THE DEVELOPMENT

3.1 Design intent statement

The proposed design of the proposed Village Bakehouse is an appropriate and considered response to the client's brief and the context.

The brief called for a welcoming building that employed a simple legible form and direct and honest materials to support the Village bakehouse brand, to that end the primary materials are to be face brick, Timber and glass. The brief was for a building that could provide both take away and eat in dining of baked goods and other light meals. The building will support approximately 44 internal and 18 external on-site seats and has appropriate parking and vehicle circulation arrangements.

The building presents a gabled form to Durham St. The gabled form has been softened and the bulk and scale reduced by presenting 2 smaller gables to the street boundary. This double gable reflects previous development of the site and can be seen as a reference to the site's past. The double gable will have a timber structure and be roofed to provide an external dining area.

The Durham St façade presents glazed areas balanced with face brickwork whilst the Rankin Street facade will present detailed face brickwork and timber cladding with a painted mural sign on the major timber element. The Durham street façade is modulated by the gables but also by the interplay of brick and glazing which effectively breaks up the mass of the building.

The Durham and Rankin St boundaries will have a low height brick wall which will also boarder part of the internal footpath from Durham Street.

The above measures, whilst simple, will anchor the proposed building in its context and ensure that the proposed building is a positive addition to the streetscape.

3.2 Development Description

The proposed development entails the initial demolition of the two existing buildings (being the former car sales building on 113 Durham Street and the dwelling on 105 Durham Street) together with the removal of the site pavement and site landscaping. The site would feature some minor site re-grading in the eastern extent to address stormwater management. Significant retaining at site boundaries is not expected.

By reference to the provided existing survey drawings, there are a number of decommissioned underground petroleum storage tanks in the southern extent of the site. These have been decommissioned in line with Council development approval 2016/259 and a validation certificate for the remediation work has been supplied to Council under separate cover. No further work is proposed in relation to these tanks.

On completion of the above works, the site would be redeveloped to provide a 356 square metre brick, timber and lightweight steel roof café/bakery (takeaway food and drink premises). The site would accommodate approximately 44 internal seated patrons and 18 external seated patrons (62 in total). Parking for 25 vehicles, including one disabled access space, is proposed to be provided on site together with one additional waiting bay for drive through traffic and parking for 11 bicycles. Parking provided exceeds the 22 spaces required to satisfy Council's standards.

The majority of car parking spaces are on the northern side of the proposed building, with five spaces for staff on the south-eastern side of the building. These five staff spaces would be accessed via the drive through lanes. As staff would be arriving prior to the business opening, there is not expected to be any conflict in accessing these spaces. Exit arrangements for these spaces would function in conjunction with exiting drive through traffic.

Landscaping would be provided around the site in accordance with the attached landscaping plans.

Vehicular access would be provided from both Rankin and Durham Street.

The Rankin Street access would be a new two way crossover for both ingress and egress. An existing crossover closer to the intersection would be closed and remediated.

A one way entry and separate one way exit would be provided from Durham Street. The ingress point would utilise the existing wide crossover (with remediation of the kerb line to reduce the width proposed) and the egress point would be a new crossover. The existing crossover to the former dwelling at 115 Durham Street would be remediated to replace the kerb.

A stormwater inlet pit in the kerb would be relocated to facilitate the new egress point.

Signage would be provided in the form of traditional wall painted signage together with a 12 metre high pylon sign to be located in the western corner of the site, on the corner of Rankin and Durham Streets.

Proposed hours of operation are 5 am to 11 pm, seven days per week.

The facility would employ 38 staff with a maximum of seven (7) working at any one time.

A 2 metre high acoustic barrier fence is proposed to be constructed to all shared boundaries consisting of reflective type noise fence panels, with a minimum surface density of 12 kg/m². Low masonry walls (900 mm)

would be provided on the northern and western boundaries (road frontages) to provide an appropriate level of territorial reinforcement and space management whilst not interrupting sight lines into and out of the site.

4. STATUTORY PLANNING FRAMEWORK

4.1 Objects of the EP&A Act

In New South Wales (NSW), the relevant planning legislation is the *Environmental Planning and Assessment Act 1979* (EP&A Act). The EP&A Act instituted a system of environmental planning and assessment in NSW and is administered by the Department of Planning & Environment (DP&E). In 2017, the Act was amended to provide a range of updated objects. The objects of the EP&A Act are:

- (a) *To promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources,*
- (b) *To facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,*
- (c) *To promote the orderly and economic use and development of land,*
- (d) *To promote the delivery and maintenance of affordable housing,*
- (e) *To protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats,*
- (f) *To promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),*
- (g) *To promote good design and amenity of the built environment,*
- (h) *To promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,*
- (i) *To promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State,*
- (j) *To provide increased opportunity for community participation in environmental planning and assessment.*

The proposed development is not considered to be antipathetic to the above objects.

4.2 Section 1.7

Section 1.7 of the EP&A Act requires consideration of Part 7 of the *Biodiversity Conservation Act 2016* (BC Act). Part 7 of the BC Act relates to an obligation to determine whether a proposal is likely to significantly affect threatened species. A development is considered to result in a significant impact in the following assessed circumstances.

Table 1 – Section 1.7

Test	Assessment
1. it is likely to significantly affect threatened species or ecological communities, or their	The site is highly modified and disturbed having featured commercial and residential buildings for many years. Only on-site plantings would be

habitats, according to the test in section 7.3, or	impacted by the project, with no native vegetation requiring removal. Significant impacts to threatened species or ecological communities, or their habitats are not anticipated.
2. the development exceeds the biodiversity offsets scheme threshold if the biodiversity offsets scheme applies to the impacts of the development on biodiversity values, or	There is no minimum lot size applying to 113 Durham St. The minimum lot size applying to 105 Durham St is 550 m ² . Therefore the clearing threshold is 0.25 ha. More than 0.25 ha of native vegetation clearing is not proposed. The clearing threshold is therefore not exceeded.
3. it is carried out in a declared area of outstanding biodiversity value.	The site not within a declared area of outstanding biodiversity value. The closest mapped area is approximately 350 metres to the east of the site.

Source: *Environmental Planning and Assessment Act 1979*

On the basis of the above, the site does not require a biodiversity assessment report and satisfies the obligations of Section 1.7 of the EP&A Act and Part 7 of the BC Act.

4.3 Subordinate Legislation

The EP&A Act facilitates the preparation of subordinate legislation, consisting of:

- Environmental Planning Instruments (EPIs) (including State Environmental Planning Policies (SEPP), Local Environmental Plans (LEP), and deemed EPIs; and
- Development Control Plans (DCP).

In relation to the proposed development, the relevant subordinate legislation includes:

- *State Environmental Planning Policy No. 55 – Remediation of Land;*
- *State Environmental Planning Policy No. 64 – Control of Advertisements;*
- *State Environmental Planning Policy (Infrastructure) 2007*
- *State Environmental Planning Policy (Vegetation in Non Rural Areas) 2017*
- *State Environmental Planning Policy (Koala Habitat Protection) 2019;*
- *Bathurst Regional Local Environmental Plan 2014;* and
- *Bathurst Regional Development Control Plan 2014.*

The requirements of these are discussed at section 4.5 of this Statement

4.4 Integrated Development

Section 4.46 of the EP&A Act states that development requiring consent and another activity approval is defined as *Integrated Development*. The proposed development is not classified as *Integrated Development* on the basis that no other approvals or consents are required to facilitate the development

For the avoidance of doubt, and notwithstanding the access to the classified road, the development is not integrated by reference to approvals required under Section 138 of the *Roads Act 1993* (Roads Act) on the basis that Bathurst Regional Council and not Roads and Maritime Services (Transport for NSW) are the applicable roads authority for both Rankin and Durham Streets.

Section 7 of the Roads Act states:

- (1) RMS is the roads authority for all freeways.*
- (2) The Minister is the roads authority for all Crown roads.*
- (3) The regulations may declare that a specified public authority is the roads authority for a specified public road, or for all public roads within a specified area, other than any freeway or Crown road.*
- (4) The council of a local government area is the roads authority for all public roads within the area, other than:*
 - (a) any freeway or Crown road, and*
 - (b) any public road for which some other public authority is declared by the regulations to be the roads authority.*
- (5) A roads authority has such functions as are conferred on it by or under this or any other Act or law.*

Bathurst Regional Council is therefore the roads authority, on the basis that Durham Street is not a freeway (Section 7(1)) and the Durham Street is not declared by the regulations to be responsibility of some other public authority (Section 7(4)).

By virtue of section 91(3) of the EP&A Act, where the relevant roads authority is also the local council, a development is not considered to be integrated.

Notwithstanding the above, the concurrence of Roads and Maritime is required by virtue of Section 138(2) of the Roads Act which states:

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

Additionally, the consent authority must take account of any comments provided by Roads and Maritime Services in determining the application, as the development represents traffic generating development by reference to clause 104 and Schedule 3 of the ISEPP – refer **Section 5.3**. Preliminary consultation with RMS identified a number of matters to be addressed by a traffic study – these are discussed in detail in

Appendix B.

There are no other matters for which separate approval is required.

4.4 Environmental Planning Instruments

4.4.1 BATHURST REGIONAL LOCAL ENVIRONMENTAL PLAN 2014

The applicable local environmental planning instrument is the *Bathurst Regional Local Environmental Plan 2014* (LEP). The aims of the LEP are:

- (1) This Plan aims to make local environmental planning provisions for land in the Bathurst Regional local government area in accordance with the relevant standard environmental planning instrument under section 33A of the Act.*

(2) The particular aims of this Plan are as follows:

- (a) to deliver growth and development in the city of Bathurst and rural localities,*
- (b) to promote development that is consistent with the principles of ecologically sustainable development and the management of climate change and water resources,*
- (c) to enhance and protect the region's unique Aboriginal and European cultural heritage as key social and economic assets,*
- (d) to identify, protect, enhance and manage areas of high biodiversity conservation value as a means to:*
 - (i) preserve and improve the ecosystem services they provide, and*
 - (ii) protect the region's significant vegetation and scenic quality, and*
 - (iii) respond to and plan for climate change by identifying and protecting habitat corridors and links through the local government area,*
- (e) to facilitate rural housing choice through sustainable rural settlement growth that includes rural village living and strategic rural lifestyle living opportunities,*
- (f) to provide greater housing choice within the city of Bathurst through sustainable urban settlement growth that includes greater opportunities for medium density housing and the minimisation of the city's environmental footprint,*
- (g) to promote the well-being of the people of the region by encouraging living, vibrant and growing rural settlement areas, urban villages and suburbs that generate a sense of community and place,*
- (h) to protect the region's key transport assets and to promote opportunities for sustainable transport, particularly public and active transport,*
- (i) to provide a secure future for the region's recreation assets, in particular, the Mount Panorama and the Macquarie River precincts,*
- (j) to minimise risk to the community in areas subject to environmental hazards, particularly flooding and bush fires and to minimise cumulative impacts on environmentally sensitive areas,*
- (k) to encourage the dynamic and innovative development and growth of the region's primary resources,*
- (l) to protect and enhance the region's landscapes, views, vistas and open spaces,*
- (m) to create a land use framework for controlling development in the region that allows detailed provisions to be made in any development control plan made for that purpose.*

It is not considered that the proposed development is antipathetic to the above aims. In particular the proposed development is considered to be compatible with specific aims (a), (b), (g), (h) and (l).

A review of the mapping associated with the LEP confirms that the subject site is zoned B3 – Commercial Core (113 Durham St) and R1 – General Residential (105 Durham Street).

Mapping also confirms that the site is affected by the following applicable standards:

- Floor space ratio
- Height of buildings,
- Heritage conservation; and
- An obstacle limitation surface.

These matters are discussed in more detail in the following sections.

4.4.1.1 Zoning

As noted, the subject site is zoned B3 – Commercial Core and R1 – General Residential. The objectives of the B3 zone are:

- *To provide a wide range of retail, business, office, entertainment, community and other suitable land uses that serve the needs of the local and wider community.*
- *To encourage appropriate employment opportunities in accessible locations.*
- *To maximise public transport patronage and encourage walking and cycling.*
- *To encourage development that confirms the role of the Bathurst central business district as the primary retail and business centre in the region.*
- *To protect and conserve the historic and scenic quality of the Bathurst central business district as a key economic and social asset.*

The objectives of the R1 zone are:

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

The proposed development is best characterised as a take away food and drink premises, which is defined as:

***take away food and drink premises** means premises that are predominantly used for the preparation and retail sale of food or drink (or both) for immediate consumption away from the premises.*

Note.

*Take away food and drink premises are a type of **food and drink premises**—see the definition of that term in this Dictionary.*

A take away food and drink premises is a form of food and drink premises, which is in turn of a form of commercial premises.

Commercial premises are expressly permitted in the B3 zone and take away food and drink premises are not prohibited.

Food and drink premises are expressly permitted in the R1 zone.

On the basis of the above, the proposal is permitted with the consent of Council.

On the basis of the above permissibility, the proposed development is not antipathetic to the above zone objectives. Specifically, the proposed development provides for the development of a viable business to support and enhance the vitality and significance of Bathurst as a regional centre.

4.4.1.2 Minimum lot size

No minimum lot size applies to 113 Durham Street. A minimum lot size of 550 m² applies to 105 Durham Street.

The proposal does not entail subdivision and therefore the minimum lot size limit is not relevant to this application.

4.4.1.3 Floor space ratio

Clause 4.4(2) of the LEP states that the floor space ratio for a building should not exceed the floor space ratio identified on the Floor Space Ratio Map. A floor space ratio of 2:1 applies to 113 Durham St. No FSR applies to 105 Durham St. The proposed development has a gross floor area of 356 square metres. 113 Durham Street has an area of 1,475 m². The proposed development satisfies the FSR applying to the site.

4.4.1.4 Height of buildings

Clause 4.3(2) of the LEP states that the height of any building should not exceed the maximum height identified on the Height of Buildings Map. A maximum building height of 12 m applies to 113 Durham Street. A height of building limit of 9 metres applies to 105 Durham Street.

The proposed building is predominantly located on 113 Durham Street and has a maximum height above natural ground level of 8.6 metres.

This requirement is satisfied.

The proposed development features a 12 metre high pylon sign located wholly on 113 Durham St. This also complies with the limit.

4.4.1.5 Heritage conservation

The site is located within the Bathurst Heritage Conservation Area, listed under Schedule 5 of the LEP. The subject site does not contain, nor is it located adjacent to, any local or state listed heritage items.

Clause 5.10 of the LEP identifies specific provisions for the development of land within an identified heritage conservation area. Clause 5.10 of the LEP is relevant to the assessment of this application on the basis that the site is located within a heritage conservation area.

A detailed statement of heritage impact has been prepared by Monitor Heritage Consultants and is supplied at **Appendix A**.

The SOHI concludes that the development is acceptable in the context of the significance of the locality.

This is further discussed in **Section 5.6**.

4.4.1.6 Obstacle limitation surface

The site is located on land identified as an Obstacle Limitation Surface (OLS) for Airspace Affected Land on the Obstacle Limitation Surface Map. The site is located within the OLS height contour range 850 – 860 m.

Clause 7.3(1) of the LEP provides the following objectives:

(a) to provide for the effective and ongoing operation of the Bathurst Airport by ensuring that the operation of the airport is not compromised by proposed development that penetrates the Limitation or Operations Surface for that airport,

(b) to protect the community from undue risk from that operation.

Clause 7.3(2) requires the consent authority to consider whether the proposed development would penetrate the OLS. The site has an average height of 658 m AHD and the proposed building is well within the height limited applying to the site and would not, therefore, penetrate the OLS. As such no consultation with the relevant Commonwealth body is required for this application.

The proposal is acceptable in the context of clause 7.3.

4.4.2 STATE ENVIRONMENTAL PLANNING POLICY

4.4.2.1 State Environmental Planning Policy No. 55 – Remediation of Land

State Environmental Planning Policy No. 55 – Remediation of Land (SEPP55) provides a state-wide approach to remediation of contaminated land and aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment.

Clause 7 of the SEPP No. 55 states inter alia:

(1) A consent authority must not consent to the carrying out of any development on land unless:

(a) it has considered whether the land is contaminated, and

(b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and

(c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.

The site has been the subject of a previous remediation DA (DA2016/259, issued on 5 October 2016) in relation to two former underground petroleum storage tanks. This process has been completed and validation reporting provided to Council (re-supplied as **Appendix C**).

On the basis that the site has been suitably remediated, it is considered suitable for the proposed purpose and further assessment in relation to SEPP55 is not required.

4.4.2.2 State Environmental Planning Policy No. 64 – Control of Advertisements

State Environmental Planning Policy No. 64 - Advertising and Signage (SEPP64) seeks to ensure that signage is compatible with the desired amenity and visual character of an area, provides effective communications in suitable locations, and is of high quality design and finish.

Proposed signage on the site consists of (refer **Premise Architectural Drawing A007**):

- 12 metre high pylon sign on the corner of Durham and Rankin Streets;
- Discrete wall sign on the west elevation;
- Painted heritage style wall sign on the north elevation

An assessment of the proposed signage against the Schedule 1 Assessment Criteria of SEPP No. 64 is provided below.

4.4.2.2.1 Character of the area

Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?

The site is located on the periphery of the Bathurst commercial core area and within the Bathurst Central Conservation Area. This conservation area is described as:

The conservation area of Bathurst City is historically significant because it includes the commercial and civic heart of Bathurst and reflects the nineteenth century development of this important NSW provincial centre. Bathurst was the first town founded 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 consequence of the gold rushes of the central west region as well as the pastoral and other industries of the Bathurst district. Additionally, much of the conservation area is of integral social importance for the community because of its lengthy association with various themes in Bathurst's history. Incorporating a wide range of building forms, types and styles, the area has a richness of cultural features. It includes a number of excellent examples of particular architectural styles from the Victorian and Federation eras, and these include Classical, Gothic and Romanesque styles among others. With its historic character, the cohesiveness created by the red brick used in many of the buildings, the landmark qualities of the spires, domes, massing and other attributes of a number of the buildings, the inherent qualities of the architectural styles represented, and the fine parks and streets, the conservation area is a part of Bathurst that has strong streetscape and other aesthetic qualities.

Character is a subjective term and can be applied, by reference to the Land and Environment Court planning principles, to either the existing/prevaling character or by reference to emerging character. Consistency in

planning terms can also be defined as compatibility. Compatible can be taken as '*capable as existing together in harmony*' (*Project Venture Developments v Pittwater Council [2005] NSWLEC 191*). Character within the locality is influenced by the commercial nature of the land uses, the dominance of the highway and the heritage attributes. The subject site features two generally unremarkable buildings of minimal heritage value, notwithstanding that the dwelling provides some limited contribution to the character of the HCA.

Proposed signage is consistent with the height limits applying to the site for buildings and consistent with the scale of signage provided in the locality, particularly the Dan Murphy's, MacDonalds, KFC, Bob Jane, Bathurst Motor Inn and Hungry Jack's pylon signs, all of which are taller than the buildings to which they relate, though are consistent with the signage proposed – refer **Figure 3 - Figure 6**.

Figure 3 – Surrounding streetscape 1



Figure 4 – Surrounding streetscape 2

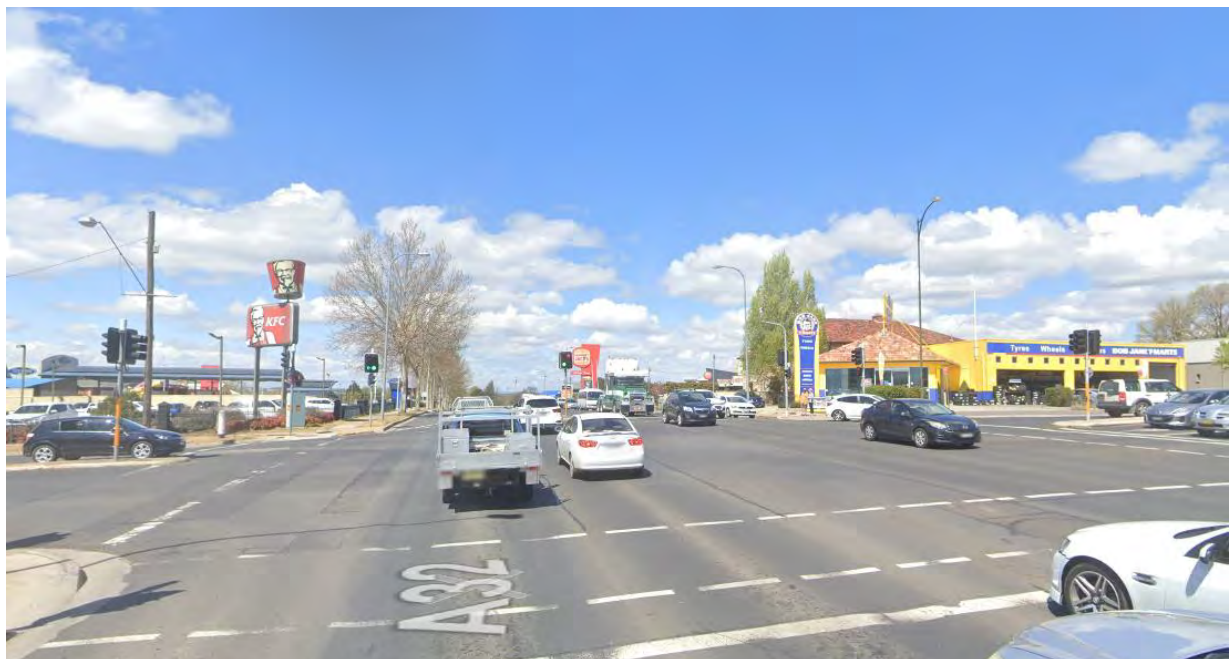
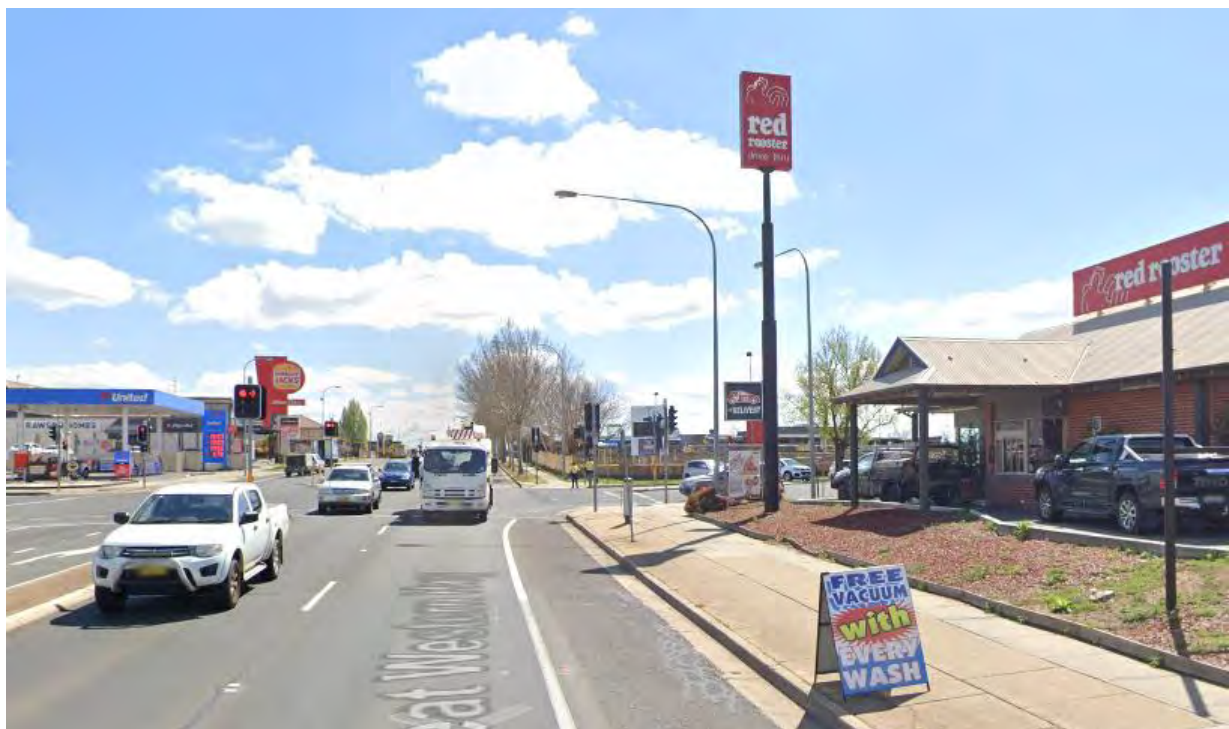


Figure 5 – Surrounding streetscape 3



Figure 6 – Surrounding streetscape 4



The proposed signage features a smaller surface area than the majority of pylon signs in the immediate locality and is consistent in height with those zones. The pylon sign is consistent within the height limits applying to the site. On the basis of the above, the proposed pylon sign does not detract from the heritage significance of the conservation area.

The proposal also features a fascia sign and wall sign. Both are in a heritage style and positively contribute to the character of the building the locality.

Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?

Yes; the area is a commercial core featuring a range of external advertising, including pylon signs and wall signs. The proposed advertising is consistent with these existing forms of advertising.

4.4.2.2.2 Special Areas

Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?

No, the proposed signage is appropriately integrated into the characteristics of the site and the host building to ensure the visual amenity and visual quality of the streetscape is not detracted from.

4.4.2.2.3 Views and Vistas

Does the proposal obscure or compromise important views?

No, the proposed signage is appropriate in size and scale in the context of the character of the public domain and is well incorporated into the overall design of the building walls and fascia.

Does the proposal dominate the skyline and reduce the quality of vistas?

No, the proposed pylon sign is consistent with the height of other signage in the locality and the maximum building height applying to the land. Given the change in grade of the road, the proposed pylon sign ensures sufficient visibility and sight lines for west bound traffic to provide them with ample opportunities for safe decision making in terms of accessing the site.

Does the proposal respect the viewing rights of other advertisers?

Yes. The scale and appearance of the signage is consistent with that of other advertisements and does not detract from these.

4.4.2.2.4 Streetscape, Setting or Landscape

Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?

Yes, the proposed signage is consistent with the scale of the area and is appropriately designed to minimise any impacts to the public domain.

Does the proposal contribute to the visual interest of the streetscape, setting or landscape?

Yes, the signage is considered to be both reflective of contemporary shop front design and with the character of the conservation area, and positively contributes to the character of the locality.

Does the proposal reduce clutter by rationalising and simplifying existing advertising?

Existing signage would be removed and replaced with new signage. Some rationalising would therefore occur.

Does the proposal screen unsightliness?

Not applicable.

Does the proposal protrude above buildings, structures or tree canopies in the area or locality?

Proposed signage is consistent with the height of street trees in the locality.

Does the proposal require ongoing vegetation management?

No.

4.4.2.2.5 Site and Building

Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?

Yes, the proposed advertising is consistent with the design of the host building and forms a positive relationship with the host building.

Does the proposal respect important features of the site or building, or both?

Yes, the signage is consistent with the built form in the locality.

Does the proposal show innovation and imagination in its relationship to the site or building, or both?

Yes, in so far as able to be achieved.

4.4.2.2.6 Associated Devices and logos with advertisements and advertising structures

Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?

Yes.

4.4.2.2.7 Illumination

Would illumination result in unacceptable glare?

Illumination levels would not result in glare impacts due to the height and design of the advertising.

Would illumination affect safety for pedestrians, vehicles or aircraft?

No, signage is well elevated to ensure no impact to safety.

Would illumination detract from the amenity of any residence or other form of accommodation?

Signage is well removed from nearby residential land uses to ensure impacts would not be unreasonable.

Can the intensity of the illumination be adjusted, if necessary?

Yes

Is the illumination subject to a curfew?

Lighting would be turned off outside of opening hours.

4.4.2.2.8 Safety

Would the proposal reduce the safety for any public road?

No, signage is well setback from the street, is of acceptable scale in the context of the locality and has appropriate levels of illumination such that it is unlikely to distract users of the public road.

Would the proposal reduce the safety for pedestrians or bicyclists?

No, as above

Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from *public areas*?

No, as above.

4.4.2.2.9 Conclusion

On the basis of the above, Council can be satisfied that the proposed signage is acceptable in the context of the overarching planning framework and the locality in which it is located.

4.4.2.3 State Environmental Planning Policy (Infrastructure) 2007

The *State Environmental Planning Policy (Infrastructure) 2007* (ISEPP) aims to facilitate the effective delivery of infrastructure through the state.

Clause 101(2) of the ISEPP states:

(2) The consent authority must not grant consent to development on land that has a frontage to a classified road unless it is satisfied that:

(a) where practicable, vehicular access to the land is provided by a road other than the classified road, and

(b) the safety, efficiency and ongoing operation of the classified road will not be adversely affected by the development as a result of:

(i) the design of the vehicular access to the land, or

(ii) the emission of smoke or dust from the development, or

(iii) the nature, volume or frequency of vehicles using the classified road to gain access to the land, and

(c) the development is of a type that is not sensitive to traffic noise or vehicle emissions, or is appropriately located and designed, or includes measures, to ameliorate potential traffic noise or vehicle emissions within the site of the development arising from the adjacent classified road.

A traffic study has been prepared to support the application, attached as **Appendix B**. This study has found that the proposed development is acceptable in the context of the local traffic environment – refer **Section 5.3**.

Clause 103 of the ISEPP relates to excavation in or immediately adjacent to corridors. Whilst, the development proposes minor excavation adjacent to a classified road, the subject road is not a specified classified road listed in clause 103(1). As such, clause 103 does not apply to the proposed DA.

4.4.2.4 State Environmental Planning Policy (Vegetation in Non Rural Areas) 2017

The *State Environmental Planning Policy (Vegetation in Non Rural Areas) 2017* (Vegetation SEPP) applies to all non rural zoned lands in the state. The aims of the Vegetation SEPP are:

(a) to protect the biodiversity values of trees and other vegetation in non-rural areas of the State, and

(b) to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation.

By virtue of clause 9, the Vegetation SEPP applies to all vegetation in non-rural area of the state that is declared by a Development Control Plan to be vegetation to which Part 3 of the Vegetation SEPP applies.

A review of the Bathurst Regional Development Control Plan 2014 (DCP) identifies that Section 9.10 provides controls associated with the clearing of vegetation. On this basis, the Vegetation SEPP applies to the site.

By reference to Clause 10 of the Vegetation SEPP, Council may not issue a permit for the clearing of vegetation:

(a) that is or forms part of a heritage item or that is within a heritage conservation area, or

(b) that is or forms part of an Aboriginal object or that is within an Aboriginal place of heritage significance,

unless the council is satisfied that the proposed activity—

(c) is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or heritage conservation area, and

(d) would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or heritage conservation area.

As the site is located within a heritage conservation area, clause 10 applies to the development.

The proposed tree clearing is limited to the removal of planted vegetation within the rear yard of the existing dwelling at 113 Durham Street. The vegetation for removal does add any significant value to the conservation area and the removal will be more than offset by the landscaping proposed in relation to the development – refer **Outscape Landscape Plans**. Therefore Council may proceed in confidence that the requirements of Clause 10 of the Vegetation SEPP are satisfied.

By reference to the Section 9.10.6 of the DCP, as the development does not trigger the provisions of the BC Act, a tree or vegetation assessment is required.

By reference to Section 9.10.7(b) of the DCP, the following (among others) forms of vegetation are exempt from the DCP clearing requirements:

For the purposes of clause 9.10.3 (a) and (c) of this DCP, (in relation to vegetation that is a heritage item or is within the curtilage of a heritage item or in a heritage conservation area), the following activities are exempt from requiring development consent or a clearing permit from Council:

ii) Clearing of trees less than nine (9) metres in height; and have a trunk circumference of less than one (1) metre when measured at a height of one (1) metres from the ground; and has a branch spread of fifteen (15) metres or less.

The above exclusions apply to the standard DCP exemptions:

The following vegetation is excluded from the exemptions outlined above:

- i) Any vegetation required to be retained as a condition of a development consent.*
- ii) Any vegetation that is identified on Section 88B instruments under the Conveyancing Act 1919 as vegetation to be retained.*
- iii) Any vegetation that is identified on a property vegetation plan or other conservation agreement as vegetation to be retained.*
- iv) Any vegetation that is habitat for threatened species.*
- v) Any vegetation within a designated buffer area on a DCP Map.*

The vegetation to be cleared meets the exemption listed in Section (ii) above, and does not represent any of the types of vegetation excluded from the exemption. As such, further approval is not required.

4.4.2.5 State Environmental Planning Policy (Koala Habitat Protection) 2019

The *State Environmental Planning Policy (Koala Habitat Protection) 2019* (K_SEPP) aims to:

...encourage the conservation and management of areas of natural vegetation that provide habitat for koalas to support a permanent free-living population over their present range and reverse the current trend of koala population decline.

Part 2 of the K_SEPP provides development control in relation to koala habitats. Clause 8 applies where a site is located within an area to which an approved Koala plan of management applies. As no plan of management applies to the subject land, clause 8 does not apply.

Clause 9 applies to land where no approved Koala plan of management applies. Clause 9 is therefore applicable to the site.

Clause 9 states:

- (1) This clause applies to land to which this Policy applies if the land—*
 - (a) is identified on the Koala Development Application Map, and*
 - (b) has an area of at least 1 hectare (including adjoining land within the same ownership), and*
 - (c) does not have an approved koala plan of management applying to the land.*
- (2) Before a council may grant consent to a development application for consent to carry out development on the land, the council must take into account—*
 - (a) the requirements of the Guideline, or*
 - (b) information, prepared by a suitably qualified and experienced person in accordance with the Guideline, provided by the applicant to the council demonstrating that—*
 - (i) the land does not include any trees belonging to the feed tree species listed in Schedule 2 for the relevant koala management area, or*
 - (ii) the land is not core koala habitat.*

As the land is not identified on the Koala development application map (refer **Figure 7**) and does not have an area of least 1 ha, clause 9 does not apply. Therefore the K_SEPP does not apply to the site.

Figure 7 – Koala development application map



4.4.3 DEEMED ENVIRONMENTAL PLANNING INSTRUMENTS

There are no known deemed environmental planning instruments applying to the site.

4.4.4 DRAFT ENVIRONMENTAL PLANNING INSTRUMENTS

A review of the DPIE LEP tracking website reveals one outstanding draft planning instrument, being a house-keeping amendment of the LEP (amendment 14). A review of the planning proposal associated with Amendment 14 confirms no impacts with respect to the subject site or proposed development type.

4.4.5 DEVELOPMENT CONTROL PLANS

4.4.5.1 Bathurst Regional Development Control Plan 2014

The *Bathurst Regional Development Control Plan 2014* (DCP) applies to the site. The following chapters are considered relevant: 5, 9, 10, 11, 12, 13, 14, 15 and 16. These matters are discussed in **Table 2**.

Table 2 – Applicable Development Control Plan considerations

Objectives/Development standards	Assessment	Complies?
CHAPTER 5 – BUSINESS AND COMMERCIAL		
5.2 Siting considerations		
Building setbacks <u>Front Building Line Setback</u> Must complement the existing setbacks of surrounding buildings in the vicinity and within the streetscape. <u>Side and Rear Building Line Setback</u> As specified by the National Construction Code (NCC).	Front setback is consistent with the range of residential and commercial buildings in the locality, many of which are built to boundaries Side and rear boundaries are compliant with NCC requirements	Yes
5.3 Soil and water management		
ESCP or SWMP management	An SWMP would be supplied prior to issue of CC	Yes
5.5 Height of buildings – Bathurst conservation area – Zone B3 – Commercial Core		
No buildings of greater than three storeys permitted	Proposed building is double storey	Yes
5.6 Parking, Access and manoeuvring areas		
Parking to comply with requirements of Section 14 of the DCP	Refer Section 5.3	Yes
5.7 Clean business and industry		
Stormwater quality to comply with Managing Urban Stormwater: Soils and Construction 2004	This is achievable	Yes
Trade waste agreement required for Category A development	A trade waste agreement will be required and would be entered into prior to operation commencing	Yes
Air quality	Refer Section 5.9	Yes
5.8 Open areas and fencing		
Applies to B5 and IN1, but may be applies to B3.	Site is within B3 zone so requirements may apply	Yes

Objectives/Development standards	Assessment	Complies?
a) All loading/unloading, storage, garbage or open work areas are to be located behind the building alignment and are to be fully screened from the view of a public road.	Achieved	Yes
b) Fences/screen walls (including security fencing) are not to be located within 5 metres of the front property boundary and 3 metres of a property boundary adjoining a side or rear street, unless adequate landscape screening is provided.	Adequate landscape screening of fencing is proposed and fencing is consistent with proposed building line	Yes
c) Details of proposed materials and the type of construction for (a) and (b) above should be included with the Development Application	Achieved	Yes
5.17 Business premises and office premises within zones R1 – Residential; R2 - Low Density Residential; and RU5 - Village		
No more than 250 m ² per residential lot	Portion of the building located within the R1 zone does not exceed this limit	Yes
No more than 2 storeys high	Building is two storeys	Yes
Building form to relate to surrounding scale and form	The proposed building appropriately relates to the scale of the development in the locality, which is predominantly commercial in nature	Yes
CHAPTER 9 – ENVIRONMENTAL CONSIDERATIONS		
9.5 Groundwater		
Applies to land shown on DCP map 30 as being high or moderate vulnerability	Land is mapped, thus 9.5 applies	N/A
Development must: i) Protect existing groundwater sources. ii) Protect the future extraction of groundwater sources for domestic and stock water supplies.	i) No interaction with groundwater resources anticipated ii) No interaction or extraction proposed iii) The nature of the use, including its connection to the reticulated sewer network and entering into a trade waste agreement, ensures no detrimental impacts to groundwater resources	Yes

Objectives/Development standards	Assessment	Complies?
iii) Prevent adverse environmental impacts, including the risk of contamination of groundwater sources from on-site storage or disposal facilities		
Written statement in relation to impacts to groundwater to be supplied	Refer Section 5.7	Yes
9.9 Sustainable building design and energy efficiency		
All new commercial developments comply with Section J	This would be achieved at CC stage	Yes
9.10 Vegetation management and biodiversity		
Applies to the clearing of all vegetation in association with a DA	Refer Section 4.4.2.4 . Vegetation clearing is exempt by reference to section 9.10.7	N/A
CHAPTER 10 – URBAN DESIGN AND HERITAGE CONSERVATION		
Pre-DA meeting recommended	Completed on 16 December 2019 – refer Appendix D	Yes
10.2 Heritage impact		
SOHI required	Provided at Appendix A	Yes
10.3 Demolition of buildings		
Applies to buildings within a HCA	Buildings are located within HCA and therefore this section applies	Yes
SOHI to be supplied	Provided at Appendix A	Yes
10.4 Infill development		
Relates to the development of vacant land.	While land is not vacant, Council pre-DA advice is that the proposal represents infill development	Yes
Infill form required	Supplied with the DA submission	Yes
10.5 Development within Bathurst and Kelso HCA		
New commercial and industrial development to meet infill development requirements	See above cells	Yes

Objectives/Development standards	Assessment	Complies?
c) Part of the front façade of new buildings, including the visible return facades to at least 6 metres along the visible side walls, are to include smooth faced unpainted and unrendered brickwork. Concrete can be used on other areas of the building façade (including the visible returns) where it is appropriately painted or rendered and includes decorative detail and elements.	Large expanses of brickwork are adopted within the building design to address the intent of this requirement	Yes
f) Monotonous facades with little relief or detail must be avoided.	This is achieved	Yes
g) Weather protection of the footpath is to be provided. Verandahs and balconies are encouraged.	This would be out of character with the surrounding locality, there are no footpath verandahs in this area. Compliance is not considered to be required.	N/A
i) Buildings should be designed to provide passive surveillance to streets or public spaces.	This is achieved	Yes
j) Any steel sheeting is to be of a traditional corrugated profile and is to be used generally only behind the front building façade or for outbuildings.	Corrugated steel is only used on the roof	Yes
k) Any building services are to be integrated into the design of the roof so that they do not negatively impact on the existing streetscape.	This is achieved	Yes
l) Development Application Plans submitted to Council are to include accurately detailed and appropriate coloured impressions or images of all building facades of the proposed development with particular regard to the building features, detailing, colouring and materials used	This is achieved.	Yes
CHAPTER 11 – OUTDOOR LIGHTING		
Light is to be directed downwards, not upwards, to illuminate the target area. If there is no alternative to up-lighting, then shields and baffles must be used to reduce spill light to a minimum.	This is capable of being achieved. There is no objection to a condition of consent requiring compliance with AS4282	Yes
Specifically designed lighting equipment is to be used that, once installed, minimises the spread of light near to, or above, the horizontal	This is capable of being achieved. There is no objection to a condition of consent requiring compliance with AS4282	Yes

Objectives/Development standards	Assessment	Complies?
Do not 'over' light. Provide adequate lighting to achieve the desired effect. To keep glare to a minimum, the main beam angle of all lights directed towards any potential observer is to be kept below 70 degrees. It should be noted that the higher the mounting height, the lower can be the main beam angle. In places with low ambient light, glare can be very obtrusive and extra care should be taken in positioning and aiming light.	This is capable of being achieved. There is no objection to a condition of consent requiring compliance with AS4282	Yes
Floodlights with asymmetric beams are to be used that permit the front glazing to be kept at or near parallel to the surface being lit.	No floodlights proposed	N/A
Business and Industrial Developments a) Under awning (whiteway) lighting must be recessed or integrated with the awning. b) Building façade lighting must aim downwards.	These requirements are capable of being achieved.	Yes
CHAPTER 12 – SIGNAGE AND COLOUR SCHEMES		
12.2 Advertising and Signage		
Locational limits: - Pylon sign not permitted on land on which another pylon sign is located, and on which a heritage item is located or is visible from a state road - Floodlit signs not permitted in the R1 or R2 zones	- Site is visible from a state road but does not feature an existing pylon sign: pylon sign is permitted - Site is not within R1/R2	Yes
a) Council may only grant consent to signage (other than directional signs and directory board signs) where they are used in conjunction with a permissible use and situated on the land on which that use is conducted. (refer to Clause 7.10 Signage of the LEP for exceptions to this requirement).	Land use is permissible	Yes
b) The size of the sign and its contents/design (letters, number and symbols) must complement the scale of the building to which they	Proposal signage complements proposed building and is in context with the character of the surrounding locality	Yes

Objectives/Development standards	Assessment	Complies?
relate and its streetscape. A scale drawing of the building elevation is to be submitted with the development application showing that the sign and its contents/design are in proportion to the building.		
c) Signs must not visually dominate the area of building walls. No more than 5% of the front and return elevations of a building, or any other building elevation that is visible to a public place, is to be covered by signage (excluding the fascia signage). The total number of signs must not detract from the overall aesthetic character of the building.	The proposed signage positively contributes to the aesthetic of building	Yes
12.2.6 Signage in Heritage Conservation Areas		
a) Signs must not visually dominate the area of building walls. The total number of signs must not detract from the overall aesthetic character of the building.	The signage is representative of the character of the building and locality and positively contributes to the HCA	Yes
b) Signs must be placed in an appropriately or purposely designed space on new buildings or within the original historic signage space on an existing building.		
c) If backing boards are used, their shape and size is to be of the right proportions for the allocated space on the building so that signage does not cover the architectural features or obscure windows of a building. In this regard signs painted directly on the building fabric are preferred (except on fabric that has not been previously painted).	No backing boards proposed Wall sign is painted directly onto the building in a heritage style	Yes
d) Signs must take into account the shape and proportion of the space they will fill and be in sympathy with that space.	Signage is consistent with and sympathetic to the character of the host building	Yes
e) The size of the sign and its contents/design (letters, number and symbols) must complement the scale of the building to which they relate and its streetscape. A scale drawing of the building elevation is to be submitted with the development application showing that the sign and its contents are in proportion to the building.	Signage is proportionate to the building	Yes

Objectives/Development standards	Assessment	Complies?
f) Colours used on signs are to include those outlined in section 12.3.3 below. Corporate colours should be modified to match the traditional colour range or be used only as trim on the sign.	Traditional colours proposed	Yes
g) The lettering/numbers/symbols used on the sign should generally reflect the designs that would have been historically used during the era when the building was constructed (refer to historical photos for design guidance – those photos should be lodged with the Development Application)	This would be achieved	Yes
12.3 Colour schemes for buildings		
Proposed colours to be consistent with DCP colour palette	This would be achieved	Yes
CHAPTER 13 LANDSCAPING AND GREENING		
13.2 Removal of trees	No tree removal proposed	N/A
13.3 Landscape Plans		
Landscape plan required for business development (excluding land within the B3 zone)	Site is within B3 zone; therefore landscape plan not required. Notwithstanding Council have requested one via pre-app discussion. Landscape plan is attached.	N/A
CHAPTER 14 – PARKING		
Parking to be supplied on site in accordance with Table. Takeaway food and drink premises – seating and drive through Whichever is the greater: <ul style="list-style-type: none"> • 1 space per 2 seats (internal); or • 1 space per 3 seats (internal and external) 	Proposal provides 44 internal seats and 18 externals 25 car parking spaces provided, which exceeds below requirements. <ul style="list-style-type: none"> • 22 seats (internal); • 21 seats (internal/external) 	Yes
Bicycle parking:	Site proposes 356 square metres GFA	Yes

Objectives/Development standards	Assessment	Complies?
1 per 100 m ² for employees 1 per 50 m ² for customers	- 3.6 spaces for employees - 7.1 spaces for customers Total spaces required – 11 (rounded up) and provided	
Additional facilities: 1 shower per 5 or more employee bike parking places	Less than 5 spaces for employees required, no shower required	N/A
CHAPTER 15 – CRIME PREVENTION		
Certain land uses to be referred to NSW Police	Takeaway food and drink premises not listed at Section 15.4	N/A
Crime risk assessment	Refer Section 5.18	
CHAPTER 16 - EARTHWORKS		
16.3 Changing the level of land (preparing to build, during or post construction)		
No more than 1 metre of cut or fill	Achieved	Yes
Retaining walls to be of concrete, masonry, rock or other permanent material	This will be achieved	Yes

5. IMPACTS, SITE SUITABILITY AND THE PUBLIC INTEREST

5.1 Introduction

Pursuant to Schedule 1 of the EP&A Regulation, this section of the report outlines the environmental impacts of the proposed development and any measures required to protect the environment or lessen the harm to the environment.

The impacts have been identified through an assessment of the proposed development against the provisions of section 4.15(1)(b) and the former NSW Department of Urban Affairs and Planning's (nd) *Guide to Section 79C*.

5.2 Context and Setting

The subject site is located on the corner of Durham and Rankin Streets in Bathurst. Durham Street in this location forms part of the Great Western Highway and is in close proximity to the Bathurst central business district.

Along the highway frontage there are a range of residential and commercial buildings with a varying range of scales, heights and designs. Modern commercial buildings are juxtaposed with traditional residential buildings. Setbacks are varied with some buildings built to boundaries and others setback. Verandahs and awnings, whilst common in the CBD, are not well represented in this area. Along the street there are a large number of pylon signs advertising for associated commercial developments.

The character is dominated by the scale of the road in delivering traffic from Sydney and the Blue Mountains in the east onwards to Orange and Dubbo in the west, and vice versa. The road is also well used by local traffic moving through the city.

The site currently features an unused former commercial building (historically a service station before becoming a car sales yard) and a residential dwelling, historically associated with the commercial use. The proposal reinstates this integrated use of the site and reflects this history in a modern way.

The development is considered to be consistent with the historic use of the site and positively contributes to the character of the locality.

5.3 Access, Transport and Traffic

A detailed traffic study prepared by Premise is provided in **Appendix B**.

5.3.1 PARKING

The proposed development is a takeaway food and drink premises and parking is required to be provided on the basis of the following:

- Whichever is the greater of:
 - 1 space per 2 seats (internal); or
 - 1 space per 3 seats (internal and external)

The development proposes 44 internal seats and 18 external.

On the basis of the above, the requirement for parking is therefore 22. 25 spaces, including one disabled access spaces, are provided. One additional space is also provided for vehicles waiting for drive through orders.

Council's requirements are exceeded and therefore the development is compliant.

5.3.2 ACCESS

Vehicular access to the site will be provided from both Durham Street and Rankin Street. A new two way entry/exit access driveway on Rankin Street will be provided with a central median separating the entering and exiting vehicles. The entry off Rankin Street provides the easier access to the drive through service lanes for the bakery café.

An existing driveway on Rankin Street closer to the intersection with Durham Street will be closed with new kerb installed and the roadway remediated.

5.3.3 TRAFFIC GENERATION

By reference to **Appendix B**, peak hour traffic generation is predicted to be 72 additional vehicles per hour and 48 vehicles per hour drawn from existing passing traffic (total being 120 vehicles per hour).

Daily estimated traffic generation is predicted to be 900 vehicles per day, based on an average of 50 vehicles per hour for 18 hours a day (5 am – 11 pm).

The traffic assessment demonstrates that Durham Street is expected to provide 90% of traffic to the development and is currently operating at well below capacity (17.8%). The change associated with the proposed bakery is therefore not significant.

5.3.4 INTERSECTION OPERATION

Modelling of the Durham and Rankin Street intersection post development demonstrates that all Durham St movements continue to operate at an LOS A, with the exception of the eastbound right turn to Rankin St, which operates at an LOS C. Vehicles movements turning right or travelling straight on Rankin St operate at an LOS F both pre and post development.

5.3.5 FUTURE INTERSECTION SIGNALISATION

We understand Transport for NSW are considered installation of active control signalisation at the Durham Street and Rankin Street intersection. Premise have modelled the operation of the intersection both pre and post development.

Modelling of the existing operation of the intersection shows that a number of turn movements are currently operating at a Level of Service F.

Given the current poor level of service, it is the view of Premise that the consideration to signalise the intersection is warranted, and the applicant for this project should not be required to contribute financially to the future signalisation of the intersection.

5.3.6 RECOMMENDATIONS

As a result of the traffic study provided at **Appendix B**, the following recommendations are made:

- *The increase in traffic volumes on the surrounding road network will not change the classifications of the roads under a functional road hierarchy.*

- The operational capacity of Rankin Street is 17.8% and therefore the roadway is operating well below its capacity following the development of the drive through bakery café and is not significant for the post development traffic using that section of the road network.

- For the existing morning peak hour traffic (8.15am to 9.15am), all movements along Durham Street operate at a Level of Service A with the exceptions of the right turns into Rankin Street that operate at a Level of Service B. However, the vehicles turning right from or travelling straight through the intersection from Rankin Street operate at a Level of Service F which indicates significant delays being experienced by these drivers.

Notwithstanding several legs of the intersection operating at a Level of Service F, the overall Degree of Saturation for the operation of the intersection for the morning peak hour is 0.47.

- For the existing evening peak hour traffic (4.30pm to 5.30pm), all movements along Durham Street operate at a Level of Service A with the exceptions of the eastbound right turn into Rankin Street that operates at a Level of Service C. However, the vehicles turning right from or travelling straight through the intersection from Rankin Street operate at a Level of Service F which indicates significant delays being experienced by these drivers.

Notwithstanding several legs of the intersection operating at a Level of Service F, the overall Degree of Saturation for the operation of the intersection for the evening peak hour is 0.62.

- For the post development evening peak hour, all movements along Durham Street operate at a Level of Service A with the exceptions of the eastbound right turn into Rankin Street that operates at a Level of Service C. However, the vehicles turning right from or travelling straight through the intersection from Rankin Street operate at a Level of Service F which indicates significant delays being experienced by these drivers.

Notwithstanding several legs of the intersection operating at a Level of Service F, the overall Degree of Saturation for the operation of the intersection for the post development evening peak hour has increased to 0.88.

The post development delays to vehicles in Rankin Street crossing Durham Street have increased compared to the existing evening peak hour delays.

- As the existing intersection of Durham Street and Rankin Street has several turning movements operating at a Level of Service F, the developers of the drive through bakery café should not be required to contribute financially to the future signalisation of the intersection.

- Twenty five (25) carparking spaces will be provided on site to service the bakery café's dine in customers. The carparking spaces on site includes 1 parking space that will be used as a waiting bay for drive through orders.

Two (2) drive through service lanes for customers to order and then collect food and drinks will be provided via a vehicle entry off Rankin Street with the drive through exit onto Durham Street.

- Access driveways to the site will be provided in accordance with **Section 3.4.3** in the Traffic Study (**Appendix B**).

- *The design and construction of all traffic facilities for the bakery café are to be carried out in accordance with the appropriate standards, codes, policies and requirements of Bathurst Regional Council and the RMS.*

5.4 Public Domain

The development would be anticipated to have a generally positive impact on the public domain through a revitalisation of the existing site, that would attract pedestrians and strengthen linkages to the street. The outdoor dining area provides a lively space for customers to interact with the street.

5.5 Servicing

The site is adequately serviced, and the development would not require any significant changes to current service arrangements. Services would be augmented as required to facilitate the development and any redundant connections removed.

A sewer main traverses the site and this would be partly built over as a result of the development, subject to compliance with Council's engineering guidelines and requirements.

5.6 Heritage

The site is located within a heritage conservation area and involves demolition. A SOHI has been prepared by Monitor Heritage Consultants (Monitor) and is provided at **Appendix A**.

The assessment concludes that the heritage significance of the buildings at this location is negligible. Monitor note:

The house currently at 105 Durham St is considered to be of contributory value to the streetscape and the surrounding Heritage Conservation Area. It is constructed of brick and rendered as many of the houses in the Bathurst Heritage Conservation Areas are. The structure at 113 Durham St itself, a service station from 1954, has no heritage significance, the original building on this site having been demolished sometime between 1950 and 1954. It does however, remain in the Heritage Conservation Area and so these broader heritage values need to be considered when creating infill development in these areas.

Monitor make a number of recommendations to enable the site to engage with the heritage significance of the HCA, including:

- Interpretation be developed to provide customers and members of the public with a brief history of the area and also of the Heritage Conservation Area, including photographs of the historical streetscape and, if possible, the farrier's business that existed on the site or one similar.

- Where possible bricks from the building to be demolished, at 105 Durham, be re-used in the new development. It is recommended that these bricks perhaps be re-used in the small brick fence at the front of the building but also in a feature wall inside the building that will also include interpretation of the Heritage Conservation Area. It is likely the bricks at this site are not of structural value but some of them could be used aesthetically, such as a feature wall, perhaps near where people are waiting to be served. This would mean that people would come in contact with the brick three times in the period that they are on the site – passing the wall, the façade of the building and then, finally, with original bricks and interpretation. This

interpretation would enable people, who perhaps are passing through the town itself or locals, to become aware of the Heritage Conservation Area and the values and aesthetic that it encapsulates.

- That if possible, the tree/s currently on the street in front of 113 and 105 Durham St be retained. If this is not possible then it is recommended that other trees, compatible with the Heritage Conservation Area and recommended by Council, be planted where possible and appropriate.

For the avoidance of doubt, no street removal is proposed or required.

Based on the above, the proposal is considered compatible with the context of the HCA in which it is located.

The site is demonstrated to be highly disturbed as a result of historical use and therefore the likelihood of encountering artefacts of Aboriginal heritage significance is considered to be low. The development may proceed with caution in this regard.

5.7 Water

5.7.1 SURFACE WATER

The change of use is not anticipated to impact water systems and drainage negatively.

There are no nearby sensitive waterways that could be affected by the proposed development. The site is located within an area of Groundwater vulnerability. The proposed activity is unlikely to have an impact groundwater within the locality.

The level of permeability would be similar to the current arrangement.

The site is not mapped as being flood prone.

5.7.2 GROUNDWATER

Pursuant to Section 9.5.3 of the DCP, the following matters are considered with respect to potential groundwater impacts.

Table 3 – Assessment of potential groundwater impacts

Development Control Plan consideration	Assessment
a) Impact of development on groundwater sources	
• Proposed method of effluent disposal.	Connection to reticulated sewerage network
• Soil and hydrological investigation. This section should investigate the soil and hydrological conditions of the area through on-site drilling to ascertain:	Refer Section 5.8
• Soil lithology.	Refer Section 5.8
• The depth of the shallowest groundwater aquifer.	A review of bore data in the locality confirms the closest bore (GW804667) as being approximately 600 metres to the north-west of the site. The standing water level of this bore

Development Control Plan consideration	Assessment
	is 3.48 metres. Soil bores completed on the site in relation to former remediation investigations indicated the depth of groundwater on the site at 5.2 metres below ground level.
• The flow gradient of the aquifer.	No impact to the aquifer anticipated
• The location of transmissive alluvial aquifers.	No impact to the aquifer anticipated
• Water quality of the aquifer.	No impact to the aquifer anticipated
• Potential interaction with the deeper aquifers.	None anticipated due to the nature of the use
b) Proposed mitigation measures. This section should include details of proposed mitigation measures including:	
• The type of on-site effluent disposal system proposed that addresses matters raised by soil and hydrological investigations.	The site would be connected to the Council's reticulated sewerage network
• Installation of groundwater monitoring systems.	Not required in relation to the proposed use given the commercial nature and absence of site discharge
• Proposed remedial actions should contamination be detected.	None considered required
• Understandings of groundwater recharge areas and potential impacts.	No impact to groundwater recharge is anticipated. Level of hardstand and impermeable is not drastically changed.

On the basis of the above, impacts to groundwater are not considered likely to be significant.

5.8 Soils

The site is located within the 'Bathurst' soil landscape group, which consists of "*in-situ and alluvial-colluvial materials derived from the 'Bathurst Granite' parent material*" as described in *Soil Landscapes of the Bathurst 1:250,000 Sheet* (Kovac, M. & Lawrie, J.A. Soil Conservation Service of NSW, 1990). Given the proximity of the site to watercourses, soil would be characterised as "sandy clay loam to heavy clay".

The Bathurst Geological 1 : 100,000 Series Sheet 8831 (1st edition. Geological Survey of New South Wales, 1997) indicates the underlying site geology is expected to be comprised of late Carboniferous 'Bathurst Granite' of the 'Bathurst Batholith'.

The Australian Soil Resource Information System (ASRIS) on-line database, maintained by CSIRO Land and Water, indicates there is a low probability of occurrence of acid sulphate soils in the area of the site (compiled 2008).

By reference to the analysis completed by Geolyse in 2016, the soil lithology determined through the carrying out of soil bores is presented in

Table 4 – General lithology at site

Depth	Description
0 to 0.2 mbgl	Asphalt / Concrete
0.2 to 1.2 mbgl	FILL: sandy gravel, dark grey, dry/moist, cobbles to 70 mm, with brick, terracotta and concrete fragments
1.2 to 7.45 mbgl (extent of drilling)	CLAY: mottled yellow / grey / brown, medium to high plasticity, firm to stiff, dry / moist. Some intermittent sandy CLAY / clayey SAND soil observed. Groundwater infiltration was observed at 5.2 mbgl (GW2)

Source: Geolyse, 2016

The soil details on site do not indicate any likely significant impact associated with the proposal, subject to the implementation of appropriate mitigation measures during construction, including the potential to disturb soil on the subject site through machinery movement. All necessary measures would be employed to prevent any erosion and sedimentation effects during the construction phase – refer **Section 5.22**.

5.9 Air and Microclimate

The construction program has the potential to affect the short term air quality of the locality through emissions. Standard controls would be implemented to minimise these potential impacts – refer **Section 5.22**.

The operation of the site has the potential to result in odour impacts to the surrounding locality, primarily associated with cooking odours. Assured Environmental have provided an Odour Assessment at Appendix C. With respect to odour AE form the following conclusions and recommendations:

Perception of offensive odours can vary greatly between people. Cooking odours are often perceived as pleasant; however, the intensity, frequency, duration and circumstances of cooking odours can cause annoyance. Given the context of other land uses in the surrounding area and the receiving environment, it is unlikely that odorous emissions originating from cooking processes within the operation would be considered offensive by a typical person at this location.

To ensure that potential odour emissions from the Bakehouse are managed effectively, it is recommended that an odour management plan be developed which includes:

- ★ Regular inspections by staff for odour sources at the Bakehouse, especially waste storage areas.*
- ★ Any incident or complaint regarding odour be recorded and investigations to be undertaken to identify the specific cause and corrective action to be implemented to prevent similar incidents from occurring in the future.*

Given the nature of the odour source, the existing land use, the receiving environment, and site considerations, it is unlikely that the operation of the Project would lead to an adverse odour impact in this location.

On the basis of the above, odour impacts associated with the development are not anticipated to be significant.

5.10 Flora and Fauna

The site has previously been disturbed and largely cleared of vegetation. Planted trees remain to the rear of the dwelling and would be cleared as a result of the development.

By reference to Section 1.7 of the EP&A Act and Part 7 of the BC Act, there are three main triggers for the requirement to provide a biodiversity assessment report. These are discussed in **Section 4.2**. On the basis of that assessment, a biodiversity assessment report is not required.

The site does not impact on koala habitat and therefore the K_SEPP does not apply.

The highly urbanised nature of the site ensures that impacts to biodiversity as a result of the project are limited.

5.11 Waste

5.11.1 SOLID WASTE

The waste products generated throughout the construction phase would be disposed of in an environmentally responsible manner consistent with current construction waste handling procedures. The activities are therefore not expected to cause any detrimental impact on the natural environment.

Specific construction control measures including waste management are included in **Section 5.22**.

Waste generated during the operation of the site would consist of commercial waste including plastics, cardboard, food scraps and the like. Recycling would be adopted as applicable and unrecyclable waste would be collected via Council's commercial waste collection service (or other commercial arrangement).

Waste would be stored in the eastern extent of the site. Waste bins would utilise standard 240 litre bins and these would be moved to the street for collection; waste collection vehicles would not need to enter the site.

Modern practises of re-use, sorting and recycling ensure that waste production as a result of the proposal is effectively minimised.

5.12 Effluent Disposal

Two existing sewer connections to the site exists. The existing domestic connection would be disconnected. The existing commercial connection would be augmented as required to accommodate the proposal. Waste would be discharged to Council's sewer system subject to a valid trade waste agreement.

With reference to the *Section 64 Determinations of Equivalent Tenements Guidelines*, the required equivalent tenement (ET) rate for a takeaway food and drink premises with amenities is 0.03 ETs/m² for water and 0.05 ETs/m² for sewer.

The proposal provides a 356 square metre development, equating to 10.68 ETs for water and 17.8 ETs for sewer.

The existing dwelling at 105 Durham Street benefits from 1 sewer and water ET credit. The existing commercial operation at 113 Durham St, as outlined in the SOHI at **Appendix A**, has accommodated a range of commercial uses over many year, including a service station from 1953 and after that a car sales yard. A

service station generates ETs on the basis of 0.6 ETs for water and 0.9 ETs for sewer per lane. The site is assumed to have accommodate two lanes, equating to 1.2 ETs for water and 1.8 ETs for sewer.

Thus, based on the credits associated with the site, the proposed development generates contributions at a rate of 8.48 ETs for water (10.68-1-1.2) and 15 ETs for sewer (17.8-1-1.8).

5.13 Stormwater

Overall levels of stormwater generated on site would be consistent with current levels on the basis that the percent of the site that is water impermeable would remain largely unchanged. Minor site works are proposed in the eastern extent of the site to provide for flows to be discharged from the site into Council's reticulated stormwater management system located in Durham Street to the west.

Concept stormwater arrangements are depicted on **Premise Civil Engineering Drawings 219469_03B_C001-C002**.

5.14 Energy

The development is not a BASIX affected building but is subject to the requirements of Section J of the NCC. This would be addressed at construction certificate stage. The building has been designed with passive thermal principles in mind and to ensure full compliance with Section J requirements is achieved.

5.15 Noise & Vibration

Noise and vibration impacts associated with the proposed development would occur in relation to both the construction and operation of the site.

A noise and vibration assessment has been prepared by Assured Environmental – **Appendix B**. The monitoring and modelling completed in relation to the site demonstrate that, subject to implementation of proposed mitigation measures, the site can function without significant detrimental impact to the local noise environment.

Specific mitigation measures include the implementation of acoustic fencing on shared site boundaries and implementation of a management plan in relation to deliveries.

Standard controls as per **Section 5.22** would ensure construction impacts are appropriately managed.

5.16 Natural Hazards

There are no known natural hazards known to affect the site. The site is not bushfire prone or flood prone, being protected by the Bathurst Macquarie River levee.

5.17 Technological Hazards

There are no known technological hazards known to affect the site. Former underground petroleum tanks known to exist on site have been appropriately remediated and further action is not required in this regard.

5.18 Safety, Security and Crime Prevention

The guidelines prepared by the NSW Department of Urban Affairs and Planning (DUAP 2001) identify four (4) Crime Prevention Through Environmental Design (CPTED) principles to be considered in a Development

Application to ensure developments do not create or exacerbate crime risk. The four key principles of the guidelines include surveillance, access control, territorial reinforcement, and space management.

The site design provides passive surveillance to the street. The site would ensure that access is available for users and would not feature any controls to limit access to specific times of day.

The boundaries would be clearly delineated to ensure that a sense of ownership is expressed.

The space would be managed and maintained to ensure that it remains in a good state of repair and engenders respectful use and discourages anti-social behaviour.

5.19 Social Impact

As defined by the NSW Government Office on Social Policy, social impacts are significant events experienced by people as changes in one or more of the following are experienced:

- peoples' way of life (how they live, work or play and interact with one another on a day-to-day basis);
- their culture (shared beliefs, customs and values); or
- their community (its cohesion, stability, character, services and facilities).

The proposed development and subsequent change of use is unlikely to detrimentally affect any of the above factors.

5.20 Economic Impact

The development promotes the continuation and improvement of a historical commercial use of the site. The proposed development provides both short term (construction) and long term operational benefits to the local economy, through investment and local employment. It also contributes to the vitality and viability of this area of the city.

Short term positive impacts during the construction program would also result through the use of local contractors and suppliers where possible.

5.21 Site Design and Internal Design

The proposed development would result in the regeneration of the site to provide a high quality commercial development in a prominent location. The design has been carefully considered to provide future users with the best possible experience whilst ensuring a viable operation for the proponent. The site has been designed to reflect the needs of the proposed use and is considered to be appropriate for the purpose.

5.22 Construction Impacts

Construction impacts would be short-lived and manageable. The following standard construction management measures would be implemented to ensure impacts to the locality are minimised:

- Standard construction hours (7 am to 6 pm Monday to Friday and 8 am to 1 pm Saturday and at no times on Public holidays) would be implemented;
- Avoiding dust generating activities during windy and dry conditions; and
- Maintaining all equipment in good working condition such that the construction contractor and site manager ensure the prevention of the release of smoke by construction equipment, which would be in

contravention of Section 124 of the *Protection of the Environment Operations Act 1997* and Clause 16 of the *Protection of the Environment Operations (Clean Air) Regulation 2010*.

5.23 Cumulative impacts

It is not anticipated that the development would result in any cumulative impacts including:

- individual impacts so close in time that the effects of one are not dissipated before the next (time crowded effects);
- individual impacts so close in space that the effects overlap (space crowded effects);
- repetitive, often minor impacts eroding environmental conditions (nibbling effects); or
- different types of disturbances interacting to produce an effect which is greater or different than the sum of the separate effects (synergistic effects).

5.24 Public interest

The proposed development is in a prominent visual position and located in a heritage conservation area; it is therefore likely to be of some public interest.

Via this assessment it has been demonstrated that the proposed development provides positive benefits to the local community through development of a viable commercial operation and the regeneration of a currently vacant and disused site. The proposal continues the very low history of the site as a commercial entity.

The proposal is considered to be in the public interest through consistency with applicable regional and local planning objectives.

6. CONCLUSION

6.1 Suitability of the site

The subject site is considered suitable for the proposed development for the following reasons:

- The proposed commercial use represents a use that is in keeping with the character of the immediate and surrounding locality;
- The proposed development would be of minimal impact to surrounding residential land uses through the implementation of effective acoustic and visual mitigation measures;
- Proposed signage would be designed and proposed to ensure it is appropriately scaled and sited and would not lead to any unintended impacts to the locality or the surrounding traffic environment; and
- The proposed development would be conducted according to the mitigation measures set down at **Section 5.22** and therefore the impacts of the development would be minimal.

6.2 Conclusion

The proposed development is for demolition of existing buildings, development of a takeaway food and drink premises (bakery) including provision of drive through lanes to be located at 105 and 113 Durham Street, Bathurst. The development would provide an improved commercial arrangement at an existing commercial site in the locality and thereby provide positive impacts to the local economy.

The proposed development is not inconsistent with any planning legislation, including the Bathurst LEP, relevant SEPPs and Bathurst Regional Development Control Plan 2014. Furthermore, the proposed development would not result in any adverse environmental, natural, social or economic impacts in the locality.

7. REFERENCES

Table 5 – References

References
Department of Urban Affairs and Planning (DUAP). Nd, <i>Guide to Section 79C</i> , NSW Department of Urban Affairs and Planning Sydney.
Department of Urban Affairs and Planning (DUAP), 2001. <i>Crime Prevention and the Assessment of Development Applications: Guidelines under section 79C of the Environmental Planning and Assessment Act 1979</i> , DUAP, Sydney.
Geolyse, 2016. <i>Underground petroleum storage system – remedial action plan</i>



APPENDIX A

HERITAGE ASSESSMENT

Monitor Heritage Consultants



APPENDIX B

TRAFFIC STUDY

Premise



APPENDIX C

NOISE, VIBRATION AND ODOUR ASSESSMENT

Assured Environmental



APPENDIX D

PRE-DA MEETING CORRESPONDENCE

Bathurst Regional Council





Premise Australia Pty Ltd

ABN: 82 620 885 832

154 Peisley St, Orange NSW 2800

PO Box 1963, Orange NSW 2800

02 6393 5000

orange@premise.com.au

premise.com.au

Our Ref: B5AC5E8E.docx

11 June 2020

The General Manager
Bathurst Regional Council
PMB 17
BATHURST NSW 2795

Attention: Fern-Alice Finn

Dear Ms Finn

DEVELOPMENT APPLICATION 2020/103 – DEMOLITION, FOOD AND DRINK PREMISES, CAR PARK, RETAINING WALLS AND SIGNAGE

Thank you for your correspondence of 5 May 2020 with respect to the above matter.

Please accept this correspondence in response to the matters raised. For ease of reference, we have adopted the same ordering as Council's letter.

Carparking

- 1) Apologies for the confusion re the seating numbers. As detailed internal design progressed, the seating capacity was reduced and the lower number was adopted (38 internal and 12 external). The SEE was not updated as it should have been; please accept our apologies for the confusion.

Via Council's pre-app letter, it was stated that the facility was characterised as a food and drink premises (takeaway food and drink), with applicable parking standards being 1 space per 2 seats for internal seats, or 1 space per 3 seats for internal and external seats, whichever is the greater. Based on 38 internal seats, required parking is 19 spaces, or for 50 total seats, 17 spaces. Even assuming the higher number stated in the SEE (44 internal + 18 external), this is still only 22 or 21 spaces. In all scenarios, the development is compliant with Council's stated parking standards, yet the letter states the development is not compliant. Please clarify how you would like us to respond to this matter.

- 2) Section 5.6.1 of the Bathurst Regional Development Control Plan 2014 (DCP) has the following objectives:

a) To provide for the safe and sufficient provision of on-site vehicular and bicycle parking.

b) To ensure that safe and functional vehicular access is provided to and within developments.

Section 1 of the DCP provides that Council will consider 'departures' from the requirements of the DCP where justified by a written submission provided by the applicant. The DCP adopts a range of matters to be addressed in considering and supporting a departure. These mimic many of the requirements of clause 4.6 (and its precursor SEPP1). In our view, these tests require a greater burden of proof than is necessary to demonstrate a departure from a development standard outlined in a Development Control Plan, particularly where consistency with an objective can be demonstrated. The adopted structure of the DCP provides a small

number of high level objectives for each section (as evidenced with respect to Section 5.6.1 above) and a significant number of numerical standards to be satisfied.

The proposed development provides a car park design that is consistent with the provisions of AS2840 and, by reference to the provided traffic study, provides an arrangement that ensures the movement of vehicles within, and in and out, of the site is safe and functional. The provision of spaces is justified as safe and sufficient by the traffic study and the SEE. On the basis of the above, the application satisfies the objectives of the DCP.

Section 4.15(3A) of the EP&A Act states:

*(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.*

Arguably, the standards being imposed within Section 5.6.2 are not themselves directly linked to the objectives and therefore, to obligate compliance is the imposition of more onerous standards, in opposition to the provisions of Section 4.15(3A) of the EP&A Act.

Notwithstanding the above, we note that development standard 5.6.2 (c) provides that:

*c) All car parking areas are to be located **behind the building line** or a minimum 3 metres from the **front property boundary**. Adequate landscape screening is to be provided within the 3 metre setback and Council must be satisfied that the proposed landscaping/screening will adequately reduce the effect of the parking area on the streetscape.*

The primary frontage of the proposed development is Durham Street, on the basis that the building addresses this street. The proposed building has a setback to Durham Street of 2 metres. The proposed parking spaces are set behind the building alignment, with only circulation spaces forward of the building line; the development is therefore consistent with 5.6.2(c).

Noting the provisions of Section 4.15(3A), and that compliance with the standard is achieved, Council may not impose a more onerous standard.

Also noting that Council has required the adoption of a 1.8 metre high, semi visually permeable boundary fence, adequate visual shielding would be achieved to offset and perceived residual impacts. It is assumed that 5.6.2(c) seeks to offset perceived visual impacts, noting that there is nothing within the overarching section objectives that actually specify this. If in fact the standard is linked to the objective, then safety and efficiency are the primary goals. The arrangement, together with the provision of boundary fencing, assists to ensure the safety and efficiency of the operation of the car parking area, and the development is again consistent with the overarching objectives.

On the basis of the above, the development is considered to be compliant with the provisions of 5.6.2 of the DCP.

Transport for NSW (TfNSW)

- 3) The TfNSW email of 21 April 2020 raised a number of points which are addressed below and via the attached, revised Traffic Study – **Attachment 1**;
- a) In relation to dot points 1, 2 and 3 of the TfNSW email of 21 April, a revised traffic study is provided as **Attachment 1**;
 - b) In relation to dot point 4, the architectural drawings (**Attachment 4**) have been updated to reflect the size of the largest anticipated service vehicles, being an 8.8 metre and a 12.5 metre vehicle – refer **Drawing A003**. For the avoidance of doubt, no rubbish collection is proposed on site. The delivery vehicle would be a 12.5 metre vehicle, visiting the site once per day;
 - c) In relation to dot point 5, the car parking spaces in the eastern portion of the site are expected to be primarily utilised by staff. Access to these spaces would be via the drive through. Drivers would simply wait their turn in the queue to access these spaces. As staff will typically be arriving outside of core hours, this is not anticipated to result in any significant impacts to traffic movement within the site. Exit from these spaces would be via the same exit as utilised by vehicles using the drive through. Again, drivers would simply wait their turn in the queue as needed.
 - d) In relation to dot point 6, a detailed signage package is supplied as **Attachment 6**.

Crime Prevention

- 4) Please find attached a crime risk assessment at **Attachment 2** together with a lighting and surveillance plan – **Attachment 8**.

In the context of landscaping, we note that all planting is low unless along the internal boundary fences where the plants are to screen the fence mainly. The trees will add softness but not be dense enough to create a danger. Site lighting would not be impeded by the planting. No planting is dense enough to create a hard barrier though will be a physical barrier to people. Vegetation was chosen for its low maintenance requirements and compactness of shape. Planting is located in all areas that is not required for paths and driveway.

Heritage Conservation

- 5) Please find attached a revised Statement of Heritage Impact prepared by Monitor Heritage Consultants, providing a detailed response to the matters raised – **Attachment 3**;
- 6) Please find attached as part of the revised architectural pack artists impressions showing the revised fencing as per Council's request (refer **Drawings A008-A011**) – **Attachment 4**;
- 7) Please find attached a revised landscape plan addressing the points raised – **Attachment 5**. The following is also noted:

The design is effective and simple to maintain per DCP requirement 13.3.5

Trees are located where it is safe to do so and where they will not damage passing vehicles. The proposed tree species was chosen for its size so it would not overwhelm the car park or be a problem to vehicle movement. Due to size of garden areas a larger tree could create pavement damage surrounding the gardens.

Signage in Bathurst Heritage Conservation Area

- 8) Please find attached detailed signage plans – **Attachment 6**;
- 9) Details of illumination of signage is reflected on the signage plans – **Attachment 6**;
- 10) The amended signage plans at **Attachment 6** reflect a reduction of the proposed pylon sign to 9.1 metres, consistent with the height of the proposed chimney. As the chimney is a functional part of the building, and forms part of the roof of the building, its height represents the highest point of the building. The amended signage is therefore consistent with the DCP requirements.
- 11) Please see attached revised signage plans (**Attachment 6**) showing the requested changes to the proposed painted signage on the north-western elevation.

The size of the proposed wall sign is justified on the basis that the style is reflective of the heritage period and in keeping with similar types of signage found in the central west region. The style of signage is recessive in appearance and muted in terms of colour choice, and consistent in style with heritage wall signs in the central west region, resulting a wall sign that positively contributes to the heritage conservation area. As noted in Section 12.2.6(c) of the DCP, signs painted directly on to the wall are preferred.

Figure 1 – Example of painted wall sign



Figure 2 – Example wall sign



The proposed signage provides a positive focal point to the building in a style compatible with the heritage significance of the locality and is justified on this basis.

Overshadowing

- 12) Please see attached overshadowing plans at **Attachment 4, Drawings A012-A013**.

Noise and Odour

- 13) Please find attached a revised noise and odour impact assessment at **Attachment 7** addressing points 13 a), b), c), d) and e) of Councils letter. The following is noted:
- a) The eight (8) dwellings to the north-east are now expressly addressed – refer **Attachment 7**;
 - b) A map is now provided of the receptor noise limit – refer Figure 2, page 10 of **Attachment 7**;
 - c) Proposed operating hours, including drive through, are 5 am – 11 am, 7 days per week. Baking is anticipated to commence at 3 am every morning.
 - d) The noise assessment assumes 50% of all plant and equipment would be operating from 3 am, with the remaining 50% coming on line at 5 am. The noise associated with staff vehicles arriving etc from 3 am has been included in the model
 - e) The proposed waste storage area is to be fully enclosed (refer revised plans at **Attachment 4**). Management of the site via an operational plan would include regular monitoring of this area to ensure the area is closed, litter is contained and any issues are addressed in a timely fashion. An operational waste management plan would be prepared prior to the use commencing. A detailed analysis of the site does not identify any other reasonable or logical location for the waste storage area, that would not otherwise impede site traffic, disrupt loading/unloading or create an unreasonable visual impact. It would



be rare to design a commercial development with a visually prominent waste storage area. The area has been expressly selected for its capacity to be screened. With the proposed enclosure, all visual and odour related concerns can be effectively contained. With regular monitoring, the capacity for prompt rectification of any operational issues can be effectively addressed. Plans demonstrated the enclosure of the waste storage area are provided at **Attachment 4, Drawings A004-A005**;

Service vehicles – loading and unloading

- 14) One 12.5 metre delivery vehicle is anticipated per day – refer **Attachment 4, Drawing A003**. The vehicle would be expected to arrive between the hours of 3 am – 6 am. It will enter the site from Rankin Street, stand in the northern drive through land for unloading and depart the site within 30 minutes. The time and noise generated during this operation has been assessed in the updated noise report. In the event the vehicle arrives after the 5 am opening time, one of the drive through lanes would be closed using traffic safety marking devices to ensure that the store can continue to operate. The details for managing this would be outlined in an operational management plan. Given the scale of the operation and the number of deliveries per day (maximum of one) a dedicated loading dock is not considered to be warranted. It is noted that provision of dedicated loading facilities for similar scale food and drink premises is not commonly provided.
- 15) As above, noise impact associated with deliveries between the hours of 3 am and 6 am have been included in the revised noise assessment – refer **Attachment 7**;

Light spillage

- 16) A lighting plan is supplied at **Attachment 8**. An assessment of the plan against the provisions of Chapter 11 of the DCP is provided in **Attachment 9**.

Acoustic fence

- 17) Please find attached amended plans at **Attachment 4** providing details of the proposed acoustic fence (refer **Drawing A004**). The acoustic fence would be constructed of Modular Walls vouge wall system with painted acoustimax panels. We note that, as a result of the revised noise report (**Attachment 7**), the fence height along the northern boundaries has been increased to 2.2 metres. The fence on the shared southern boundary would stay at 2 metres as originally proposed.

Public submissions

The matters raised via the public submissions are addressed in **Attachment 10**.

Conclusion

We trust that the information contained within this letter is sufficient to address the outstanding matters and we trust the application may now proceed to determination.

Please contact the undersigned with any questions regarding the above.

Yours faithfully
Premise Australia Pty Ltd

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

DAVID WALKER
Senior Town Planner



Attachments: 10

1. Amended traffic study
2. Crime Risk Assessment
3. Heritage response
4. Amended Architectural plans
5. Landscape plan
6. Signage plans
7. Revised noise report
8. Lighting plan and CCTV plans
9. Development Control Plan chapter 11 matters
10. Public submissions – summary of matters raised and response

Attachment 9 – Development Control Plan Chapter 11 Matters

The strategic objectives of Chapter 11, outlined at 11.1.2, are:

- a) To minimise the loss of the dark night sky by ensuring that light is not emitted above the horizontal plane.*
- b) To promote the upgrading of existing outdoor lighting to meet the requirements of Australian Standard (AS) 4282 Control of the Obtrusive Effects of Outdoor Lighting.*
- c) To protect the dark night sky of the Bathurst Region by ensuring that all external lighting is installed in a manner that:*
 - i) uses the right amount of light to ensure adequate safety and security,*
 - ii) directs the light where it is needed and avoids upwards spill,*
 - iii) does not create glare, and*
 - iv) does not waste energy.*

Noting the above, the following is noted:

- a) Lighting proposed would be hooded and downward facing to ensure light is not emitted above the horizontal plane;
- b) Lighting would comply with AS4282, as reflected on the lighting plan provided at **Attachment 9**;
- c) Lighting is minimal but sufficient to ensure a safe environment for staff and patrons, is sufficient to light all areas without spilling to adjacent sites, does not result in unacceptable levels of glare and is energy efficient. LED lights are adopted for their efficiency and longevity.

Table 1 – Development Control Plan Chapter 11

Section	Development standard	Response
11.2.1	Light is to be directed downwards, not upwards, to illuminate the target area. If there is no alternative to up-lighting, then shields and baffles must be used to reduce spill light to a minimum.	This would be achieved by reference to the provided lighting plan

	Specifically designed lighting equipment is to be used that, once installed, minimises the spread of light near to, or above, the horizontal.	This would be achieved by reference to the provided lighting plan
	Do not 'over' light. Provide adequate lighting to achieve the desired effect. To keep glare to a minimum, the main beam angle of all lights directed towards any potential observer is to be kept below 70 degrees. It should be noted that the higher the mounting height, the lower can be the main beam angle. In places with low ambient light, glare can be very obtrusive and extra care should be taken in positioning and aiming light.	This would be achieved by reference to the provided lighting plan
	Floodlights with asymmetric beams are to be used that permit the front glazing to be kept at or near parallel to the surface being lit.	This would be achieved by reference to the provided lighting plan
	For domestic and small scale security lighting of business premises, the following solutions should be applied: i) Passive infra-red detectors can be used to good effect, if correctly aligned and installed. A 150W (2000 lm) tungsten halogen lamp is more than adequate. Lamps of 300W/500 W create too much light, more glare and darker shadows. ii) All-night lighting at low brightness, is equally acceptable. For an entry light, a 9 W (600 lm) compact fluorescent lamp is more than adequate in most locations.	This would be achieved by reference to the provided lighting plan
11.3.1	a) All fittings must have fully shielded fittings to reduce light spill onto adjoining properties.	This would be achieved by reference to the provided lighting plan
	b) For the purposes of Table 2 of Australian Standard (AS) 4282 Control of the Obtrusive Effects of Outdoor Lighting, "curfewed hours" are taken to be those hours between 10pm and 7am on the following day.	
	Business and Industrial Developments a) Under awning (whiteway) lighting must be recessed or integrated with the awning.	This would be achieved as applicable Facade lighting would be downward facing



	b) Building façade lighting must aim downwards	
	Up-lighting of advertising signage is not permitted	Not proposed

Attachment 10 – Response to public submission

Table 2 – Response to public submission

Submission		Issue raised	Response
Bathurst Heritage Network		Objects to height of pole sign	A revised pole sign height of 9.1 metres, consistent with the height of the chimney of the proposed building, is now proposed
		Objects to size of wall sign in relation to proposed scale and appearance	The proposed wall sign is designed to reflect a heritage style of advertising that was once common. The proposed signage is well setback from the street to limit distraction and is proportionate to the scale of the host building. Changes as requested by Council have been adopted. The amended sign is considered acceptable in the context of the heritage conservation area.
		Zoning – contends the proposed use must be prohibited in the R1 zone	Food and drink premises are permitted with consent in the R1 zone. This a strategic decision of Council and was confirmed prior to commencement of the project.
		Presentation of Bathurst – poorly contributes to the presentation of Bathurst and will not age well	The design of the building and the site layout have been conceived to integrate with the heritage area of Bathurst. Design is a subjective matter and careful consideration of design has been a core factor of the project.
Bernard Bregg		Concern about impacts to intersection design	<p>A detailed, and updated, traffic study is provided at Attachment 1 and demonstrates that the development would not result in an unacceptable impact to the local traffic environment.</p> <p>Transport for NSW have provided advice that the intersection of Rankin and Durham Street is not proposed to be upgraded to active signals, but will have certain movements restricted. The proposed development can operate effectively with the revised arrangement and no negative impacts to traffic conditions, including level of service and delays, are expected.</p>
Claire Green		Impacts to street parking, including availability	The proposal exceeds Council's requirements for on-site parking based on the proposed scale of the development. As a result it is

		considered unlikely that significant impacts to on street parking would occur.
	Impacts of the operation of the drive through lanes with respect to traffic safety and operation in Durham Street	The proposed drive through provides a queue length in excess of the requirements of the RTA Guide to Traffic Generating Development and adequate room for vehicles to move around the queue and park on the property if the drive through lanes are at capacity. Impacts to Durham Street are not anticipated. This matter is addressed in more detailed in the revised traffic study and point 3 of this letter.
	The nearby rental business currently park vehicles in the street and this, in addition to parking from the proposed development, would result in negative impacts to street parking availability.	See above comments with respect to parking. The unauthorised and pre-existing on street car parking situation is not exacerbated by this proposal on the basis that Council parking requirements are exceeded.
	Hours of operation – traffic accessing the proposed development will impact residents	Adequate on site parking and queuing has been provided and as such impacts to the local traffic environment are not anticipated.
	Increase in traffic and impacts to safety of road users	The detailed traffic study Council and the community with sufficient certainty to be satisfied that the proposed development would not result in unacceptable impacts to the local traffic environment.
Sarah Watterson	Proposed development is likely to exacerbate parking issues, especially in light of Thrifty using street parking for storing vehicles	See above comments with respect to parking. The unauthorised and pre-existing on street car parking situation is not exacerbated by this proposal on the basis that Council parking requirements are exceeded.
	Development will detract from the heritage significance of conservation area	The development has been thoughtfully designed to reflect the heritage style of Bathurst and the immediate locality. It is contended that the proposed building integrates far more effectively with the heritage conservation area than many of the buildings addressing the highway in the immediate locality.
National Trust – Bathurst and District Branch	Appreciates the effort in providing a design that presents well as a building in a conservation area and also represents a viable business	Noted

	Objects to the height of the pylon sign and objects to the wall sign	See comments above regarding these elements
Transport for NSW – Roads and Maritime Services	Raises 6 matters	addressed in the body of this response
Patrick McCarthy	Objects to location of waste storage area due to smell, vermin and noise	Waste would be collected daily via a street collection on Rankin Street. The area would be monitored hourly to ensure that waste is contained and does not spread. To further improve the arrangement, the waste bins would be housed within a small building to further reduce visual and odour issues.
Lydia Zandstra	Traffic management – increase in vehicle numbers in Rankin Street with a flow in increase in noise. Hours of operation should be reduced.	Detailed noise and traffic studies have been completed to address these issues, with amended versions attached to this response as Attachments 8 and 1 respectively. These reports demonstrate that the development can operate effectively without detrimentally impacting the amenity of the locality.
	Increased foot traffic will lead to increase littering – more bins required	Waste would be managed on site by providing sufficient and well located bins. The site would be actively managed by the proponent to ensure waste management on site is efficient and effective.
	Impacts to traffic movement and access in Rankin Street due to queuing traffic	Adequate queuing distance is provided on site to meet the recommendations contained with the <i>RTA Guide to Traffic Generating Development</i> and parking proposed exceeds Council's requirements as per the Development Control Plan. Detrimental impacts to the local traffic environment are not anticipated.
	Insufficient parking supplied, especially in light of the nearby car rental business using existing on street parking spaces. Impacts expected to on street parking availability.	See previous comments with respect to parking.
	Operating hours should be restricted to reduce impacts to neighbours. Delivery vehicles should be limited to 7 am – 8 pm.	The detailed noise impact assessment demonstrates that, subject to implementation of mitigation measures, the development would not result in unreasonable noise impacts.



**Village Bakehouse, 113 Durham St:
Noise & Odour Impact
Assessment**

ASSURED ENVIRONMENTAL

**Client: Premise Australia
Project ID: 12292**

Date: 19/05/2020 Release: R6



DOCUMENT CONTROL PAGE

Project Title: Village Bakehouse, 113 Durham St: Noise & Odour Impact Assessment

Project Reference ID: 12292

Report Prepared by:

Assured Environmental
Unit 7, 142 Tennyson Memorial Avenue
Tennyson, QLD, 4105

Report Prepared for:

Premise Australia
154 Peisley Street
Orange, NSW, 2800

Report Author: Michelle Clifton

Report Reviewer: Craig Beyers

Table 1: History of Revisions

Revision	Date	Issued to	Changes
R0	21/02/2020	D. Walker	Initial Release
R1	12/02/2020	D. Walker	Updated Plans
R2	20/03/2020	D. Walker	Revised Barrier
R3	20/03/2020	D. Walker	Comments
R4	15/05/2020	D. Walker	RFI Response
R5	19/05/2020	D. Walker	Comments
R6	19/05/2020	D. Walker	Clarification

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Where site inspections, testing or fieldwork have taken place, the report is based on the information made available by the client or their nominees during the visit, visual observations and any subsequent discussions with regulatory authorities. The validity and comprehensiveness of supplied information has not been independently verified and, for the purposes of this report, it is assumed that the information provided to Assured Environmental is both complete and accurate. It is further assumed that normal activities were being undertaken at the site on the day of the site visit(s), unless explicitly stated otherwise.

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GLOSSARY

A-Weighting	A response provided by an electronic circuit which modifies sound in such a way that the resulting level is similar to that perceived by the human ear.
dB (decibel)	This is the scale on which sound pressure level is expressed. It is defined as 20 times the logarithm of the ratio between the root-mean-square pressure of the sound field and the reference pressure (0.00002 N/m ²).
dB(A) or dBA	This is a measure of the overall noise level of sound across the audible spectrum with a frequency weighting (i.e. 'A' weighting) to compensate for the varying sensitivity of the human ear to sound at different frequencies.
Free-field	Refers to a sound pressure level determined at a point away from reflective surfaces other than the ground with no significant contribution due to sound from other reflective surfaces; generally, as measured outside and away from buildings.
L _{Aeq}	This is the equivalent steady sound level in dB(A) containing the same acoustic energy as the actual fluctuating sound level over the given period. Noise levels often fluctuate over a wide range with time. Therefore, when a noise varies over time, the L _{Aeq} is the equivalent continuous sound which would contain the same sound energy as the time varying sound. Many studies show that human reaction to level-varying sounds tends to relate closer to the L _{Aeq} noise level than any other descriptor.
L _{A10} , L _{A90} , L _{An}	Noise level exceeded for n% of the measurement period with A-weighted, calculated by statistical analysis - where n is between 0.01% and 99.99%. For example, L _{A10} is the noise level just exceeded for 10% of the measurement period, calculated by statistical analysis and used to determine traffic noise and L _{A90} is the noise level exceeded for 90% of the measurement period, A-weighted and calculated by statistical analysis and used to determine background noise levels.
L _{AFmax}	A-weighted, fast response, maximum, sound level.
L _{AFmin}	A-weighted, fast response, minimum, sound level.
SWL	Sound Power Level in decibels is ten times the logarithm of the ratio of the sound power to the sound power reference level of 1 pico Watt.

ABBREVIATIONS

BRC	Bathurst Regional Council
NPfI	Noise Policy for Industry
RBL	Rating Background Level



1 INTRODUCTION

1.1 Scope of Assessment

Assured Environmental was commissioned by Premise Australia to undertake a noise assessment and odour review for a proposed bakehouse at 113 Durham Street, Bathurst (**Bakehouse**).

The noise assessment has been undertaken to assess the potential impacts from the proposed development upon nearby sensitive receptors in accordance with Noise Policy for Industry (NPfI).

An odour review of the proposed Bakehouse has been undertaken. The review include a discussion of the surrounding area, local meteorological conditions and existing food services in Bathurst.

In accordance with the requirements of the NPfI, computational modelling and first principle calculations have been undertaken to assess the potential for adverse amenity and health impacts as a result of the development.

1.2 Request for Information

A Request for Information was received from Bathurst Regional Council (BRC) dated 5 May 2020. The items of concern are presented in Table 2.

Table 2: Request for Information

OUK Ä	9-Ä "LKK JMA	' NNQÄ%RPMKJMITUAJNVLMNJÄ
a)	There are eight residential dwellings located to the North East of the land on SP 92273 and SP 93916 (1-8/44 Rankin Street) which do not appear to have been given full consideration in the noise and odour assessment report. Figure 2 and Table 2 appear to suggest there are only four dwelling house located on this land.	Reviewing aerial images there are four buildings at 44 Rankin Street and the assessment has assessed the closest façade of the four buildings and the results are considered representative of all eight properties (refer to comments b)). However, the additional properties have been included in the assessment as receptors R18-R21 and Figure 2 and Table 2 have been updated to reflect these additional receptors.
b)	Table 6 states that the "Receptor noise limit applied at a location 30 m from the dwelling façade". An amended odour and noise report including a map showing the exact location of the "receptor noise limit" is to be submitted.	<p>The Noise Policy for Industry (NPfI) states <i>"for a residence, the project noise trigger level and maximum noise levels are to be assessed at the reasonably most-affected point on or within the residential property boundary or, if that is more than 30 metres from the residence, at the reasonably most affected point within 30 metres of the residence"</i>.</p> <p>The receptors in this assessment have been assessed at the most affected façade of the receptor building, as indicated in Figure 2. As such, an</p>



OUK Ā	9-"Ā "LKK J MĀ	' NNORĀ%RPMKJMITUĀJNVLMNJĀ
		additional map is not considered necessary.
c)	<p>The Noise and Odour Report states that the business will be open to the public between 5 am and 11 pm and that cooking will occur between 3 am and 11 pm.</p> <p>The submitted Statement of Environmental Effects suggests that the development will only operate between 5 am and 11 pm.</p>	<p>It has been confirmed that the time periods detailed in the Noise and Odour Report are correct and the SEE will be updated accordingly.</p>
d)	<p>The Noise and Odour Report considers the impact of air conditioning units operating and car doors slamming only during the opening hours of 5 am to 11 pm. However, Council considers that these noises will also be experienced during cooking hours beginning 3 am. The impact of these noise sources during the additional hours of 3 am to 11 pm is to be considered.</p>	<p>All air conditioning units have been remodelled for cooking hours between 3 am and 11 pm.</p> <p>Table 10 has been updated to reflect the operation of these sources during cooking hours.</p> <p>These changes slightly increase the predicted noise level at night by <1 dB(A). Compliance with the night-time criteria is achieved.</p>
e)	<p>The submitted plans indicate the waste storage area will be located on the Eastern corner of the lot, directly adjacent to neighbouring residences at 1-8/44 Rankin Street. Council considers that the waste storage area could be better located or design to minimise impacts of odour or wind-blown litter on neighbouring properties. Additionally, Council is concerned that staff may not be able to detect and resolve any odour and litter related issues as soon as they arise. Accordingly, the following information is to be provided to Council:</p> <p>i) Written justification for the proposed location of the waste storage area. This is to include consideration of the suitability (or not) of other possible locations.</p> <p>ii) The submitted plans indicate waste storage area may be fences or enclosed. Additional plans detailing the design of the waste storage area is to be submitted to Council.</p>	<p>The justification of the waste storage area location will be provided separately.</p> <p>It is recommended that regular inspections at hourly intervals during the day are carried out of the waste storage areas. This inspection should be for odour and litter. If odour is detected, arrangements should be made to have the waste removed more frequently and the waste storage areas (including bins) should be cleaned frequently to ensure no residual odour remains.</p>



1.3 This Report

This report summarises the methodology, results, and conclusions of the impact assessment. A glossary of terms is presented in Appendix A to assist the reader.



2 DEVELOPMENT

2.1 Site Location

The proposed Bakehouse is located across two Lots, Lot 1 DP 852500, zoned as a commercial core, and Lot A 197473 zoned RI, zoned general residential under the Bathurst Regional Local Environmental Plan 2014 (LEP 2014). Figure 1 presents the location of the Bakehouse and sensitive receptors.



Figure 1: Site Location and Surrounding Land Uses

The area surrounding the proposed development includes a range of commercial, and residential uses. The nearest sensitive receptor is RO1 and RO2 which are located immediately adjacent to the development site.

There are 17 receptors surrounding the proposed development as show in Figure 2.



Figure 2: Residential Sensitive Receptors and Surrounding Areas

Table 3 provides a summary of the nearest residential and commercial receptors to the proposed bakehouse.

Table 3: Nearby Residential Sensitive Receptors

Receptor ID	Receptor Description	Easting (m)	Northing (m)
R01	Existing Dwelling	740005	6299980
R02	Existing Dwelling	740005	6299927
R03	Existing Dwelling	740022	6299984
R04	Existing Dwelling	740028	6299976
R05	Existing Dwelling	740042	6299959
R06	Existing Dwelling	740058	6299939
R07	Commercial Premises	739964	6300008
R08	Existing Dwelling	739920	6299973
R09	Commercial Premises	739951	6299940
R10	Existing Dwelling	739959	6299921
R11	Existing Dwelling	739969	6299914
R12	Existing Dwelling	739972	6299910
R13	Existing Dwelling	739976	6299906
R14	Existing Dwelling	739979	6299902
R15	Commercial Premises	739987	6299888
R16	Existing Dwelling	740013	6299909
R17	Existing Dwelling	740021	6299901
R18	Existing Dwelling	740016	6299996
R19	Existing Dwelling	740028	6299977



-J WJILPÄÄ	7JNVPSISLMÄ	"LLPQSMTIJ NÄXLMÄ>ÄD/*(Ä %TNISMYÄ) LPIZSMYÄ
R20	Existing Dwelling	740050	6299949
R21	Existing Dwelling	740067	6299927



3 EXISTING NOISE ENVIRONMENT

3.1 Noise Monitoring Methodology

Baseline noise and weather monitoring was undertaken at one (1) location from 29 January to 7 February 2020 as shown in Figure 3.



Figure 3: Noise and Weather Monitoring Station Location

Noise measurements were undertaken in accordance with the requirements of Australian Standard AS 1055-1997 'Acoustics – Description and measurement of environmental noise'. The instrument was situated in a free-field position and an averaging time of 15 minutes adopted for the monitoring. The microphone was positioned at a height of 1.2 metres above ground level and fitted with a windshield throughout the measurements.

The instrument serial numbers, and calibration information are presented in Table 4.

Table 4: Equipment Information

OMRCKJM IÄ	IJPSTUÄÄ Ä)* "Ä" T IÄ FT ISL MÄ "OPPMÄILBÄ	\$PJH\ÄLNIA" TUS[PÄMÄ DQ9EÄ
Norsonic 139	1392800	18/12/2020	94.0/94.0
Pulsar 106	8356	03/09/2020	N/A

Noise monitoring has a potential to be affected by rainfall and wind speeds above 5 m/s (as described in the NSW Noise Policy for Industry (2017)). To enable determination of the suitability of conditions for noise monitoring, a Davis Vue weather station was co-located at the noise monitoring location. A review of



meteorological data from the weather station installed onsite indicates that three (3) hours of data was affected by rainfall or high wind speeds. These periods were excluded from the analysis to minimise the potential for weather related bias in the monitoring results.

3.2 Background Monitoring Results

This section provides a summary of average noise levels of each period for a variety of noise parameters. The periods are defined as follows:

- Day – 7 am to 6 pm;
- Evening – 6 pm to 10 pm; and
- Night – 10 pm to 7 am.

Table 5, Table 6 and Figure 4 provide a summary of the results of unattended noise monitoring undertaken provide a summary of the unattended noise monitoring results.

Table 5: Baseline Noise Monitoring Data for Each Day (dB(A))

7T 1JĀ	\$JPSLQĀ	4 _{KT} Ā	4 _I Ā	4 ₁₀ Ā	4 ₅₀ Ā	4 _{JA} Ā	'94 Ā
	Day	-	-	-	-	-	-
29/01/2020	Evening	79.3	62.3	54.8	44.3	52.8	41.4
	Night	89.1	60.4	52.2	36.3	51.1	33.1
	Day	89.2	63.4	57.1	46.6	55.4	45.0
30/01/2020	Evening	76.7	61.8	54.7	43.7	52.5	40.8
	Night	75.0	60.7	52.3	36.0	50.2	32.7
	Day	79.5	62.1	56.5	47.1	53.8	45.8
31/01/2020	Evening	72.1	60.3	54.2	44.7	51.6	42.8
	Night	67.4	58.2	49.7	36.5	47.4	32.0
	Day	88.0	60.8	55.0	46.9	53.4	44.6
1/02/2020	Evening	81.0	60.9	53.6	43.7	52.3	40.8
	Night	84.3	57.2	49.6	36.7	51.0	34.3
	Day	84.2	61.0	56.1	47.6	54.4	43.8
2/02/2020	Evening	90.1	62.3	53.4	42.8	53.9	39.1
	Night	81.7	59.4	50.2	32.6	53.6	28.8
	Day	79.4	63.2	57.8	48.9	55.2	47.5
3/02/2020	Evening	72.7	61.5	55.6	43.3	52.8	38.9
	Night	88.3	60.3	52.1	36.5	50.6	32.1
	Day	81.5	62.3	56.3	46.3	53.8	44.3
4/02/2020	Evening	83.4	63.4	56.0	46.3	54.6	43.6
	Night	72.0	60.1	51.8	36.4	49.9	30.2
5/02/2020	Day	82.2	62.4	56.8	46.6	54.2	44.0



7T 1JĀ	\$JPSLQĀ	4 _{KT} Ā	4 _I Ā	4 ₁₀ Ā	4 _{5C} Ā	4 _{J^} Ā	'94 Ā
	Evening	80.7	59.7	53.7	42.6	51.3	39.5
	Night	75.1	59.5	51.2	36.1	49.3	31.3
	Day	82.2	62.6	57.0	48.2	54.7	46.0
6/02/2020	Evening	78.9	61.8	55.8	46.7	53.6	43.6
	Night	75.3	60.5	52.1	37.0	50.3	32.6

During the noise monitoring period, Bathurst 12-hour endurance race event occurred between 31 January to 2 February 2020. Table 6 presents the parameters for the entire noise monitoring period. To review the potential impact of the Bathurst race, monitoring data for the three days of the event was removed. Reviewing the revised noise parameters, the RBL for day evening and night-time periods are the same as presented in Table 6.

Onsite observations identified that the dominant noise source as traffic noise on Durham Street and Rankin Street.

Table 6: Baseline Noise Monitoring Data for All Days (dB(A))

\$JPSLQĀ	4 _{KT} Ā	4 _I Ā	4 ₁₀ Ā	4 _{5C} Ā	4 _{J^} Ā	-94 Ā
Day	89	62	57	47	54	45
Evening	90	62	55	44	53	41
Night	89	60	51	36	50	32
06:00 – 07:00	89	62	57	45	54	46

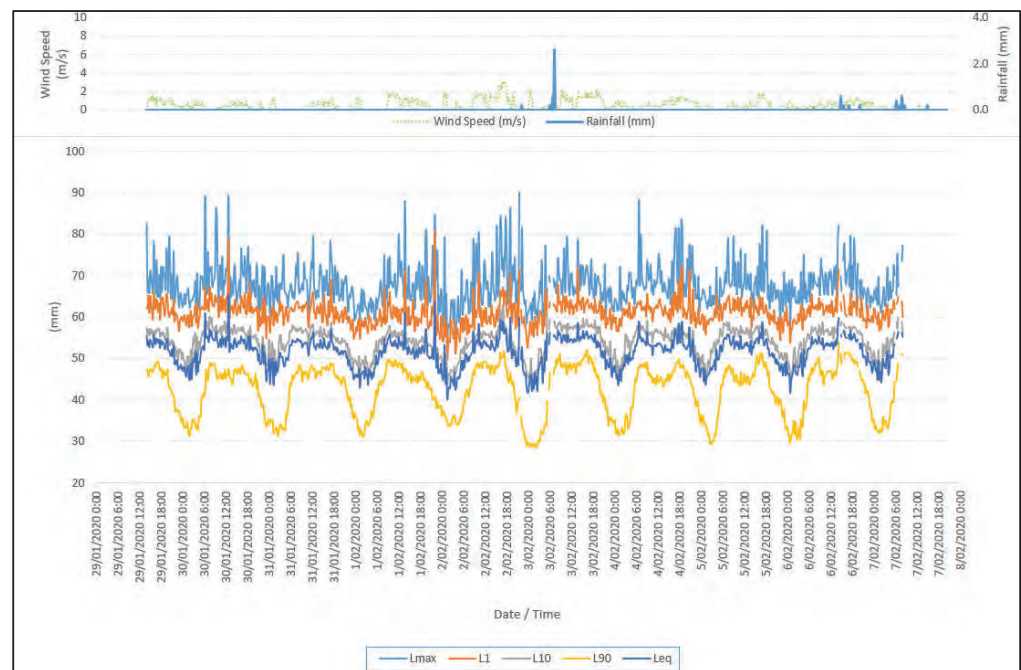


Figure 4: Time History of Monitoring Data



4 ASSESSMENT CRITERIA

4.1 Overview

The acoustic assessment has been completed in accordance with the procedure identified in the NPfI. The NPfI recognises that scientific literature has identified that both the increase in noise level above background levels (that is, intrusiveness of a source), as well as the absolute level of noise are important factors in how a community will respond to noise from industrial sources.

In response to this, the NPfI establishes two separate noise criteria to meet environmental noise objectives: one to account for intrusive noise and the other to protect the amenity of particular land uses. These two criteria are then used to determine project trigger levels against which the proposed development will be assessed. The project noise trigger level is a level that, if exceeded, would indicate a potential noise impact on the community, and so 'trigger' a management response.

The derivation of the two sets of criteria and the resultant project trigger levels are presented below. For residential dwellings, the noise criteria are assessed at the most-affected point (i.e. highest noise level) on or within the property boundary. Where the property boundary is more than 30 metres from the house, then the criteria applies at the most-affected point within 30 m of the house.

4.2 Intrusiveness Noise Criteria

The project intrusiveness noise level is intended to protect against significant changes in noise levels as a result of industrial development. To achieve this, the NPfI describes intrusive noise as noise that exceeds background noise levels (as defined by the Rating Background Level or RBL) by more than 5 dB.

Table 7 presents the derivation of the intrusiveness criteria based on the background noise levels as detailed in Section 3.

Table 7: Derived Intrusiveness Noise Criteria

-J WJMLPÄ	OMBONSIRWJ NNÄV4,15H SÄÖUJÄ"PSIPSTÄ			
	7T_Ä	%RJMSMÄ	JSYZIÄ	C+CH@CÄ
All nearby residential receptors ^{a)}	50	46	37	51

a) Receptor noise limit applied at a location 30 m from the dwelling façade

4.3 Amenity Criteria

The project amenity noise level seeks to protect against cumulative noise impacts from industry and maintain amenity for particular land uses. Given the urban nature of the surrounding area, it is considered likely that further development (including commercial development) could occur into the future. As such, the project amenity noise criteria are equivalent to the noise amenity area noise levels less 5 dB as shown in Table 8.



Table 8: NPFI Amenity Noise Levels

		OMQSVSRJÄ		-J WLKKJMQJQÄÄ		ÄÄLSNJÄJRJUÄQD EEÄ	
*_VJÄLÄ) L SNJÄ	*SKJÄLÄTÄ	*LI TUÄOMQONIPS		\$PLÄJWÄVJWSSWÄDPUÄ		
-J WJRJPÄ	' K JMSIÄ) L SNÄ		ÄÄQD EEÄ		
	'P JT Ä						
Residence	Urban	Day	60		55		
		Evening	50		45		
		Night	45		40		
Commercial	All	When in use	65		60		

4.4 Project Trigger Levels

The project trigger level is the lower value of the project intrusiveness noise level and the project amenity level, after the conversion to $L_{Aeq, 15 \text{ min}}$ dB(A) equivalent level. Table 9 presents the standardised intrusiveness noise level and the project amenity level as derived by adding 3 dB to each period of the day for both baseline monitoring datasets.

Table 9: Determining Project Trigger Level for December

*SKJÄLÄTÄ	!ITMQTPQSNJÄ q, 1>ÄSMÄ L SNJÄJRJUÄQD EEÄ		
	OMQSVSRJÄ	\$PLÄJWÄVJWSSWÄDPUÄ	\$PLÄJWÄVJWSSWÄDPUÄ
Day	50	55 + 3 = 58	50
Evening	46	45 + 3 = 48	46
Night	37	40 + 3 = 43	37

Hence, the potential for adverse acoustic impacts has been assessed using the following criteria:

- Day: 50 dB $L_{Aeq, 15 \text{ min}}$;
- Evening: 46 dB $L_{Aeq, 15 \text{ min}}$; and
- Night: 37 dB $L_{Aeq, 15 \text{ min}}$.

4.5 Sleep Disturbance

NSW EPA have identified a screening assessment for sleep disturbance based on the night-time noise levels at a residential location. Where noise levels at a residential location exceed:

- $L_{Aeq, 15 \text{ min}}$ 40 dB(A) or the prevailing RBL plus 5 dB, whichever is greater; and/or
- L_{AFmax} 52 dB(A) or the prevailing RBL plus 15 dB whichever is the greater,

A detailed maximum noise level event assessment should be undertaken. Based on the measured night-time RBL of 32, the sleep disturbance criteria for this project is:

- $L_{Aeq, 15 \text{ min}}$ 40 dB(A); and/or
- L_{AFmax} 52 dB(A).



5 NOISE ASSESSMENT

5.1 Noise Modelling Methodology

For the purposes of predicting impacts associated with noise emissions from the development site on nearby sensitive receptors, noise modelling of the sources was completed using the proprietary software CadnaA (version 2020 build 175.5010) developed by DataKustik. CadnaA incorporates the influence of meteorology, terrain, ground type and air absorption in addition to source characteristics to predict noise impacts at receptor locations. All predictions have been undertaken in accordance with ISO Standard 9613 (1996) Acoustics - Attenuation of sound during propagation outdoors.

The model is utilised to assess the potential noise emissions from the site under a range of operating scenarios and meteorological conditions. The noise modelling also allows investigation of possible noise management solutions, in the event that non-compliance with the assessment criterion is predicted.

5.2 Meteorology

The NPfI presents guidelines for the consideration of meteorological effects on noise propagation, specifically, temperature inversions and/or gradient winds. NPfI provides two options for assessing meteorological effects as detailed in Table 10.

Table 10: Standard and Noise Enhancing Meteorological Conditions

(JLPL UY\$WTUÄ "LMQSISLMNÄ	(JLPL UY\$WTUÄ\$TPTKJJPÄ
Standard conditions	Day/evening/night: stability categories A-D with wind speed up to 0.5 m/s at 10 m AGL.
Noise enhancing conditions	Day/evening: stability categories A-D with light winds (up to 3 m/s at 10 m AGL). Night: stability categories A-D with light winds (up to 3 m/s at 10 m AGL). And/or stability category F with light winds (up to 2 m/s at 10 m AGL).

The following meteorological conditions have been modelled:

- Day Periods – Stability class D with wind direction at worst-case for each receptor and at a speed of 3 m/s representing a worst-case assessment of potential impacts for day-periods; and
- Night Periods - Temperature inversion with light (2 m/s) wind direction at the worst case for each receptor.

5.3 Noise Sources

The proposed development is for a drive thru 'Village Bakehouse'. The drive thru will operate between 05:00-23:00 hours and cooking commencing from 03:00 hours. The drive thru site will include a car park with a capacity of 25 spaces.



Table 11 presents a summary of the source noise levels considered in the assessment. The sound power levels for the plant and equipment presented in the table below are as provided by the manufacturer or taken from information held in our library.

Vehicle movements have been based on a travelling speed of 10 km/hour and with 15 vehicles situated in the drive thru lanes. It should be noted that waste collection will occur from Rankin Street.

The delivery of products may occur at any time of the day, evening, or night-time period. Only one delivery will occur per day and will last approximately 30 minutes. During the delivery, the truck will park under the covered area of the drive thru. When deliveries occur during the daytime period, the drive thru will temporarily be closed.

The location of noise sources as modelled (with the exception of vehicle movements) is presented in Figure 5.

Table 11: Source Noise Levels

Source	Operating Hours	Sound Power Level (dB)	
		Daytime (6am-6pm)	Nighttime (6pm-6am)
Drive-through order point speaker x 2	80% (day)		
	80% (eve)	78 (each)	88 (each)
	20 % (night)		
Customer paying at payment window (includes idling engine) x 3	80% (day)		
	80% (eve)	84 (each)	94 (each)
	20% (night)		
Delivery trucks and unloading x 1	50% per hour (all hours)	87	-
Roof exhaust x 2	100% (cooking hours)	70	-
Condenser x 2	100% (24/7)	78	-
Air conditioning unit x 6	50% (0300-0500)	78	-
	100% (opening hours)		
Groups of patrons talking in car park or dining area x 4	10% (all periods)	68 ^{a)}	-
Vehicle Movements	120/hour (day)		
	120/hour (eve) ^{b)}	84	87
	15/hour (night)		
Vehicle Idling x 15	100% (opening hours)	74	77
Car door slam	6 vehicles (cooking hours)	-	94
Playground (10 children)	50% (day and evening)	90	95

a) Revised patron noise for normal, raised voices has been taken from "Prediction of Noise from Small to Medium Sized Crowds" (MJ Hayne, JC Taylor, RH Rumble and DJ Mee, 2011). Based on 16 patrons dining outside.

b) Expected worst case vehicle throughput during peak hours

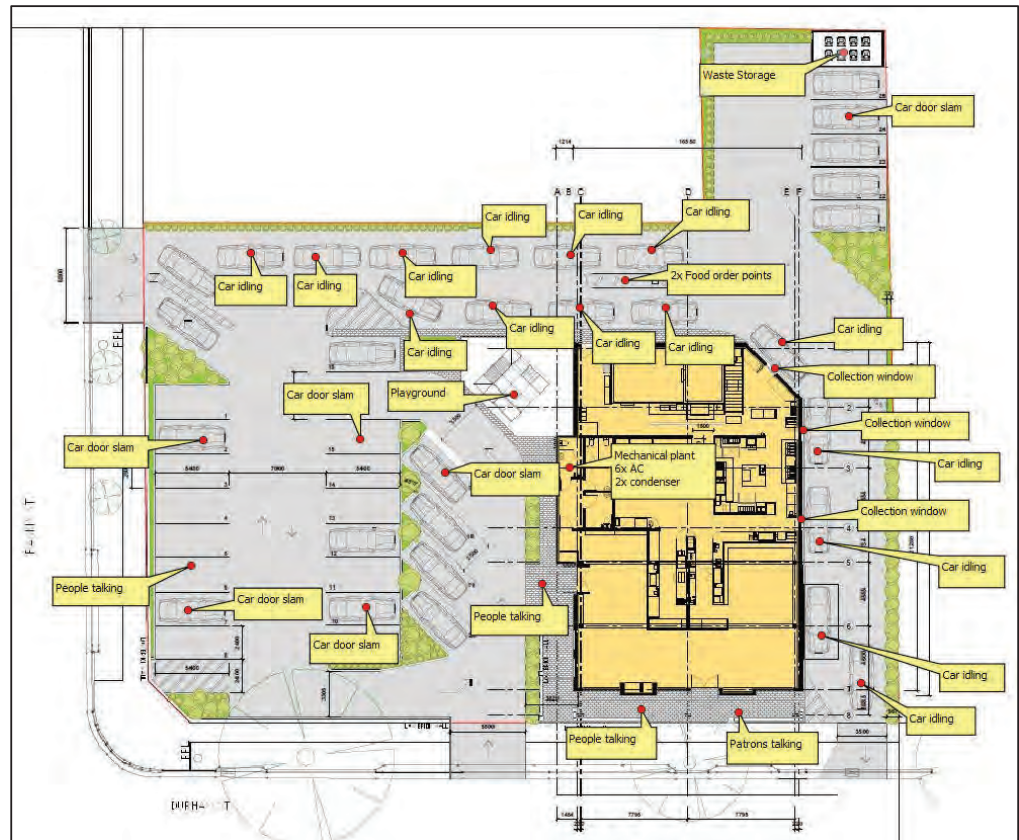


Figure 5: Location of Modelled Noise Sources (with the Exception of Vehicle Movements)

5.4 Proposed Mitigation

Figure 6 presents the proposed mitigation to be implemented on the property boundary. The noise mitigation is as follows:

- A 2.2 m or 2.0 m high acoustic barrier fence along the entire length of the boundary as shown in Figure 6.

To achieve the acoustic objectives, all acoustic barriers should be constructed in a manner that meets the following requirements:

- Reflective type noise fence panels must have a minimum surface density at air dry moisture content (excluding structural components) of 12 kg/m²;
- The barrier must be complete and free from gaps along its length and at ground level;
- Acoustic sealing is required between posts.

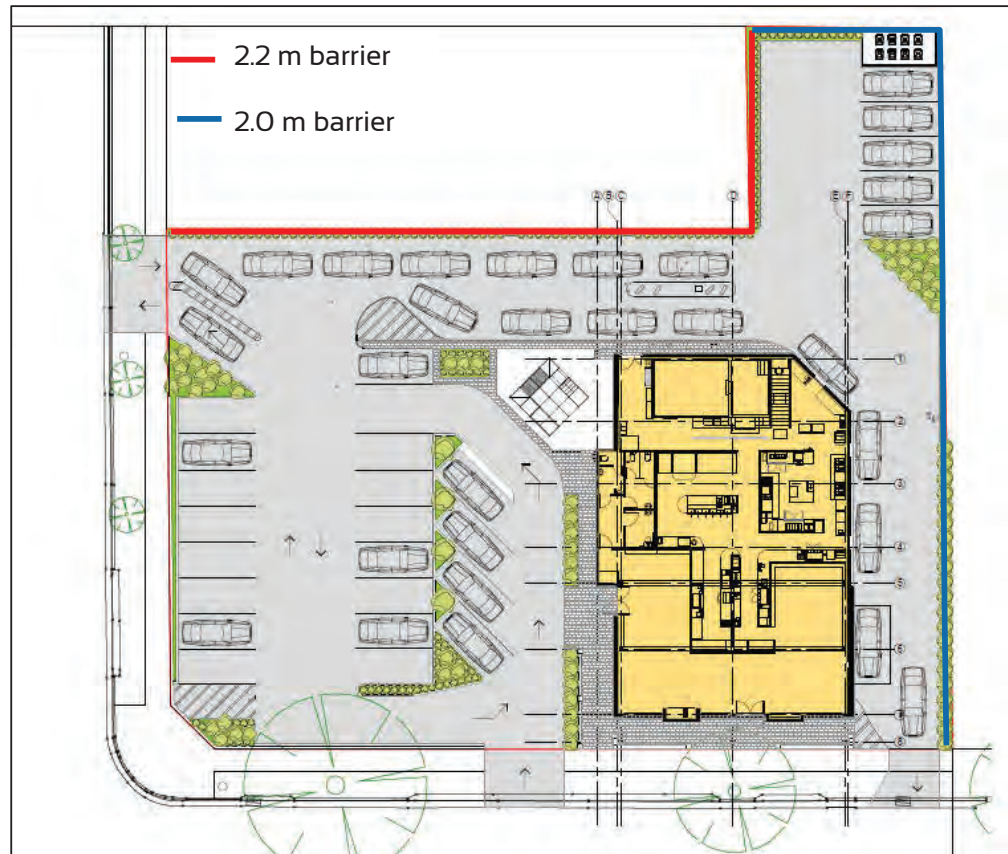


Figure 6: Modelled Acoustic Barriers



6 PREDICTED NOISE LEVELS

Table 12 below presents the predicted receptor noise levels during the operational phase of the proposed restaurant with the mitigation measures identified in Section 5.4.

Review of the predicted noise levels confirms that compliance with the project trigger level established in accordance with the NPfI can be achieved for all receptors for both day, evening, and night periods under worst-case meteorological conditions.

Table 12: Predicted Receptor Noise Levels, dB(A)

	7T_Ä	4J q, 15minÄ	JSYZ IÄÄ	7T_Ä\Ä%RMSMÄÄ SYZIÄ	"LKV U_Ä
R1	47	46	37	58 / 48 / 37	Y
R2	43	42	35	58 / 48 / 37	Y
R3	47	45	36	58 / 48 / 37	Y
R4	43	42	34	58 / 48 / 37	Y
R5	40	39	33	58 / 48 / 37	Y
R6	39	39	34	58 / 48 / 37	Y
R7	45	43	35	60 / 60 / 60	Y
R8	41	40	31	58 / 48 / 37	Y
R9	46	44	34	60 / 60 / 60	Y
R10	45	44	34	58 / 48 / 37	Y
R11	38	38	31	58 / 48 / 37	Y
R12	38	37	29	58 / 48 / 37	Y
R13	37	36	28	58 / 48 / 37	Y
R14	37	36	29	58 / 48 / 37	Y
R15	38	38	33	60 / 60 / 60	Y
R16	31	29	21	58 / 48 / 37	Y
R17	29	28	20	58 / 48 / 37	Y
R18	40	39	31	58 / 48 / 37	Y
R19	47	46	36	58 / 48 / 37	Y
R20	41	40	34	58 / 48 / 37	Y
R21	40	39	35	58 / 48 / 37	Y

The predicted noise level contours are presented in Appendix B.

As detailed in Section 4.5, the default sleep disturbance criteria is applicable for this project. Table 13 presents a comparison of predicted noise levels (as $L_{Aeq,15min}$ and L_{Amax}) with the sleep disturbance assessment criteria in accordance with NPfI methodology.

Review of the results of the modelling presented confirms that compliance with the sleep disturbance criteria is predicted to be achieved for all nearby sensitive receptors.



Comparing the predicted noise levels against the RBL of 46 dB(A) for the period 0600-0700 hours as shown in Table 6, it can be determined that the potential impacts of the Bakehouse are predicted to be 10 dB(A) below the existing environment, and as such is not expected to be intrusive during this time.

Table 13: Predicted Receptor Noise Levels – Sleep Disturbance, dB(A)

-J WJMLPÄ	\$PJQSWQÄ SYZIÄ*SKJÄLSNJÄ RJ IÄ	"PSIJSTÄÄ	"LKV U_Ä	
	4J ^Ä	4kTJ Ä	D4 ^ÄÄkTJ EÄ	D8J EÄ
R1	37	36	40 / 52	Y
R2	35	44	40 / 52	Y
R3	36	32	40 / 52	Y
R4	34	39	40 / 52	Y
R5	33	39	40 / 52	Y
R6	34	37	40 / 52	Y
R7	35	34	N/A	-
R8	31	27	40 / 52	Y
R9	34	31	N/A	-
R10	34	31	40 / 52	Y
R11	31	46	40 / 52	Y
R12	29	46	40 / 52	Y
R13	28	46	40 / 52	Y
R14	29	45	40 / 52	Y
R15	33	44	N/A	-
R16	21	26	40 / 52	Y
R17	20	24	40 / 52	Y
R18	31	25	40 / 52	Y
R19	36	33	40 / 52	Y
R20	34	39	40 / 52	Y
R21	35	32	40 / 52	Y



7 ODOUR ASSESSMENT

To assess the potential for odour impacts from the Bakehouse, a qualitative approach has been used which includes the identification of potential odour sources, a review of proposed odour control measures, an assessment of the existing odour levels in the vicinity of the Bakehouse, local dispersion conditions and site considerations.

7.1 Existing Odour

Review of the surrounding area has identified that there are several food premises within 300 m of the Bakehouse, as shown in Table 14.

Table 14: Existing Odour Sources

Food Premise	Food Type	Distance from Bakehouse	Direction from Bakehouse	Distance to Nearest Sensitive Receptor ^{a)}
KFC	Fast food (frying)	225 m	South East	7 m ^{b)}
McDonalds	Fast food (frying)	280 m	South East	28 m
Hungry Jacks	Fast food (grilling / frying)	290 m	South East	10 m ^{c)}
Great Wall	Pub (grilling / frying)	205 m	South	- ^{d)}

a) Distance measured from food premise boundary to receptor boundary

b) Separated by car park entrance

c) Separated by Evans Lane

d) Located in centre of town. No immediate sensitive receptors identified.

The type of food premises listed in Table 14 generally rely on frying as the dominant cooking method which tend to generate more odour.

7.2 Potential Odour

Compared to other food production operations in the areas (as shown in Table 14) which rely more heavily on deep fry cooking processes that tend to generate more odour, bakeries are considered to have a low offensiveness rating.

The relative position of the Bakehouse to residential premises would be similar to the other food outlets when located within the Bathurst Regional Council area (as listed in Table 14) and it is expected that if these operations can operate without issue then the Project would also likely be able to operate without issue.

The primary source of potential odorous air emissions from the Bakehouse is identified to arise from the cooking of food products within the kitchen area. The methods for cooking at the Bakehouse would primarily include ovens and stove top, steamers, grillers and some deep frying. The rate of odour emissions from these would vary throughout the day depending on the demand with peak times generating more odour.

Other potential sources of odorous emissions may arise from the storage and handling of waste at the site and from the storage of raw materials at the site.



Appendix C presents the meteorological review of BOM observational data at Bathurst Airport. The wind roses show that annually, the winds are predominantly from the north, east and WSW directions. Of these wind flows, westerly winds are likely to disperse the odour towards the closest receptors located to the east. Annually, the calm conditions are 10% which will limit the dispersion of odour. During hours where baking will occur (03:00 – 23:00), the calm conditions occur for 9.7% of the time.

7.3 Odour control measures

The odour control measures to manage the primary source of odour from the Bakehouse include a kitchen ventilation extraction system with ventilation hoods positioned above the main cooking points in the kitchen. The kitchen ventilation extraction system would be equipped with filtration equipment to manage the air emissions generated. The odour emissions from the cooking processes will be captured and dispersed into the ambient air via an exhaust point positioned at roof-top level.

Odour emissions from the operations are expected to be dispersed into ambient air and therefore highly unlikely to negatively impact the surrounding environment. Odour will be minimised through regular maintenance and cleaning of the ventilation filtration.

Good housekeeping procedures will minimise the potential of odour from the storage and handling of waste and raw materials at the site. Such measures include:

- Store all waste materials in sealed/ enclosed bins.
- Ensure regular disposal of waste materials from the site.
- Regularly cleaning and maintaining dining, kitchen, and storage areas.
- Ensuring all raw materials are not left out for excessive periods.

7.4 Summary and Conclusions

Perception of offensive odours can vary greatly between people. Cooking odours are often perceived as pleasant; however, the intensity, frequency, duration and circumstances of cooking odours can cause annoyance. Given the context of other land uses in the surrounding area and the receiving environment, it is unlikely that odorous emissions originating from cooking processes within the operation would be considered offensive by a typical person at this location.

To ensure that potential odour emissions from the Bakehouse are managed effectively, it is recommended that an odour management plan be developed which includes:

- Regular inspections by staff for odour sources at the Bakehouse, especially waste storage areas. Such inspections should be undertaken on at hourly intervals during the day. If odour is detected, the waste should be collected more frequently. Additional cleaning of the waste storage area (including bins) should be undertaken frequently to ensure no residual odour is present.



- Any incident or complaint regarding odour be recorded and investigations to be undertaken to identify the specific cause and corrective action to be implemented to prevent similar incidents from occurring in the future.

Given the nature of the odour source, the existing land use, the receiving environment, and site considerations, it is unlikely that the operation of the Project would lead to an adverse odour impact in this location.



8 CONCLUSIONS AND RECOMMENDATIONS

A bakehouse is proposed at 113 Durham Street, Bathurst. In order to confirm the suitability of the proposed development in terms of potential noise impacts on nearby residential receptors, a noise impact assessment has been undertaken.

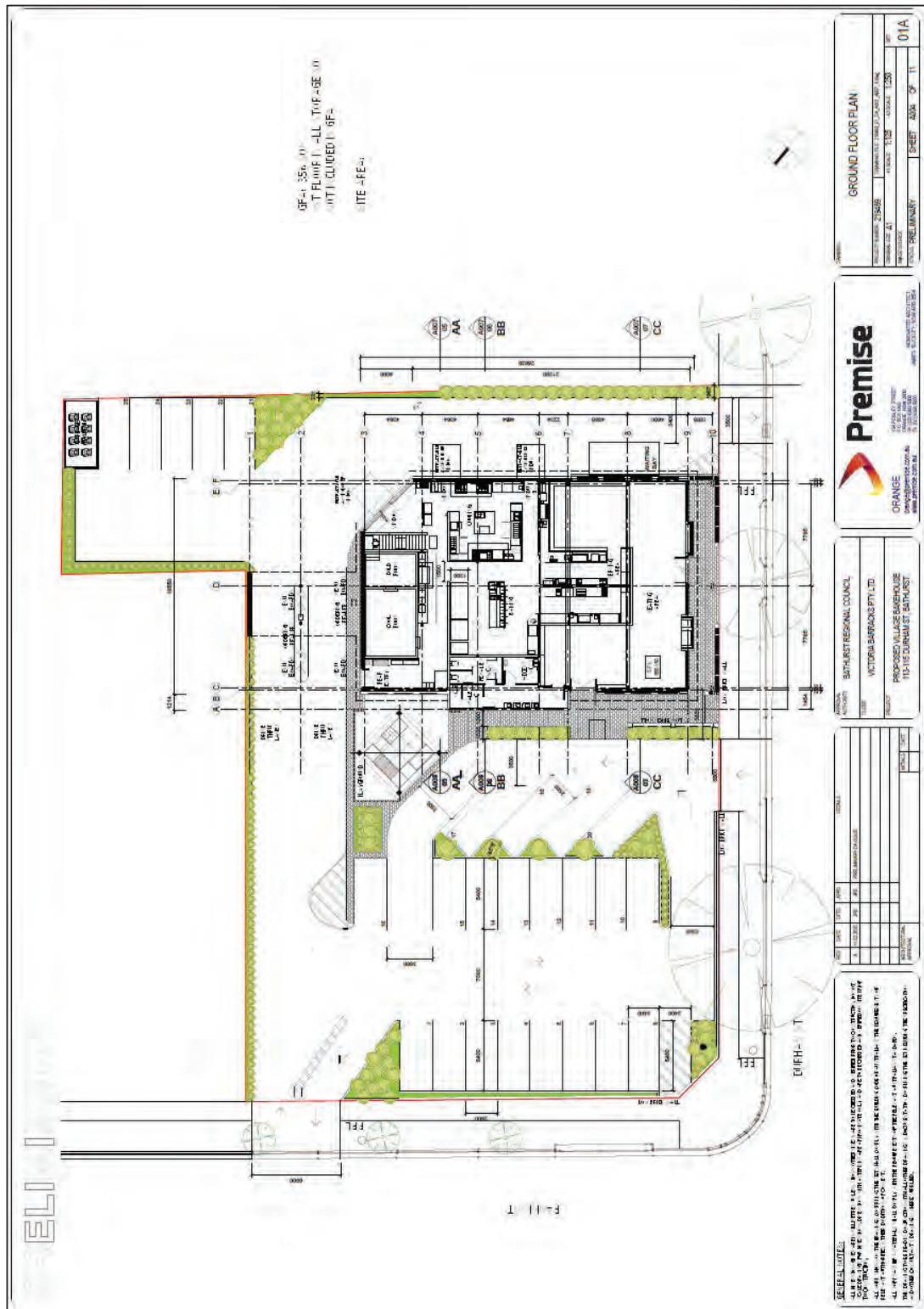
The impact assessment, which was undertaken in accordance with the NSW Noise Policy for Industry, has considered potential impacts on both the acoustic amenity for nearby sensitive receptors and the potential for unacceptable sleep disturbance.

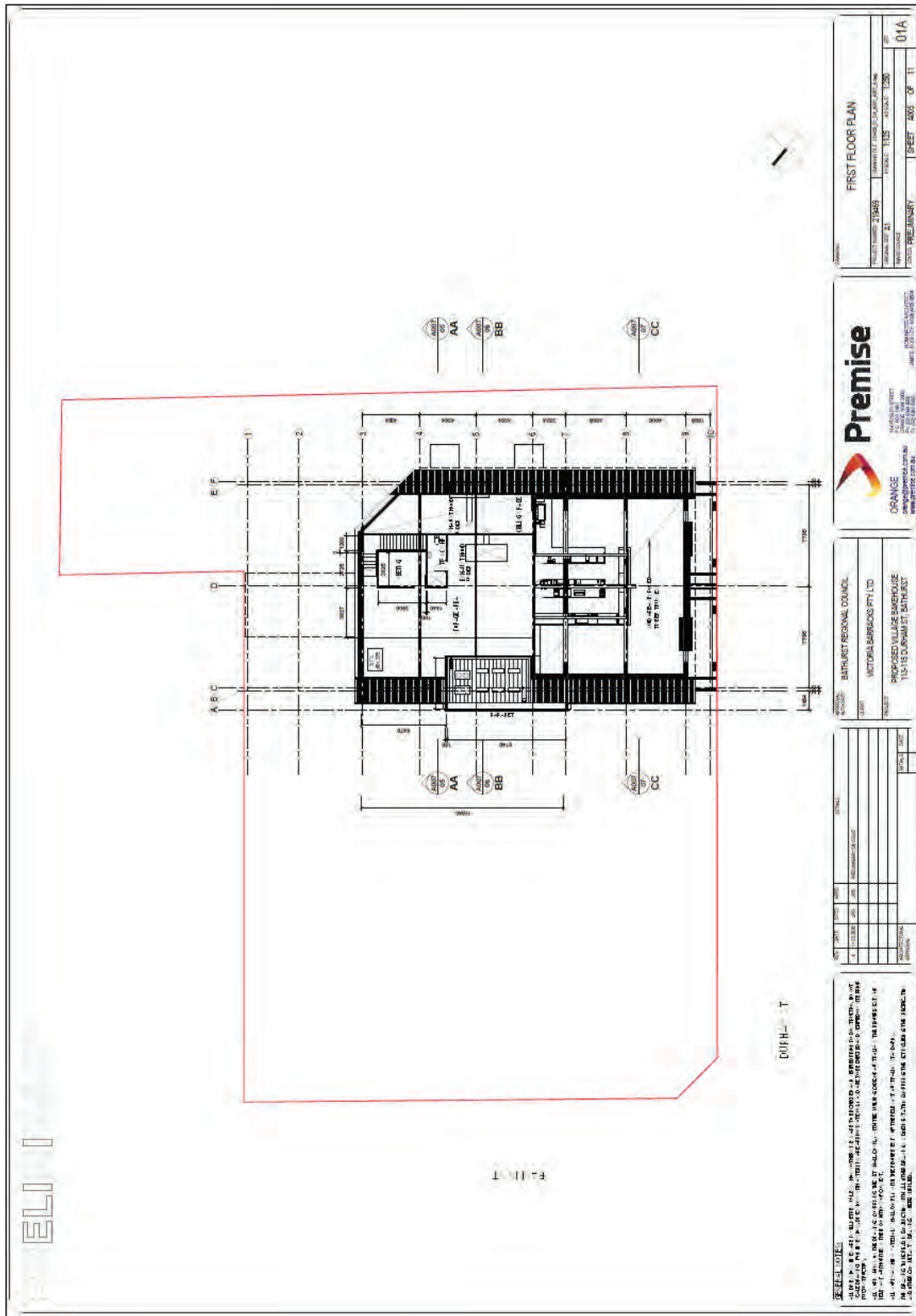
The modelling has demonstrated that with a 2 m high acoustic barrier around the property boundary and the implementation of a management plan to restrict the delivery trucks to daytime only, compliance with the NPfI project trigger levels is achieved at all receptors. Furthermore, unacceptable sleep disturbance is not expected to occur at any nearby sensitive receptor as a result of the proposed development.

A review of the potential odour from the bakehouse has identified that the proximity of the proposed exhausts is similar to fast food restaurants in Bathurst which are generally considered to be more offensive than baking odours.

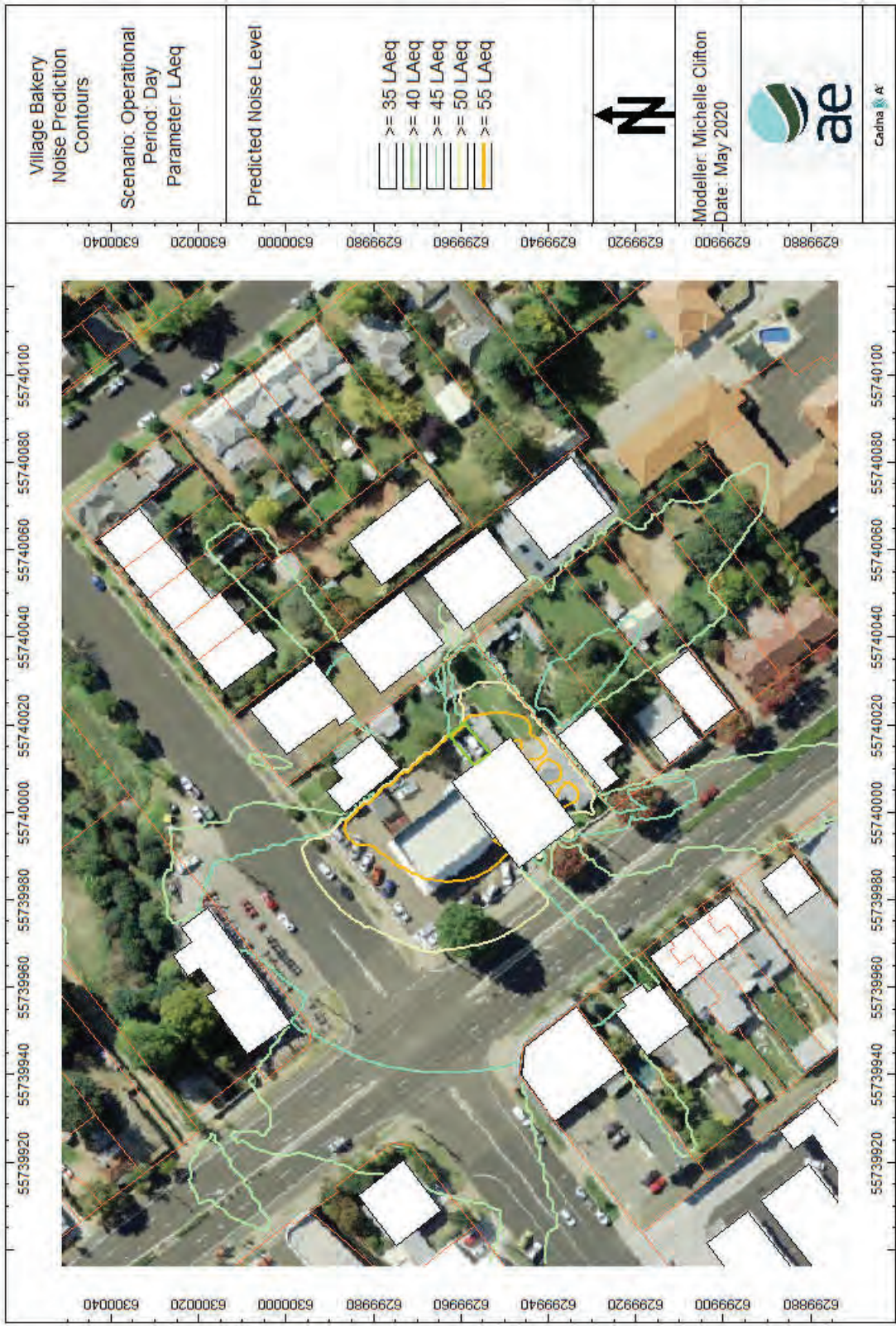
Given this, from an acoustic and odour perspective, the risk of adverse amenity impacts as a result of the operation of the proposed Bakehouse is considered to be low.

APPENDIX A: DEVELOPMENT PLANS

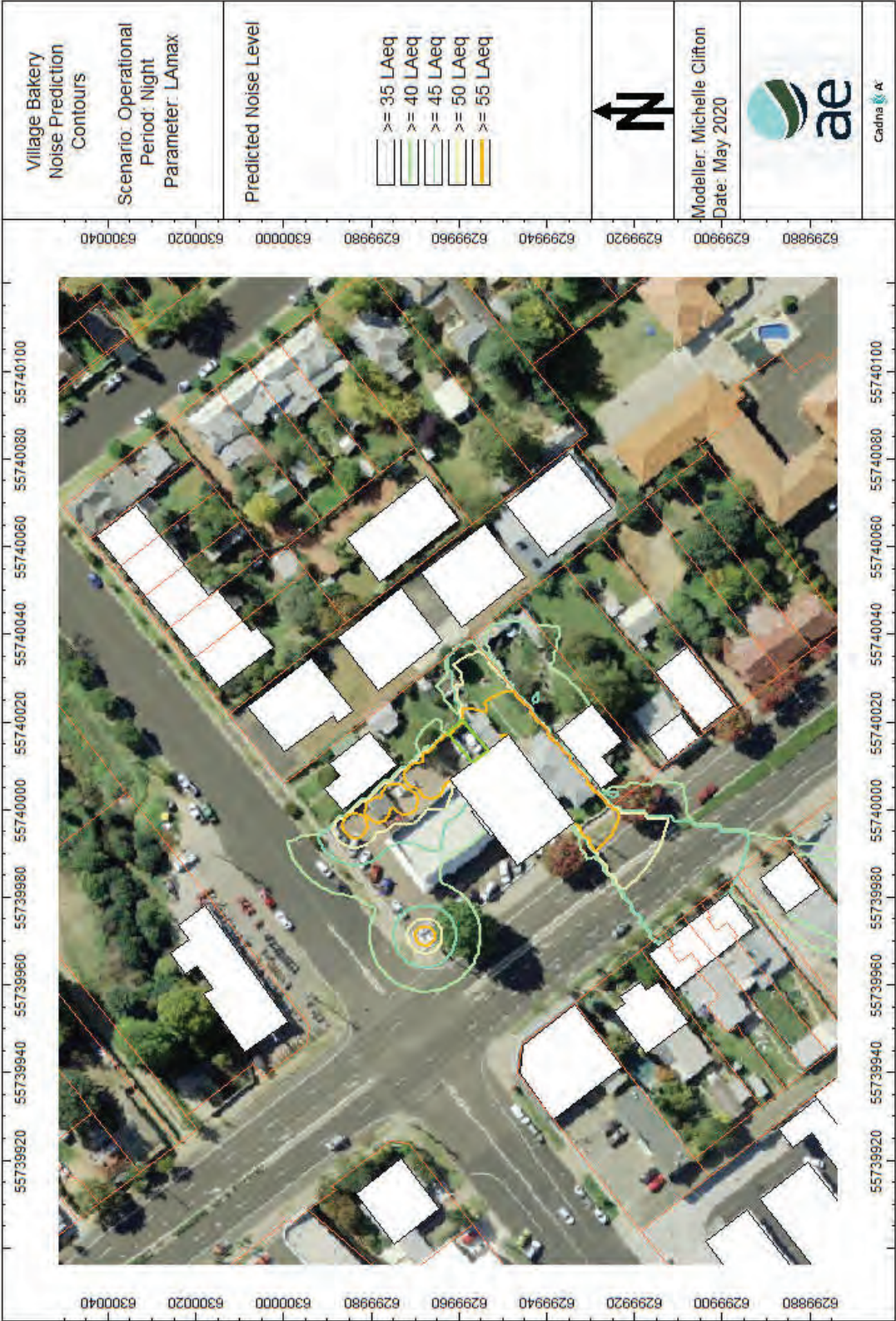




APPENDIX B: NOISE PREDICTION CONTOURS









APPENDIX C: METEOROLOGICAL REVIEW

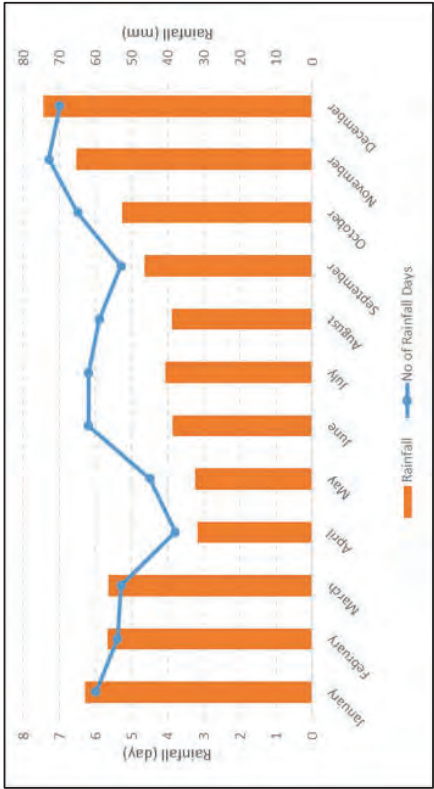
Hourly climatic data from the closest Bureau of Meteorology (BOM) weather station at Bathurst Airport (station number O63291) was analysed to characterise the local climate. The Bathurst Airport weather station is located approximately 7 km east of the Bakehouse.

Figure 7 provides a summary of the data from Bathurst Airport between 2012 – 2016 for wind speed, temperature, relative humidity, and rainfall. The following are noted:

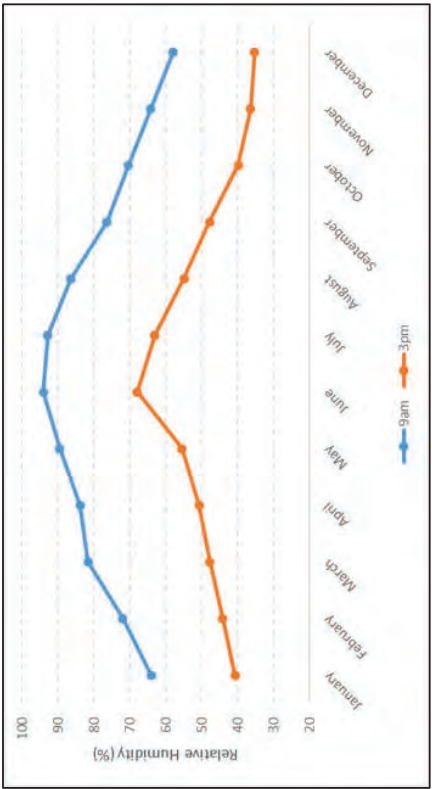
- The data indicates the warmest months are December and January, with temperatures exceeding 35°C and the average temperature is 20°C. The coolest months are July and August, when temperature can drop to -6°C and the average is 6°C.
- Rainfall is generally higher during the summer months, with an annual average of 600 mm over 69 days. The wettest month is December, when 75 mm fell over seven (7) days. April and May were the driest months with <35 mm of rainfall over four (4) days.
- Relative humidity varies with the seasons with the highest humidity during the winter months. Diurnal relative humidity is higher during the morning period with averages ranging 60 – 95% at 9 am. Humidity decreases and by 3pm, the averages are 35 – 68%.
- Wind speeds have a similar variability between 9am and 3pm conditions across the year. Mean 9am wind speeds range from 7.8 km/h in April to 11.8 km/h in December. Mean 3pm wind speeds range from 14.8 km/h in April to 20.2 km/h in December.

Figure 8 presents the annual and seasonal wind roses as recorded at Bathurst Airport between 2012 – 2016 and show the following:

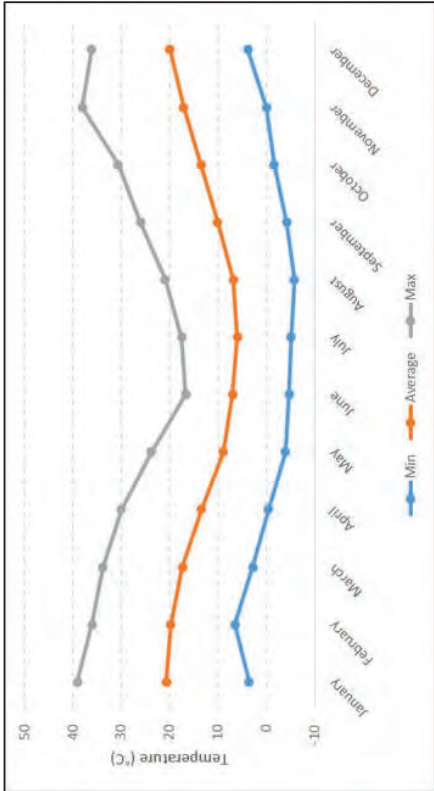
- On an annual basis, winds are variable and spread across all wind directions with the most predominant winds from the north with 10.7% calm conditions.
- In the summer, winds from the north and south west are most dominant with 10.8% calm conditions.
- During summer easterly flows are prevailing with 7.6% calm conditions.
- During autumn, winds are fairly evenly distributed from all directions.
- In winter, winds from the west and north are most predominant with 10.9% calm conditions.



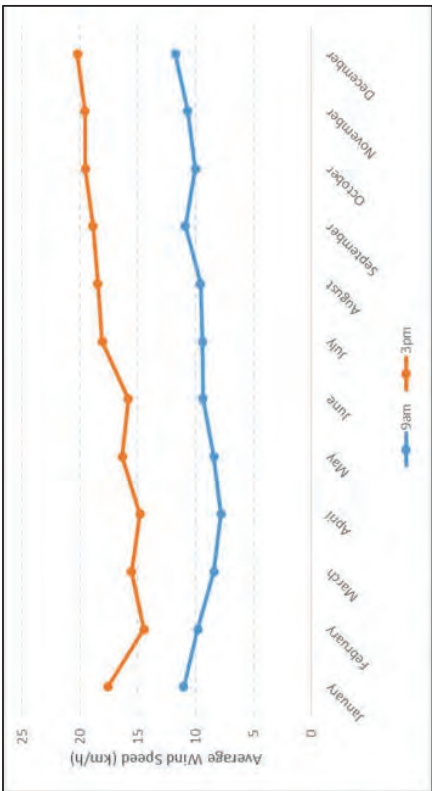
Average Rainfall (mm) (2012 – 2016)



Average Relative Humidity (%) (2012 – 2016)

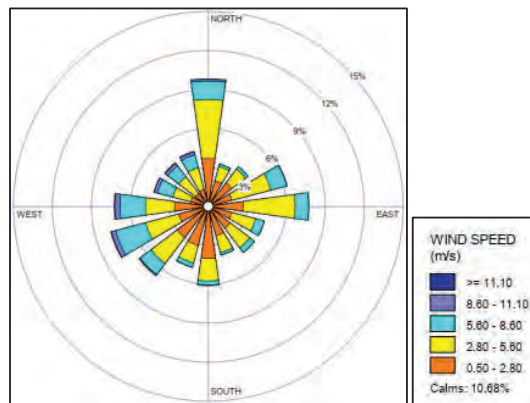


Min, Average and Max Temperatures (°C) (2012 – 2016)

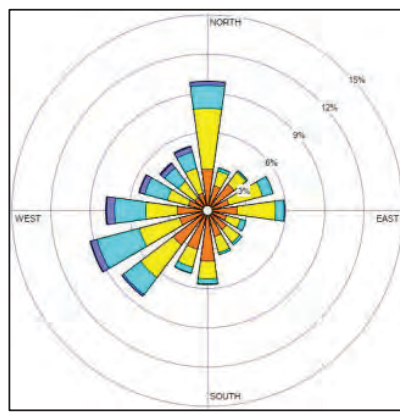


Average Wind Speed (km/h) (2012 – 2016)

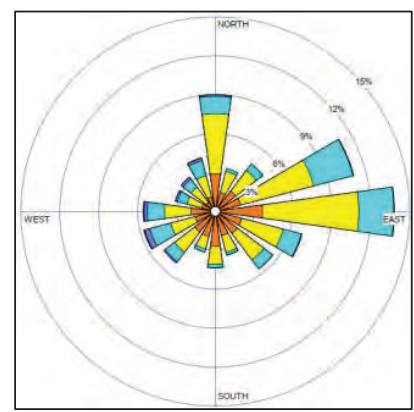
Figure 7: Weather Analysis for Bathurst Airport (2012 - 2016)



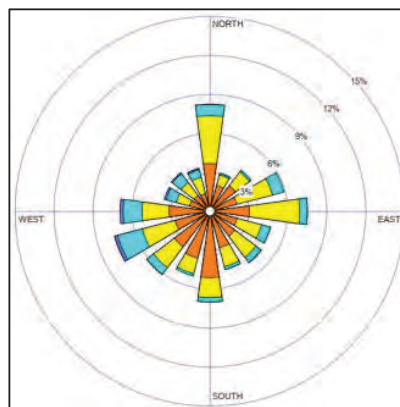
Annual



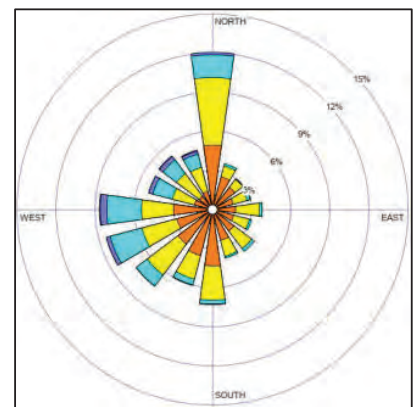
Spring



Summer



Autumn



Winter

Figure 8: BOM Bathurst Airport Wind Roses (2012 – 2016)

Statement of Heritage Impact

105 and 113 Durham St, Bathurst



Dr Ruth Longdin
MONITOR
HERITAGE CONSULTANTS

March 2020

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The picture on the front cover is of 105 and 113 Durham St and was taken around 1933. Courtesy of the Bathurst Historical Society.

This statement forms part of the statement of environmental effects for:
105 and 113 Durham St, Bathurst NSW 2795

Prepared by: Dr Ruth Longdin BAppSc, MA, PhD, MPHA of Monitor Heritage Consultants.

For: Premise

1. Introduction

1.1 Introduction

This statement of heritage impact is being undertaken in order to assess the impact of a proposed development on the heritage significance of the site, and the broader area, currently known as 105 and 113 Durham St, Bathurst.

The two sites were one until after 1950 when the site was (unofficially) subdivided and the two structures that are currently extant were constructed. The sites, whilst having some historical significance, have no surviving remnants of that history or heritage. As a result of this the site itself does not retain any heritage significance. It is however, within a Heritage Conservation Area (HCA) and subsequently any infill development needs to ensure that it does not detract from the heritage significance of the broader area. This statement assesses the potential impact of this development on the heritage significance of the streetscape.

1.2 Definition of Study Area



1.3 Identification of Author

Dr Ruth Longdin, of Monitor Heritage Consultants, is a professional historian and heritage consultant. She is a registered heritage consultant with the NSW Heritage Office and has over 20 years' professional experience and is also a member of the Professional Historians Association. She currently works in the Blue Mountains, Lithgow and Central West of NSW.

1.4 Methodology

This study has been undertaken in accordance with the processes established by the NSW Heritage Office as defined in:

- *NSW Heritage Manual*, 1999
- *The Burra Charter*, 1999
- *Assessing Heritage Significance*, 2000

The methodology for this study has included the following:

- Examination of documentary and bibliographic evidence pertaining to the site and to the Bathurst Heritage Conservation Area.
- A physical site analysis of both the sites and the surrounding Heritage Conservation Area
- Engaging Bathurst District Historical Society to undertake a heritage building report.
- A Land Titles Search

2. Site Description

The site in question here covers the street address of both 105 and 113 Durham St, Bathurst. The area is in a Heritage Conservation Area the significance of which is based on the brick work that predominated in this area throughout the nineteenth and twentieth centuries. It is significant to note that these two sites were connected throughout much of the nineteenth and half of the twentieth centuries.

105 Durham St

This building is a domestic house constructed of rendered brick. It is not considered to be of heritage significance in and of itself but is seen as being contributory to the Heritage Conservation Area and the broader streetscape. It was constructed in 1953.



105 Durham St, Bathurst – February 2020

113 Durham St

The structures that were originally on this property included a 5-6 bedroom house, a slab hut and a forge. It appears that the slab hut was removed sometime around 1882 and the larger house sometime around 1950-1953. Nothing of this earlier period remains.

In 1953 the original large house was demolished and the building that remains on this site from this period operated for a number of decades as a service station. This building does not contribute to the streetscape nor to the Heritage Conservation Area.



113 Durham St, Bathurst with 105 in the background. The large tree, a remnant of an historic tree planting programme, is visible to the right.



Durham St, line of historic houses including a heritage listed cottage, (the white cottage at the far left at 101 Durham St).



Heritage Listed house at 101 Durham St



Heritage Conservation Area houses opposite 105 and 113 Durham St

3. History

Bathurst is one of New South Wales' most historic towns. It was first major town to be established after the crossing of the Blue Mountains in 1813 with William Cox taking up land near there in 1816 and William Lawson in 1817.¹ In 1818 a series of small grants, on the right bank of the Macquarie River, were made to ten smallholders thus marking the beginning of the development of the City of Bathurst. At this point the government made its base on the left bank and the settlement on the right.²

Over the next two decades development in the town was slowed by a number of factors including conflict with local Aboriginal people, bushrangers and climatic and seasonal changes which influenced pastoralism and agriculture in the area. In 1821 the census recorded 257 males and 20 females and by 1828 the census for the area, including Wellington, revealed 1 791 males of whom 1 307 were convicts. By the 1820s there were nine government buildings including a large house for the commandant, brick barracks for soldiers, store and granary, brick barrack to accommodate the storekeeper and one for the chief constable and superintendent of convicts, a weatherboard barrack for the overseer of government stock and a log house as a barrack for 50 male convicts.³

It is difficult to ascertain other structures that were established during this time as no records remain. We know that whilst some development occurred prior to 1833 it was not until that year that allotments in the town of Bathurst were first officially sold.⁴ It was in this year that the first town plan was developed. The original sections of this plan were focussed around Seymour, Keppel, George and Ranken Streets and a portion of Howick Street.⁵ Theo Barker elaborates:

Within this territory there were reserves for the convict barracks at the corner of William and Keppel Streets, the hospital (corner of Howick and Bentinck Streets), the police barracks (Durham Street), a market and market house (corner of Durham and William Streets and a court house and gaol.⁶

¹ Barker, T A *History of Bathurst* Volume 1: p35

² *Ibid* p42

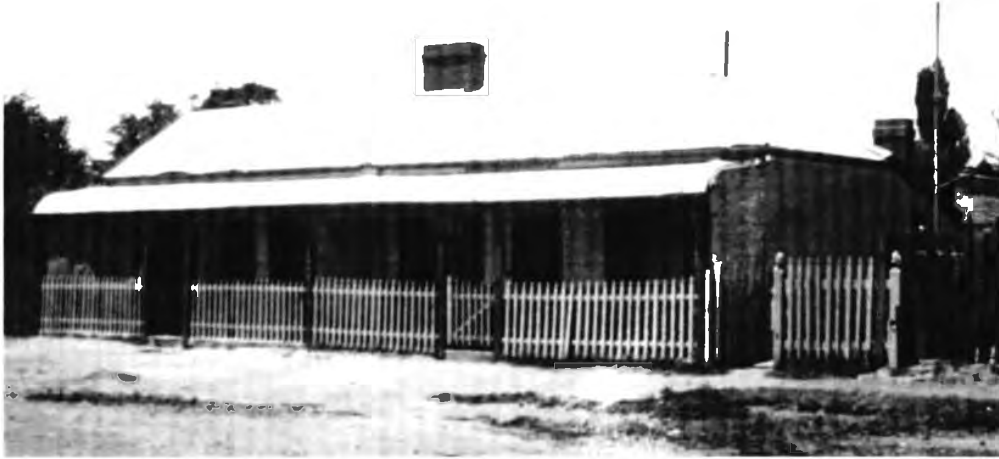
³ Barker, T A *History of Bathurst* Volume 1: p87

⁴ Barker, T A *History of Bathurst* Volume 1: p137

⁵ *Ibid* p167

⁶ *Ibid*

Whilst a number of these buildings were not built for some time they were nonetheless incorporated into the design of the town at its inception. Durham Street was in the original town plan.⁷ There was however, little further planning for Bathurst over the following decades and as a result of this there were many structures constructed that were sub-standard. This was exacerbated by the boom in development that followed the gold rush of the 1850s and whilst public buildings were of a good standard it was small businesses and domestic houses and outbuildings that became problematic.⁸



'First Cottages in Bathurst' Frank Walker – date unknown



*Part of panorama looking South taken from Catholic Cathedral Tower 1870-1875
American and Australasian Photographic Co.*

Subsequently in 1886 a comprehensive survey was undertaken and a series of improvements to the town was implemented. These improvements included

⁷ Ibid

⁸ Ibid Volume 2 p123

improved construction, the demolition of houses unfit for human habitation and the implementation of an extensive tree-planting programme.⁹

The tree planting programme went on to have a significant aesthetic impact on Bathurst that carries through to the present day. We know this impacted throughout the town and included the area under consideration here. In 1889 contractors were hired to dig holes for trees in Keppell, Russell, Howick, Durham and Piper Streets and council called tenders for the supply of 320 tree guards.¹⁰



Image of Bathurst Frank Walker – estimated date 1900-1910

The two images on the previous page provide us with a clear comparison of the periods C1870 and C1900. The date is estimated on the above Frank Walker image based on the 'Crossing the Blue Mountains' collection (which occurred in the lead up to 1913) and the fact that they are playing cricket. Whilst some cricket occurred prior to the turn of the twentieth century it appears that it was only larger city clubs that played then (eg Bathurst Cricket Club versus University Cricket Club in 1872).¹¹ The Bathurst and District Cricket association, creating a district wide competition, was not established until 1906.¹² It is therefore likely that the date of this picture is between the years of 1906-1913.

⁹ Ibid

¹⁰ Barker, T A *History of Bathurst* Volume 2 p 124

¹¹ *Empire* 26.02.1872 p2

¹² From the Bathurst and District Cricket Association web site.

The town improvements and, more specifically, the tree planting programme is visible in the comparison between the two pictures. The programme appears to have had an impact on Frank Walker as he also took the following image. This image was taken at the same time as the previous and so it is estimated that these pictures were taken 20 years after the programme was implemented:



From Frank Walker's 'Crossing the Blue Mountains Collection'

We know that Durham Street was incorporated into the first 1833 town plan suggesting its history goes at least as far back as this period. We also know that the 1886 improvements, including the tree planting, extended into the area.

3.1 Site History

The site under question, known currently as 105 and 113 Durham St, Bathurst, was one single site throughout the latter decades of the nineteenth century and throughout the first half of the twentieth century. Records indicate that this site comprised of 1 large, 5-6 bedroom house and a forge for much of the seventy year period leading up to 1950 when it was subdivided into the two sites we see today. For a short period of time in the 1870s a slab hut was also on the site.

113 Durham St, Bathurst

Rate books provide us with a snapshot of the people who lived on the site and the structures that were located there. The first reference to the site occurs in 1875 when a Rob Aitkinson is listed as the owner of the property which includes 2 houses, one with 6 bedrooms, another house that was a small slab construction (no further details supplied) and a forge or smithy. The occupiers of the property included a William Hatchins (the first larger house), a J McCoffery (slab house) and Mrs McDonald as the occupier of the forge.

The following year the owner is listed as Mrs Aitkinson which perhaps indicates that her husband had died and she had inherited the property. At this stage the structures on the property include a 6 bedroom house and a 2 bedroom slab hut. There is no reference to the forge at this stage. The occupiers are listed as Phillip and Cathy Connors.

The following year the property's owner is listed as John David Brown and he continued to own the property until 1892. Throughout this period the smithy no longer appears in the records and the houses remain the same until 1883 when the six bedroom house had been reduced to 5. The slab house also does not appear after 1882 when it had been rented by John Dye. There does however appear to have been a long lived relationship between the McAndrews who came to own the property a couple of decades later and the Dyes as is evidenced in the following newspaper clip that appeared in the National Advocate on 18.05.1911 p3:

RETURN THANKS.

Mr. John Dye, of Dubbo; Mrs. Delaney and family, of Dunkeld; Mr. and Mrs. Samuel McAndrew, of Bathurst, desire to tender their heartfelt thanks to all kind friends, also Mr. John Miller, M.L.A., for wreaths, letters and cards of sympathy received during their recent sad bereavement.

It is also noted that in Mr John Dye's death notice that one of his descendants bears the name McAndrew suggesting that perhaps a marriage occurred between the two families:

The death took place yesterday morning of Mr. John Dye at his late residence Campsie. He was a well known and respected resident of Bathurst for many years and carried on farming pursuits. He leaves a family

*two Mrs. Wilkins of Leura and Mr. William Dye of the Police Force, Sydney, and uncle of Mrs. McAndrew, of Durham Street, Bathurst.*¹³

In 1889 the larger house appears again as having 6 bedrooms but there is no mention of either the slab house nor the forge until it re-emerges after 1913. The date of this coincides, roughly, with the 1886 town survey and accompanying town improvements that were implemented during this era. It is possible that the slab hut no longer met contemporary expectations and it was therefore taken down. There were a number of tenants in the bigger house throughout this period including the owner who moved in for a 2 year period in 1888. James Garner purchased the property in 1893 and lived in it until 1904. At this stage the property is described as a 'house with 6 bedrooms and land'.

In 1913 Samuel McAndrew bought the property. The description of the property was as follows: 'Forge. House 113'. It is possible to surmise from this that the house sat on the property now known as 113 Durham St and the forge may have been on the site we now know as 105. Samuel McAndrew appears quite a bit in the local press throughout his life.

The first case appears in the *Evening News* on 10 May 1873:

The Shooting Case at Wallerawang.

Denis Murphy, farmer, at Wallerawang, was brought up in custody, charged with shooting one William Hoy, blacksmith, with intent to do him some grievous bodily harm. From the evidence of Senior-constable Lewis, William Hoy, George Rummery, and Thomas Pullen, it appears that on last Saturday night, between 7 and 8, the last named three witnesses, in company with Samuel McAndrew, went to prisoner's residence for the purpose of tin-kettling a party named Henry Rosier, who had married Murphy's daughter. After they had commenced Murphy threw a stick at one of the party, but missed hitting any of them. Murphy then told them to go away, one of the party then told him, 'Not to get in a scat, that they only came for a lark, and would go away if Rosier would come out.' Murphy then went through the house, and came out in the front, and again said that if they did not go away that he would shoot them, and as soon as he had said the words the gun was fired, and Hoy received one wound in the left elbow, Rummery one shot in the head, and McAndrew fell down. They then picked McAndrew up, and carried him to his residence, when he was put to bed. McAndrew was shot in the arms, hands, chest, body, and legs.

¹³ *National Advocate* 16.12.1911 p3

The prisoner was committed to take his trial at Bathurst quarter sessions in June. Denis Murphy was then charged in the second case of shoot-ing one Samuel McAndrew with doing him some grievous bodily harm. Senior-constable Lewis prayed for prisoner to be remanded to the Bathurst police court on Monday, as Samuel McAndrew now lies in Bathurst hospital under the medical care of Dr. Bassett. The prisoner was accordingly remanded, and was not bailed out. The above case seemed to excite a considerable degree of interest, as all the parties are well known in the district.¹⁴

Clearly Samuel McAndrew recovered from these injuries. However, it is possible that this incident may go some way to explaining some of the following.

There are a number of cases that appear before a magistrate in Bathurst pertaining to the use of insulting language and drunkenness. The second case of being charged for the use of insulting language occurred in 1916. James Roberts Badan proceeded against Samuel McAndrew because:

...there had been some difference between them in the past and this was not the first time that Badan had been insulted by the defendant. ... [the] defendant stated that the complainant had owed him for some work (for which he had not been paid). He was a blacksmith and did not have the proper use of his limbs. It annoyed him to think that Badan would not pay him.¹⁵

McAndrew lost the case and was fined 10 s, costs of the court, professional costs 21 s, in default 14 days hard labour.¹⁶ By modern standards it seems like a harsh penalty.

In 1907 McAndrew was in court again with George Eagles for the use of indecent language and was fined 40 s with 6 s costs. In 1911 McAndrew, along with 6 other blacksmiths in Bathurst, were all fined 3 pounds, with 6 s costs for having failed to keep a copy of the award in their respective industries posted up in their places of business and 10 s with 6 s costs for having neglected to keep time and wages sheets for their employees.¹⁷

¹⁴ *Evening News (Sydney, NSW : 1869 - 1931), Saturday 10 May 1873, page 3*

¹⁵ *The Bathurst Times 10.10.1916 p1*

¹⁶ *Ibid*

¹⁷ *Clarence and Richmond Examiner 14.12.1911 p3*

In 1917 McAndrew, then 62, was found guilty of being drunk, pleaded guilty and was fined 5 s.¹⁸ On Christmas Eve, 1925 the following article appeared in the *Wellington Times*:

A Risky, Slumber

McAndrew, aged 74 years, decided to take a snooze in a Howick-street gutter in Bathurst he did a very unwise thing in more ways than one. The law objected to his reposing before the public gaze and he was taken to the police station and charged with drunkenness. Perhaps the arresting constable had done him a good turn, for in the old man's pocket was found a roll of notes and silver total ling £21/17/-, which might have proved easy money for a person dishonest enough to take advantage of the aged one's slumbers. McAndrew pleaded guilty to a charge of drunkenness at the Bathurst Police Court and was fined 10/-. After he had paid his fine, a couple of members of the police force urged him to bank the rest of his cash, but McAndrew resolutely refused to take their advice.¹⁹

And in 1938 the *National Advocate* reported the following:

The funeral of the late Mr. Samuel McAndrew, of 113 Durham street, left his late residence yesterday afternoon after a service in All Saints' Cathedral, which was conducted by the Very Rev. Dean Holmes, who again officiated at the graveside. As the cortege moved on its way to the cemetery the cathedral bells chimed several hymns which were favorites of the deceased. The polished maple casket was carried to and from the hearse by Messrs. James, Ted, Albert and Ronald McAndrew, grandsons, and Eric and Keith Morton, nephews. The funeral was a large and representative one which went to show the high esteem in which the deceased was held, many travelling long distances in order to be present. The chief mourners were the sorrowing widow, Mr. and Mrs. C. McAndrew, son and daughter-in-law, Mr. and Mrs. J. Denmead, son-in-law, and daughter, Mrs. J. Flynn (daughter), Mrs. C. McAndrew (daughter-in-law), Mrs. D. Morton (Lithgow), niece, Keith and Eric Morton (Lithgow, nephews), Edward McAndrew (Portland), nephew, Mr. and Mrs. J. Healey (Portland), nephew and niece, and numerous grand children and many others. There were a large number of beautiful wreaths and also a glass dome placed on the grave.²⁰

His wife died three years following at the age of 83 in 1941. The rate notice information for this site stops in 1940. Despite what could perhaps be described

¹⁸ *National Advocate* 13.01.1917 p4

¹⁹ *Wellington Times* (NSW : 1899 - 1954), Thursday 24 December 1925, page 7

²⁰ *National Advocate* 27.06.1938 p2

as a rocky start Samuel McAndrew managed to run a farrier business on the property for 50 years and was clearly a well-respected member of the community at the time of his death in 1938.



The large house is on what is now 113 Durham St and the next door we can see the forge that served on the site for approximately 50 years.



Aerial photograph of intersection of Durham and Rankin Streets C 1933



A wider aerial photograph of Bathurst. 105 and 113 Durham St, then the large house and the forge highlighted by the arrow.

Whilst the rate books reveal no information about this period the Electoral Roll does. In 1947 the electoral role indicates that a Cecil Bertram Cook, a railway employee and his wife Myrtle Isabel Cook lived at 113 Durham. This suggests that the property was rented out during this period, although there is no more information available after this period.

The *Western Times* on 8 October 1953 reports that 'A brick service station at a cost of 3000 pounds was among buildings approved by Bathurst City Council last night. This structure will be situated on the corner of Durham and Rankin Streets.²¹ This is the structure that is currently extant on the site. It was operated by brothers Max Sefton Dibley and Richard Lance Dibley, both mechanics.²²

We know that the Dibley brothers grew up in Bathurst and that they married and remained in Bathurst throughout their lives. There are a number of references to both of the boys in the local papers in the lead up to and after the

²¹ *Western Times* 8.10.1953

²² 1950 electoral roll.

Second World War. A number of newspapers from this period record Richard's (or Dick as he is referred to) academic success during his primary school years.²³ Eldest son Max's first foray into the local press was as a result from a bad fall from a motorcycle in 1938 which resulted in an admittance to hospital with concussion.²⁴ The next reference to him is in 1943 when he spends his Christmas leave, from the army during WWII, with his parents in Bathurst.²⁵

In 1945 the following article appeared in the local paper:

BATHURST BOY BACK FROM NEW GUINEA

*Corporal Max Dibley, of Havannah street, Bathurst, and a well known Bathurst boy, is at present spending his leave with his parents. He has been attached to the RAAF for the past four years and has seen service in New Guinea and the South Sea Islands for the greater part of that time. Corporal Dibley has had many experiences and is quite satisfied that the Japanese are a tough proposition and must not be taken too cheaply. The Japanese planes and pilots, though good, are no match for the Australian or American planes and pilots. He has been strafed by Jap planes on many occasions but fortunately came through without injury though he had several narrow escapes. The young airman was also fortunate inasmuch as he dodged the malaria and other tropical diseases. He expressed the view that he would not have missed the experiences of the past few years, despite the trials and tribulations generally associated with active service. During the last few months, he met several Bathurst boys, including Ron Preston and Wally Pallot. Corporal Dibley does not expect to rejoin his squadron for a few weeks to come, and concluded by saying that Bathurst to him looked more beautiful than ever and he was indeed pleased to be back home again.*²⁶

The next notices to appear pertain to engagements and marriages of both men. Indeed Max had two engagements and eventually married Mary Ellen Price in Blayney in September 1950.²⁷ Richard married Mary Gloria Burke in October 1947.²⁸

The Electoral Roll for 1950 lists both Max and Richard as mechanics and as them both owning 113A Durham St. Note the addition of the A to 113 at this time. Both brothers are recorded as owning the property in 1950 but a

²³ An example is found in the *National Advocate* 13.11.1937 p4

²⁴ *Ibid* 14.11.1938 p2

²⁵ *Ibid* 02.01.1943 p4

²⁶ *National Advocate* Tuesday 06.02.1945, p2

²⁷ *Ibid* 08.09.1950 p4

²⁸ *Ibid* 24.10.1947 p3

newspaper article from 1954 sheds some doubt on this. In October of that year: 'A burglar was disturbed at the residence of Mr Richard Dibley, manager of Tindall's garage at 2.45 am yesterday. Mr Dibley's residence adjoins the garage, which is situated at the corner of George and Durham Sts.'²⁹

It is possible, and seems likely, that whilst the garage at the corner of Rankin and Durham Sts was being built and the business was being established Richard was working and living nearby providing for his wife and, then, young daughter.³⁰ Information as to when the garage opened and who was operating it is scant. Early records suggest that the brothers worked at the business together but there is no evidence yet found that this continued.

In 1956 Max is listed in the telephone book as a motor engineer and in 1960 advertising appears in the *Western Times* for 'Carillon City Garage at 113 Durham St Bathurst.'³¹ The business is listed in the 1976 telephone book as 'Carillon City Garage 113 Durham St Bathurst' and Mr Dibley's residence as 53 Commonwealth St Bathurst. This suggests that Max, possibly in the later decades, operated the business by himself. Perhaps Richard had developed his own business in that time.

In conclusion we know that the Cooke's were living in the house in 1947 and that the Dibley brothers are listed as being motor mechanics and own/rpr for 113 Durham St in 1950. This suggests that the larger 5-6 bedroom house on the site in 1947, that the Cooke's were living in, must have been demolished some time not long after that period.

105 Durham St, Bathurst

There is no information about 105 Durham St Bathurst in the rate books or that the Bathurst Historical Society could provide. The earliest information pertaining to this site appears in the Electoral Rolls from 1969, 1978 and 1981. All of these documents have Mr Harry Roy King, park ranger and his wife Mrs Nola King as residing at 105 Durham St, Bathurst throughout these decades.

A land titles search has not revealed much further information. The two sites were connected up until the period after 1950, based on information provided by the Bathurst Historical Society based on rate books. The original title for the

²⁹ *National Advocate* 13.10.1954 p2

³⁰ Ibid

³¹ From *Western Times* 1960 provided by the Bathurst Historical Society

entire property was still together in 1986 but was eventually - officially - subdivided in 1995. This process has been unable to find any documents that pertain to the actual construction of either of the buildings currently on the site but drainage plans, lodged with Bathurst Regional Council reveal important information regarding this.

In 1953 Roy King lodged a drainage plan with Bathurst Council. That document appears in the Appendix of this document. The plan shows the current house, the location of the proposed drainage for the site and it includes Roy King's name and the date. Whilst the details of the image are difficult to ascertain the date and the structure that is on the site at this time is clear. This document gives us an approximate construction completion date for 105 Durham St, Bathurst as 14 December 1953.

A similar document for Dibley's Garage reveals its approximate construction completion date as 9 April 1954. Please refer to the appendix in the document for a copy of this report.

Timeline

Date	Owner	Description	Tenant
1875	Rob Aitchison	house, house smithy	-
1876	Mrs Aitchison	house 6 b/r slab 2	-
1877-92	John David Brown	"	owner
1878-80	"	"	J McOffrey slab empty
1880-1882	"	"	" John Dye
1878-1884	"	house 5 b/r no slab	J McOffrey no slab 2
1885	"	"	J Graham
1886	"	"	R Nesbin [sp?]
1887	"	"	F Yeoman [sp?]
1888	"	"	Owner
1889-90	"	house 6 b/r	WJ Davis
1890-92	"	"	TB Syan
1893-1913	James Garner	"	Owner
1904	"	"	Valet [?]
1905-06	"	"	George Hill
1913-40	Samuel McAndrew	house at 113 5 rooms 4 b/r plus forge	

Please note the above information was provided by Bathurst District Historical Society and is based on rate books.

4. Assessment of Significance

The Burra Charter defines cultural heritage significance as follows:

Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. Places may have a range of values for different individuals or groups.³²

The NSW Heritage Office has developed a series of criteria used to assess the significance of a heritage item (s). These are listed below:

Criterion (a)	An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).
Criterion (b)	An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area).
Criterion (c)	An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).
Criterion (d)	An item has a strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons.
Criterion (e)	An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).
Criterion (f)	An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).
Criterion (g)	An item is important in demonstrating the principal characteristics of a class of NSW's <ul style="list-style-type: none"> • Cultural or natural places; or • Cultural or natural environments (or a class of the local area's <ul style="list-style-type: none"> • Cultural or natural places; or • Cultural or natural environments.)

³² Australia ICOMOS, 2000 *The Burra Charter. Article 1.2*

Gradings of Significance

The significance of an item, once it has been established, is then graded to reflect the degree of significance:

Gradings of Significance

Grading	Justification	Status
Exceptional	Rare or outstanding item of local or State significance. High degree of intactness. Item can be interpreted relatively easily.	Fulfil criteria for local or State listing.
High	High degree of original fabric. Demonstrates a key element of the item's significance. Alterations do not detract from significance.	Fulfil criteria for local or State listing.
Moderate	Altered or modified elements. Elements with little heritage value, but which will contribute to the overall significance of the item.	Fulfil criteria for local or State listing.
Little	Alterations detract from significance. Difficult to interpret.	Does not fulfil criteria for local or State listing.
Intrusive	Damaging to the item's heritage significance.	Does not fulfil criteria for local or State listing.

Rarity and representativeness

4.2 Relevant Historic Themes

The NSW Heritage Office provides practitioners with a series of historical themes that are considered to be significant in Australian History. These themes are used to help in the assessment of the significance of an item.

Australian Theme NSW Theme	NSW Theme	Notes
N/A		

4.1 Statement of Significance

This is a brief statement, based on the assessment of significance that best reflects the reasons for the significance of the item or place.

NSW Heritage Assessment Criterion	Significance	Reasons
Historical significance Criterion (a)	State	N/A
Historical association significance Criterion (b)	State	N/A
Aesthetic significance Criterion (c)	State	N/A
Social significance Criterion (d)	Local	N/A
Technical/ Research significance Criterion (e)	State	N/A
Rarity Criterion (f)	State	N/A
Representat- iveness Criterion (g)	State	N/A

The site known as 113 and 105 Durham St, Bathurst is of some historical significance. Its role as a farrier for Bathurst and for those travelling through for over 50 years was an important one in the pre motor car days. Prior to settlement forges or 'smithiess' were often located on large private properties or large inns that were based on large arterial roads in order to capture passing trade. As time passed and settlement's developed then forges and farriers began to develop their own stand-alone businesses.

The location of this business at what is now known as 113 Durham St is no accident. The intersection of Durham and Rankin Sts is now, and always was, part of the highway or Great Western Road as it was known in the past. To locate a business that was focussed on repairing various means of transportation for people as they passed by would have been vital to its on-going viability.

For a garage to then replace the farrier on this site is a logical extension of the business that had operated there throughout the site's history. This corner has therefore operated as a commercial one, targeting the trade that is passing along the highway, for over one hundred and forty years.

Whilst there is some historical significance attached to the site there is no remaining heritage from this period. The site therefore has no heritage significance in and of itself. It is, however, within a heritage conservation area and subsequently this has to be considered when introducing new infill development.

The Statement of Significance for the Bathurst CBD Heritage Conservation Area is as follows:

The conservation area of Bathurst City is historically significant because it includes the commercial and civic heart of Bathurst and reflects the nineteenth century development of this important NSW provincial centre. Bathurst was the first town founded 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 consequence of the gold rushes of the central west region as well as the pastoral and other industries of the Bathurst district. Additionally, much of the conservation area is of integral social importance for the community because of its lengthy association with various themes in Bathurst's history.

Incorporating a wide range of building forms, types and styles, the area has a richness of cultural features. It includes a number of excellent examples of particular architectural styles from the Victorian and Federation eras, and these include Classical, Gothic and Romanesque styles among others.

With its historic character, the cohesiveness created by the red brick used in many of the buildings, the landmark qualities of the spires, domes,

massing and other attributes of a number of the buildings, the inherent qualities of the architectural styles represented, and the fine parks and streets, the conservation area is a part of Bathurst that has strong streetscape and other aesthetic qualities.³³

³³ Bathurst Regional Development Control Plan 2014 p11

5. Assessment of Heritage Impact

Below the criteria devised by the NSW Heritage Office to assess the impact on the heritage at 105 and 113 Durham St, Bathurst of the proposed development is addressed. This development is a drive through bakery to be established on the sites currently known as 105 and 113 Durham St, Bathurst.



Artist impression of the proposed Village Bakehouse

The following description of the development is provided by the client.

Proposed Development:

The proposed development entails the initial demolition of the two existing buildings (being the former car sales building on 113 Durham Street and the dwelling on 105 Durham Street) together with the removal of the site pavement and site landscaping. The site will be re-graded to address stormwater management. Significant retaining at site boundaries is not expected.

By reference to the provided existing survey drawings, there are a number of decommissioned underground petroleum storage tanks in the southern extent of the site. These have been decommissioned in line with Council development approval 2016/259 and a validation certificate for the remediation work has been supplied to Council under separate cover. No further work is proposed in relation to these tanks.

On completion of the above, the site would be redeveloped to provide a 365 square metre brick, timber and lightweight steel roof café/bakery. The site would accommodate approximately 50 internal seated patrons and 25 external seated patrons (75 in total). Parking for 25 vehicles is proposed to be provided on site together with one additional waiting bay for drive through traffic. The majority of spaces are on the northern side of the proposed building, with five spaces for staff on the south-eastern side of the building. These five staff spaces would be accessed via the drive through lanes. As staff would be arriving prior to the business opening, there is not expected to be any conflict in accessing these spaces. Exit arrangements for these spaces would function in conjunction with exiting drive through traffic.

The proposed building has been designed to reflect a rustic rural aesthetic incorporating traditional wall painting advertising. The building adopts the use of materials that are sympathetic with the prevailing character of the surrounding conservation area to enable effective integration with existing buildings. This includes the extensive use of masonry, the sparing use of complimentary timber, the use of appropriate landscape features and the adoption of a complimentary roof slope.

Landscaping would be provided around the site in accordance with the attached landscaping plans.

Vehicular access would be provided from both Rankin and Durham Street.

The Rankin Street access would be a new two way crossover for both ingress and egress. An existing crossover closer to the intersection would be closed and remediated.

A one way entry and separate one way exit would be provided from Durham Street. The ingress point would utilise the existing wide crossover (with remediation of the kerb line to reduce the width proposed) and the egress point would be a new crossover. The existing crossover to the former dwelling at 115 Durham Street would be remediated to replace the kerb.

A stormwater inlet pit in the kerb would be relocated to facilitate the new egress point.

Signage would be provided in the form of traditional wall painted signage together with a 12 metre high pylon sign to be located in the western corner of the site, on the corner of Rankin and Durham Streets.

Boundary fencing is proposed to the eastern and southern boundaries to a height of 1.8 metres consisting of timber, lapped and capped fencing. Low masonry walls (900 mm) would be provided on the northern and western boundaries (road frontages) to provide an appropriate level of territorial reinforcement and space management whilst not interrupting sight lines into and out of the site.

The following design statement has also been provided:

The proposed design of the proposed Village Bakehouse is an appropriate and considered response to the client's brief and the context.

The brief called for a welcoming building that employed a simple legible form and direct and honest materials to support the Village bakehouse brand, to that end the primary materials are to be face brick, Timber and glass. The brief was for a building that could provide both take away and eat in dining of baked goods and other light meals. The building will support approximately 44 internal and 18 external on-site seats and has appropriate parking and vehicle circulation arrangements.

The building presents a gabled form to Durham St. The gabled form has been softened and the bulk and scale reduced by presenting 2 smaller gables to the street boundary. This double gable reflects previous development of the site and can be seen as a reference to the site's past. The double gable will have a timber structure and be roofed to provide an external dining area.

The Durham St façade presents glazed areas balanced with face brickwork whilst the Rankin Street facade will present detailed face brickwork and timber cladding with a painted mural sign on the major timber element. The Durham street façade is modulated by the gables but also by the interplay of brick and glazing which effectively breaks up the mass of the building.

The Durham and Rankin St boundaries will have a low height brick wall which will also boarder part of the internal footpath from Durham Street.

The above measures, whilst simple, will anchor the proposed building in its context and ensure that the proposed building is a positive addition to the streetscape.

5.1 The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:

The heritage significance of the buildings at this location is negligible. The house currently at 105 Durham St is considered to be of contributory value to the streetscape and the surrounding Heritage Conservation Area. It is constructed of brick and rendered as many of the houses in the Bathurst Heritage Conservation Areas are. The structure at 113 Durham St itself, a service station from 1954, has no heritage significance, the original building on this site having been demolished sometime between 1950 and 1954. It does however, remain in the Heritage Conservation Area and so these broader heritage values need to be considered when creating infill development in these areas.

A number of recommendations have been made in order to enable this site to engage with the heritage significance being preserved in this Heritage Conservation Area. The first aspect of this is the overall design. The design of this development has been influenced by the Heritage Conservation Area in which it will sit. The inclusion of both the brick into the façade of the building and the timber detailing, which echoes earlier roof lines, both speak to the Heritage Conservation Area.

Other recommendations have also been made in order to enhance the heritage significance of this area. These include:

- Interpretation be developed to provide customers and members of the public with a brief history of the area and also of the Heritage Conservation Area, including photographs of the historical streetscape and, if possible, the farrier's business that existed on the site or one similar.
- Where possible bricks from the building to be demolished, at 105 Durham, be re-used in the new development. It is recommended that these bricks perhaps be re-used in the small brick fence at the front of the building but also in a feature wall inside the building that will also include interpretation of the Heritage Conservation Area. It is likely the bricks at this site are not of structural value but some of them could be used aesthetically, such as a feature wall, perhaps near where people are waiting to be served. This would mean that people would come in contact with the brick three times in the period that they are on the site – passing the wall, the façade of the building and then, finally, with original bricks and interpretation. This interpretation would enable people, who perhaps are passing through the town itself or locals, to become aware of the Heritage Conservation Area and the values and aesthetic that it encapsulates.

- That if possible, the tree/s currently on the street in front of 113 and 105 Durham St be retained. If this is not possible then it is recommended that other trees, compatible with the Heritage Conservation Area and recommended by Council, be planted where possible and appropriate.

5.2 The following aspects of the proposal could detrimentally impact on heritage significance. The reasons are explained as well as the measures to be taken to minimise impacts:

The site at 113 Durham St has no heritage value and so this development will not impact negatively on it. The demolition of 105 Durham St, Bathurst has the potential to impact minimally on the streetscape and the Heritage Conservation Area. However, it is anticipated that the measures that have been taken and the recommendations made in this report will mitigate the negative impacts of his demolition by replacing it, and 113 Durham St, with a development that acknowledges the Heritage Conservation Area it sits within.

In terms of the negative impacts on the heritage significance on the actual site the impact of this development is limited. The corner of the major intersection, that is the Great Western Highway, has operated as a commercial site since the 1870s when it operated as a farriers or 'smithies' through until the 1950s when the garage was constructed. Subsequently this development will not change the way that this area operates or indeed how it has operated in the past.

It is important to note that this intersection is that of a major highway and in order for a business to compete with other similar businesses in the area they need some scale in which to gain market attention. This is a difficult area when it comes to planning and development – the mixture of commercial, often franchise, businesses with buildings of little architectural merit and small domestic heritage listed houses makes striking a balance between the two challenging. This issue is relevant here also when considering the proposed signage for the site: 'Signage would be provided in the form of traditional wall painted signage together with a 12 metre high pylon sign to be located in the western corner of the site, on the corner of Rankin and Durham Streets.' Whilst a 12 metre sign does not meet with DCP controls it is noted that there are other signs of this dimension in the area that this business would need to compete with and so it is deemed to be in keeping with the commercial businesses in the neighbourhood.



Intersection at Durham and Stuart Streets (Great Western Highway) (February 2020)



Durham St facing towards intersection at Rankin and Durham Streets. (February 2020)



Durham and Rankin Sts intersection – taken from 113 Durham St (February 2020)

The scale of the intersection at Durham and Rankin Streets means that in order for a business to remain economically viable it has to draw in customers from a major highway. There is very little walking traffic that passes by this intersection. Currently the only traffic is motor vehicles and a business that was developed on this site would have trouble competing with the other food outlets in the nearby area if it was not visible from some distance from the road. So whilst the scale may not fit within standard Heritage Conservation Area Development Controls it does fit within the commercial context of this site and its surrounding area.

It is noted that the following appears in the Bathurst Regional Development Control Plan (2014) that Infill Development is:

- To ensure new development is designed to respect neighbouring buildings and the character of the streetscape.
- To ensure new development enhances and complements the existing urban character.
- To ensure that the form and external appearance of the new development improves the quality and amenity of the public domain and contributes positively to the historic character of the area and streetscape.³⁴

³⁴ Bathurst Regional Development Control Plan p2014 p95

It is also noted that corner sites are considered 'landmark sites' and that they therefore must:

- Provide a positive contribution to the City's architecture and landscape.
- Preserve identified significant heritage features.
- Provide reference points for users of the CBD.
- Incorporate a landmark 'feature' that is appropriate to create interest and provide the building with a recognisable identity.
- In respect of corner sites, include design features that address the corner.³⁵

It is believed that this development addresses the vast majority of the points made in this control plan. It respects the Heritage Conservation Area by incorporating brick elements and timber details that reflects the historic rooflines. It also aims to address the heritage in the area by incorporating relevant heritage elements, such as the brick detailing on the façade. The design of the building itself also provides a positive contribution to the City's architecture and the broader streetscape. It is also possible that the juxtaposition of the new development against the smaller heritage brick cottages may serve to draw attention to the heritage on the street. It is believed that the form and the external appearance of this development do improve the quality and amenity of the broader streetscape whilst still respecting and acknowledging the heritage conservation area.

5.3 Why is the work necessary for the ongoing viability;

The current site at 113 Durham St, Bathurst was constructed as a service station in 1954. It is currently vacant and cannot operate as a modern viable business in its current form. It is on a major intersection of a major highway and as a result of this a considerable amount of potential passing trade goes through that intersection every day. If a development was made on a similar scale as the current structure the potential for capitalising on passing trade would be limited, potentially to walking traffic. This part of the Durham Street is essentially commercial by nature and so contemporary commercial developments, that acknowledge Heritage Conservation Area values are appropriate here.

³⁵ Ibid

5.4 Steps being taken to minimise negative impacts;

The steps that have been taken to minimise the impact of the development of the heritage significance of the Heritage Conservation Area include the following:

- The inclusion of elements drawn from the Heritage Conservation Area into the design, primarily including the use of bricks into the façade reflecting the use of bricks in the historic buildings in the area.
- The inclusion of elements of the house to be demolished into the new development. The use of bricks in the front fence and as a feature wall to include interpretation will bring the history and heritage of this area to customers waiting to be served. This is also an opportunity to provide some interpretation into heritage and how it works.
- The recommendation that the current trees be retained, if possible, and if not that other, appropriate trees be planted reflecting the historic tree planting in this area from the 1880s onwards.

5.5 The following sympathetic solutions have been considered and discounted for the following reasons:

There are no sympathetic re-use solutions for the building at 113 Durham St. It has no heritage significance. It was constructed in 1954 as a garage and no longer meets modern standards. The house at 105, whilst sound, is located on what is, in effect, the Great Western Highway and may not meet contemporary expectations for a domestic residence in terms of noise and amenities. Whilst there are domestic houses on the street a great number of structures on Durham Street are contemporary and commercial in nature (please refer to pictures above). It is likely that those who are looking for houses would not seek to live in this location due to the noise.

5.6 Have all options for retention and adaptive re-use been explored?

There are no meaningful adaptive re-use options for 113 and as previously stated it has no heritage significance. One hundred and five Durham St is also not of heritage significance in and of itself and its options are also limited, mostly due to its location. Whilst it might be possible for 105 to be sold and continue to be used as a domestic residence it is also possible that, due to its age and location, interest would be at a minimum and the house may well remain unused and subject to neglect or another less sympathetic commercial use might be developed on the site in the future. Its contribution to the streetscape and the broader heritage conservation area is limited.

5.7 Can all of the significant elements of the heritage item be kept and any new development be located elsewhere on the site?

There are no significant heritage elements on either 105 or 113 Durham St, Bathurst. It is recommended, however, that some of the brick be re-used on the site as part of the heritage interpretation.

5.8 Is demolition essential at this time or can it be postponed in case future circumstances make its retention and conservation more feasible?

Demolition is essential at this time in order for this development to take place. The building cannot be adaptively reused in this development given the requirements for vehicle circulation on the land.

It is important to note that this site, for much of its history, has operated as one site, being subdivided in the 1990s, and for much of that time it operated as a commercial enterprise.

5.9 Is the building structurally sound?

An external visual inspection suggests that the building is structurally sound. However no detailed assessment of the building has been undertaken.

5.10 If the building is or can be rendered structurally safe, is there any scope for extending or altering it to achieve the development aspirations of the applicant in a way that would have a lesser effect on the integrity of the conservation area than demolition?

The building cannot be adaptively reused in this development given the requirements for vehicle circulation on the land. The development is designed as a 'drive through' business and subsequently requires considerable vehicle circulation in order for the business to operate. The demolition of 105 Durham Street is therefore required in order for this development proceed.

It must also be noted that whilst an individual building that does not make an exceptional contribution to a conservation area can often play a role as part of a greater collection of similar examples this is not the case here. This Heritage Conservation Area is listed, essentially, for its historic often exposed red brick buildings, examples of these exist in this street.. These two buildings do not

contribute to this broader collection, it might even be said that they detract from their heritage listed neighbours.

5.11 Are these costs so high that they impose an unacceptable burden on the owner of the building? Is the cost of altering or extending or incorporating the contributory building into a development of this site under the applicable statutes and controls so unreasonable that demolition should be permitted.

If demolition is not permitted the whole development is not feasible irrespective of the cost of the demolition. The siting of the house on what will be the consolidated lot precludes its incorporation into the development.

It must also be noted that the location and dated nature of this building could mean that even if it was bought for residential purposes it would not meet contemporary expectations and would require some kind of demolition and adaptive re-use. Its contribution to the heritage conservation area it sits within is negligible. The building itself has no heritage value and its aesthetic contribution is extremely limited.

5.12 Is the replacement of such a quality that it will fit into the conservation area?

The proposed building has been designed with the heritage context in mind. The scale, form and materials of the proposed building have been chosen in order to complement the existing Heritage Conservation Area. The building form and scale is in keeping with much of the commercial buildings in the surrounding area and where the building addresses the street the scale is reduced.

Brick has been incorporated into the façade of the proposed development in order to enable the building to sit within its Heritage Conservation Area better. The building also reflects the roof line of the historic buildings that comprise the Heritage Conservation Area and it is recommended that the business provide historical interpretation of the area to its patrons. All of these elements will contribute to this development's ability to fit into the conservation area.

5.11 Has the advice of a heritage consultant been sought? Have the consultant's recommendations been implemented? If not, why not?

This Statement of Heritage Impact was undertaken by heritage consultant and professional historian Dr Ruth Longdin BAppSc MA PhD MPHA and the recommendations of that statement are included herein.

5.12 Is the demolition essential for the heritage item to function?

The demolition is necessary in order for the development to proceed. It is necessary due to the requirements for vehicle circulation on the land.

5.13 Are important features of the item affected by the demolition (e.g. fireplaces in buildings)?

There are no significant heritage features on either 105 or 113 Durham St.

6. References

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Empire

APPENDIX

- **NSW Land Titles Searches for 113 and 105 DurhamSt.**
- **Bathurst Regional Council Drainage Reports for 113 and 105 DurhamSt**

- NSW Land Titles Searches – Results

113 Durham St, Bathurst

Historical Search

21/02/2020 10:11 AM

Client Reference: DI-113 durham

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

21/2/2020 10:11AM

FOLIO: 1/852500

First Title(s): OLD SYSTEM

Prior Title(s): VOL 15456 FOL 54

Recorded Number Type of Instrument C.T. Issue

13/9/1995 DP852500 DEPOSITED PLAN FOLIO CREATED
EDITION 1

5/5/2003 9576670 REQUEST

27/9/2003 AA14148 DISCHARGE OF MORTGAGE

27/9/2003 AA14149 LEASE

27/9/2003 AA14150 TRANSFER

27/9/2003 AA14151 MORTGAGE EDITION 2

24/1/2008 AD722619 DISCHARGE OF MORTGAGE

24/1/2008 AD722620 TRANSFER

24/1/2008 AD722621 VARIATION OF LEASE

24/1/2008 AD722622 MORTGAGE EDITION 3

3/7/2015 AJ625175 REQUEST

3/7/2015 AJ625176 DISCHARGE OF MORTGAGE

3/7/2015 AJ625177 TRANSFER EDITION 4

105 Durham St, Bathurst:

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

21/2/2020 10:01AM

FOLIO: A/197473

First Title(s): OLD SYSTEM

Prior Title(s): CA75686

Recorded Number Type of Instrument C.T. Issue

22/1/1999 CA75686 CONVERSION ACTION FOLIO CREATED
EDITION 1

28/11/2018 AN889701 NOTICE OF DEATH EDITION 2

28/11/2019 AP712541 TRANSMISSION APPLICATION EDITION 3
(EXECUTOR, ADMINISTRATOR,

TRUSTEE)

17/12/2019 AP770080 TRANSFER EDITION 4

*** END OF SEARCH ***

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sq:R673367 /Doc:BK 4221-773 NO /Rev:17-Dec-1998 /NSW LRS /Pgs:ALL /Prt:21-Feb-2020 10:07 /Seq:1 of 3
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C.A NUMBER: 75686

INDEX PARTICULARS
GENERAL REGISTER OF

BK 4221 NO 773



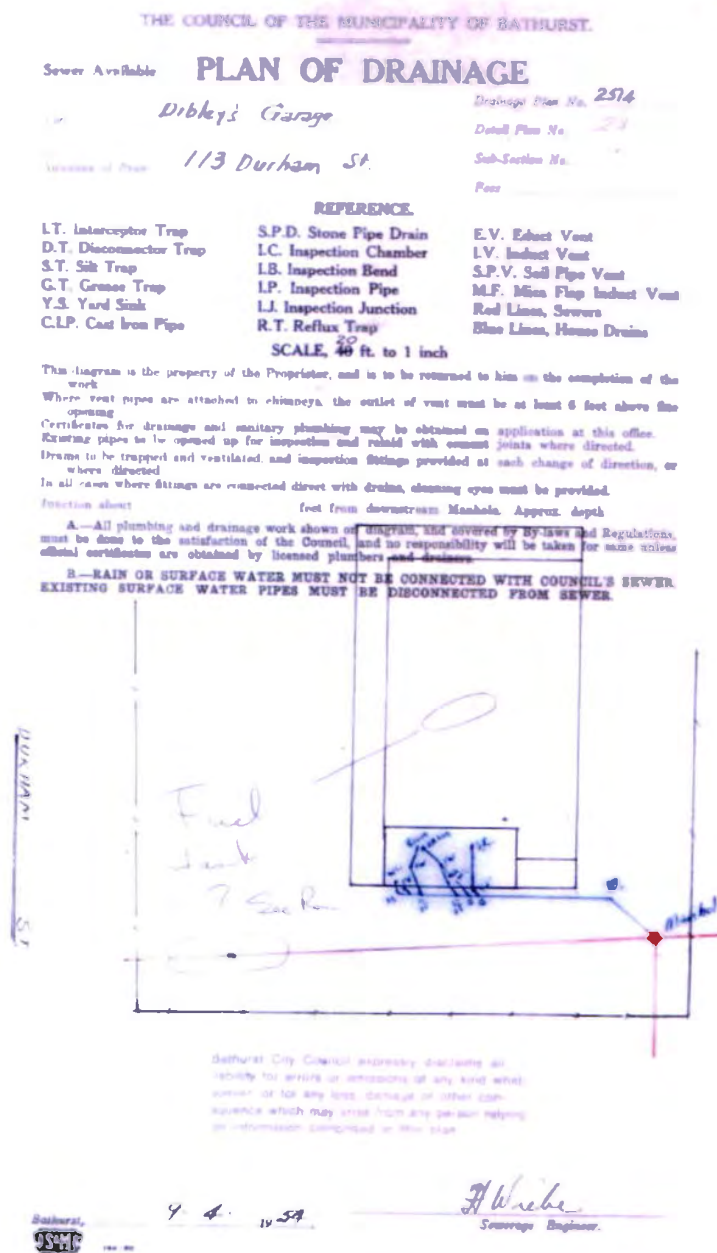
(A)	NATURE OF INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION TYPE
	Conveyance	30 th Oct. 1998	GENERAL

(B)	ENTRY TYPE	FAMILY NAME	GIVEN NAMES
	V	king	HARRY ROY
	P	king	HARRY ROY
	P	king	NOLA FAY

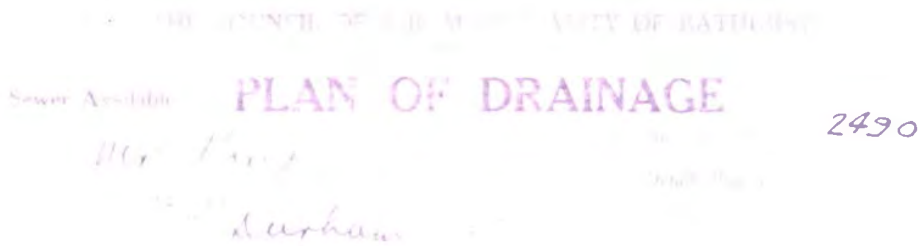
LEAVE BLANK WHERE INSTRUMENT DOES NOT AFFECT OLD SYSTEM LAND				PRINCIPAL DEED
(C)	LOCALITY OF THE LAND	LINK CONVEYANCE- for old System Land Book No Whole/Part		
1	BATHURST	2120	752	WHOLE
2				
3				

LEAVE BLANK WHERE INSTRUMENT DOES NOT AFFECT OLD SYSTEM LAND			
(D)	CURRENT LOCAL GOVERNMENT AREA	PARISH	COUNTY
1	BATHURST	BATHURST	BATHURST
2			
3			

LEAVE BLANK WHERE INSTRUMENT DOES NOT AFFECT OLD SYSTEM LAND	
(E)	
1. SHAY JELDER of 35D	MORRIS, HAYES & EDGAR LAW STATIONERS 74 CASTLECREAGH ST., SYDNEY DX 420 9232 2411
certify that for the purposes of Section 184D(3) of the Conveyancing Act 1919 that: 1. the registration copy is a true copy of the original and 2. the above index particulars of the original instrument [and on the annexure(s)] are complete and correct.	
Signed: <i>Dall</i>	Date: 20.11.98



Whilst the Land Titles and rate book searches revealed a little about the properties no dates for the current properties construction were evident. The two following drainage reports for the properties provide us with these dates. Thank you to Bathurst Regional Council for these plans.



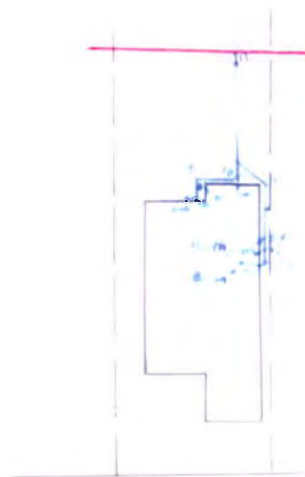
REFERENCE.

I.T. Interceptor Trap	S.P.D. Stone Pipe Drain	E.V. Educt Vent
D.T. Disconnecter Trap	I.C. Inspection Chamber	I.V. Induct Vent
S.T. Silt Trap	I.B. Inspection Bend	S.P.V. Soil Pipe Vent
G.T. Grease Trap	I.P. Inspection Pipe	M.F. Mica Flap Induct Vent
Y.S. Yard Sink	I.J. Inspection Junction	Red Lines, Sewers
C.I.P. Cast Iron Pipe	R.T. Reflux Trap	Blue Lines, House Drains

SCALE, 40 ft. to 1 inch

A - All plumbing and drainage work shown on diagram, and covered by 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.

B - RAIN OR SURFACE WATER MUST NOT BE CONNECTED WITH COUNCIL'S SEWER EXISTING SURFACE WATER PIPES MUST BE DISCONNECTED FROM SEWER



D U R H A M S T

COMMERCIAL INFILL APPLICATION

DA No:

Section 1 Applicant details

Contact Name: Victoria Barracks Unit Trust C/- Premise (David Walker.....)

Contact Nos: Mobile: 0437621057.....Work 026393 5000.....Home

Section 2 Property details

No: 105 & 113..... Street: Durham Street..... Suburb: Bathurst

Section 3 Infill details

	Nearest left hand side building	Nearest right hand side building	How does your proposal relate to its neighbours?
Scale (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	Refer heritage report
Approx. overall height – A	4 metres	6 metres	Refer SEE
Approx. width of building – B	10 metres	10 metres	Refer
Approx. height to awning – C	N/A metres	N/A metres	
Massing (The arrangement of the parts. The proportions of the parts within the whole, and the spacing between items)			
Roof pitch	<input checked="" type="checkbox"/> Low <input type="checkbox"/> Medium <input type="checkbox"/> High <input type="checkbox"/> Unseen	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Medium <input type="checkbox"/> High <input type="checkbox"/> Unseen	Consistent with HCA
Roof style	<input type="checkbox"/> Hip <input type="checkbox"/> Parapet <input checked="" type="checkbox"/> Skillion <input type="checkbox"/> Gable	<input checked="" type="checkbox"/> Hip <input type="checkbox"/> Parapet <input type="checkbox"/> Skillion <input type="checkbox"/> Gable	Consistent with HCA
Window shape & type	<input type="checkbox"/> Vertical <input checked="" type="checkbox"/> Horizontal	<input checked="" type="checkbox"/> Vertical <input type="checkbox"/> Horizontal	Consistent with HCA
Verandah or awning	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Verandah proposed
Other elements (such as parapet details etc)	Very modern and basic commercial building. Adds nothing to HCA	Minimal contribution. Understood it is proposed to be demolished.	New building positively contributes to HCA by comparison to existing buildings
Setback (from front boundary/s)			
	8 metres	4.5 metres	Consistent with HCA
Materials			
Walls	Rendered	Brick	Consistent with HCA
Roof	Steel	Concrete tile	consistent with HCA
Other	Aluminium	Aluminium windows	consistent
Colours			
Walls	White	White	Consistent with HCA
Roof	No visible	Terracotta	Consistent with HCA
Other	Advertising signage	Red trim	Consistent with HCA

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.

COMMERCIAL 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 commercial 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:

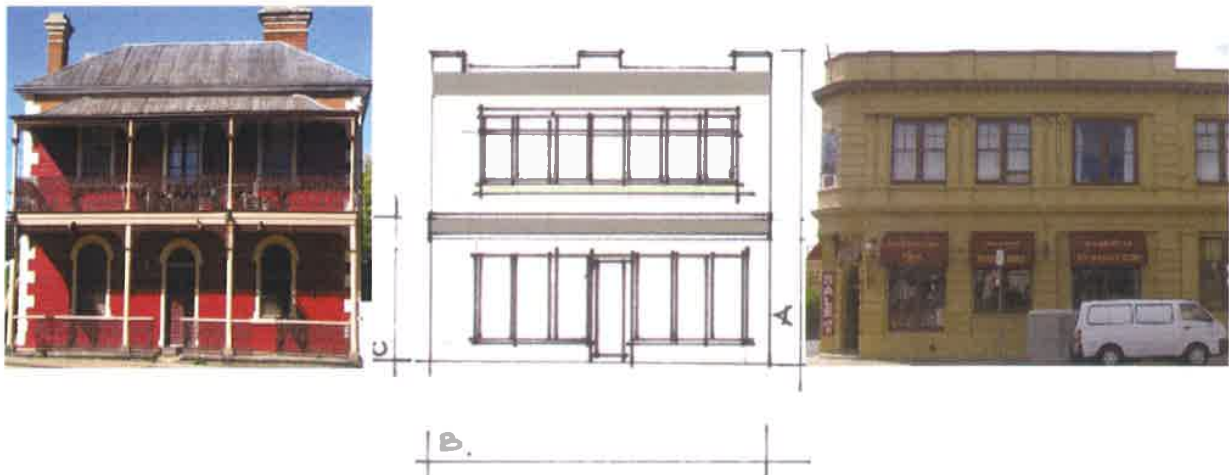
SCALE, MASSING, SETBACKS, COLOURS AND MATERIALS

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 commercial '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 commercial 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.





Premise

VICTORIA PARK BARRACKS PTY LTD

**Bathurst Drive Through Bakery Café at
113 Durham Street, Bathurst**

TRAFFIC STUDY

Report No: 219469_TRS_002
May 2020

TRAFFIC STUDY

BATHURST DRIVE THROUGH BAKERY CAFE

113 DURHAM STREET BATHURST

PREPARED FOR:

VICTORIA PARK BARRACKS PTY LTD

MAY 2020



POSTAL ADDRESS PO Box 1842 DUBBO NSW 2830
LOCATION 1ST FLOOR, 62 WINGEWARRA STREET DUBBO NSW 2830
TELEPHONE 02 6887 4500 FACSIMILE 02 6887 4599
EMAIL DUBBO@PREMISE.COM.AU WEB SITE WWW.PREMISE.COM.AU



Report Title:	<i>Traffic Study</i>
Project:	<i>Dive Through Bakery</i>
Client:	<i>Victoria Park Barracks Pty Ltd</i>
Report Ref.:	<i>219469_TRS_002</i>
Status:	<i>Final</i>
Issued:	<i>29 May 2020</i>

Premise Group Pty Ltd and the authors responsible for the preparation and compilation of this report declare that we do not have, nor expect to have a beneficial interest in the study area of this project and will not benefit from any of the recommendations outlined in this report.

The preparation of this report has been in accordance with the project brief provided by the client and has relied upon the information, data and results provided or collected from the sources and under the conditions outlined in the report.

All information contained within this report is prepared for the exclusive use of Victoria Park Barracks Pty Ltd to accompany this report for the land described herein and is not to be used for any other purpose or by any other person or entity. No reliance should be placed on the information contained in this report for any purposes apart from those stated therein.

Premise Group Pty Ltd accepts no responsibility for any loss, damage suffered or inconveniences arising from, any person or entity using the plans or information in this study for purposes other than those stated above.

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1.0 INTRODUCTION

1.1 BACKGROUND

Victoria Park Barracks Pty Ltd intends to develop a drive through bakery café at 113 Durham Street in Bathurst. 113 Durham Street is located on the corner with Rankin Street and contains a former car sales building. The development site also includes an adjoining residential house to the east at 105 Durham Street.

Both buildings will be demolished to allow the development of the proposed drive through bakery café on the site. The proposed café component will comprise a free standing building and include approximately 38 seats within the café and 12 seats in an outdoor eating area.

Drive through facilities for customers to order and collect food and drinks will be provided via a vehicle entry off Rankin Street with the drive through exit onto Durham Street. Twenty five (25) carparking spaces will be provided on site plus 1 parking space that will be used as a waiting bay for drive through orders.

The proposed bakery café will operate from 5.00am to 11.00pm seven days per week.

1.2 SITE LOCATION

The proposed bakery café development site is located on the south eastern corner of the intersection of Durham Street and Rankin Street and is in close proximity to the main CBD area of Bathurst

Durham Street forms part of the Great Western Highway (A32) alignment through Bathurst.

The site currently has vehicle access available from both Durham Street and Rankin Street and vehicle access points will be consolidated as part of the development works to be carried out.

The development site consists of Lot 1 in DP852500 (former car sales site) and Lot A in DP197473 (residential dwelling) and comprises a total area of approximately 2,149m².

The current zonings of the site under the Bathurst Region Local Environmental Plan 2014 are:

Lot 1 (113 Durham Street)	B3 Commercial Core
Lot A (105 Durham Street)	R1 General Residential

The bakery café development site location is indicated on **Drawing C001** in the **Drawings** Section of this Report.

1.3 TRAFFIC ASSESSMENT

Under State Environmental Planning Policy SEPP (Infrastructure) 2007, the proposed development site is classified in accordance with the requirements set out in Schedule 3 of Clause 104 of the SEPP.

On this basis a Traffic Study will need to be prepared to assist in the planning approval process for the bakery café development and the Traffic Study will address the following issues:

- Traffic generated by the proposed bakery development;
- Access to and from the proposed bakery for customer and delivery vehicles; and
- Impact on the operation, safety and amenity of the surrounding road network.

This Traffic Study will be prepared in accordance with the requirements outlined in the NSW Roads and Traffic Authority's (RTA) *Guide to Traffic Generating Developments*.

The methodology for the preparation of the Traffic Study is outlined in the following Section of the Report.

1.4 TRAFFIC ASSESSMENT METHODOLOGY

In carrying out the preparation of the Traffic Study for the proposed development, three (3) broad issues will be addressed as outlined below:

(a) Existing Site and Traffic Conditions

- Development location;
- Road network hierarchy surrounding the development site;
- Existing site access;
- Existing road capacity; and
- Existing traffic flows.

(b) Proposed Bakery Development

- Commercial drive through development concepts;
- Vehicular access and external traffic design principles; and
- Connectivity to the surrounding road network.

(c) Traffic Impacts of the Proposed Bakery Development

- Traffic generation from the proposed bakery development;
- Traffic distribution external to the development site and access to and from Durham Street (Great Western Highway) and Rankine Street;
- Customer vehicle and delivery vehicle access movements and manoeuvrability within the site;
- Drive through customer access and exit from the site;
- Carparking layout and access for customer vehicles;
- Impact of the traffic generated by the drive through bakery development on the existing traffic parameters of the surrounding road network; and
- Local area and onsite traffic management facilities.

In order to satisfactorily address all the relevant traffic issues for the proposed bakery café, the following work tasks will need to be carried out:

1. Review all available background data, community concerns and traffic history relating to the area around the bakery café site.
2. Determine the traffic generating potential of the proposed development, calculation of peak hour and daily traffic volumes and the distribution of the generated traffic onto the surrounding road network to determine post development traffic volumes on the road network.

3. Assessment of the impact of the additional traffic generated by the development of the bakery café on the surrounding road network. The traffic impact assessment will be carried out in terms of:
- Road capacity;
 - Road safety;
 - Intersection operation; and
 - Access requirements.

In summary, this Traffic Study will review the existing traffic movements on the road network surrounding the development site, the expected traffic volumes generated by the proposed bakery café, the effect of the generated traffic on the surrounding road network and the determination of a safe and efficient means of providing access to the development to cater for the additional traffic volume.

1.5 CONSIDERATION OF SEPP (INFRASTRUCTURE) 2007

Schedule 3 of State Environmental Planning Policy (Infrastructure) 2007 classifies developments based upon the potential to generate additional traffic onto the surrounding road network.

Developments listed in Schedule 3 of SEPP (Infrastructure) require referral to the Roads and Maritime Services (RMS) by the consent authority. The consent authority is required to take into consideration any submission that the RMS provides in response to the notice of the development.

In addition, the consent authority must consider, pursuant to Clause 104 (3) of SEPP (Infrastructure), the accessibility of the site and any potential traffic safety, road congestion or parking implications of the proposed development.

Based on Schedule 3, and as the site has direct frontage to a classified road (Durham Street), the applicable classification of the proposed drive through bakery café is outlined in Column 3 of the Schedule and states:

Drive in Take Away Food Outlets Any size or Capacity

As the proposed bakery café meets the criteria set out in Schedule 3 of the SEPP, Bathurst Regional Council will need to refer the application to the RMS as part of the development approval process.

2.0 EXISTING TRAFFIC CONDITIONS

2.1 ROAD NETWORK HIERARCHY

The Roads and Traffic Authority (1984) proposes four basic road classes as the basis for the functional hierarchy of a road network.

A functional classification takes into account the relative balance of the traffic mobility function and amenity/access functions of streets and roads and defines the purpose of a road within the context of a road network.

The four road classes are arterial, sub-arterial, collector and local roads and are defined below.

- **Arterial Roads**

Roads whose main function is to carry through traffic from one region to another forming the principal means of communication for major traffic movements.

- **Sub-Arterial Roads**

Those roads which supplement the arterial roads in providing for through traffic movement to an individually determined limit that is sensitive to both roadway characteristics and adjoining land uses.

- **Collector Roads**

Roads that distribute traffic between the arterial roads and the local street system and provide access to adjoining property.

- **Local Roads**

Subdivisional roads whose main traffic function is to provide access to adjoining property.

An assessment of the classification of the roads leading to and surrounding the development site is indicated in **Table 2.1**.

Table 2.1 – Existing Road Classification

Road	Classification
Durham Street (Great Western Highway)	Arterial Road
Rankin Street (south of Durham Street)	Collector Road
Rankin Street (north of Durham Street)	Local Road

2.2 EXISTING ROADWAY CONDITIONS

The existing configuration, conditions and intersection facilities on the road network leading to and from the bakery café development site are outlined in this Section of the Traffic Study.

Durham Street (Great Western Highway)

Durham Street forms part of the Great Western Highway (A32) through Bathurst and is an important part of the east – west road link to and from the central west of NSW.

Durham Street adjacent to the development site comprises a 3m wide parallel parking lane with two (2) 3.5m wide travel lanes eastbound. The eastbound and westbound traffic is separated by a central concrete and landscaped median.

The central median in Durham Street allows only left turn into and left turn out of the bakery café development site for eastbound vehicles and prevents direct access for westbound vehicles using Durham Street.

The westbound lanes comprise two (2) 3.5m wide travel lanes with dedicated left and right turn lanes into Rankin Street. The eastbound lanes comprise two (2) 3.5m wide travel lanes with a dedicated right turn lane into Rankin Street.

The intersection of Durham Street and Rankin Street is described separately in this Section of the Report.

The alignment of Durham Street east of the site and west to the intersection with Stewart Street has a similar dual carriageway alignment with a central concrete and landscaped median providing for its function as a State Highway and a significant arterial road.

Durham Street is kerb and guttered on both sides of the road, has well delineated linemarking for the travel and turn lanes and is speed limited to 60km/hr.

Rankin Street

Rankin Street adjacent to the development site comprises an approximately 18m wide bitumen sealed roadway with kerb and gutter on both sides of the road. To the north of the development site, the western kerb line transitions to narrow the roadway to approximately 14m.

Apart from the double barrier lines associated with the small concrete splitter island at the intersection of Durham Street, there is no linemarking in Rankin Street north of its intersection with Durham Street.

Rankin Street south of its intersection with Durham Street comprises a travel lane approximately 3.5m in each direction, has double barrier lines for its full length and has variable width line marked parking lanes on each side of the road.

Whilst not sign posted, Rankin Street is speed limited to 50km/hr as is common for the majority of the streets in Bathurst.

Intersection of Durham Street and Rankin Street

The four way intersection of Durham Street and Rankin Street is controlled with Give Way signs on both legs of Rankin Street with dedicated turning lanes for traffic turning from Durham Street into Rankin Street.

Westbound traffic in Durham Street have dedicated left and right turn lanes into Rankin Street.

Eastbound traffic in Durham Street has a dedicated right turn lane into Rankin Street.

Whilst not fully signposted, each central median island in Durham Street has a pedestrian refuge in the median island with associated pram ramps in each opposite kerb and gutter.

The northern Rankin Street leg of the intersection adjacent to the bakery development site has a concrete median splitter island centrally located in the road reserve. The concrete median island contains a Give Way sign and has double barrier lines extending from the nose of the median island for approximately 15m along Rankin Street.

Similarly, the southern Rankin Street leg of the intersection has a concrete median splitter island centrally located in the road reserve. The concrete median island contains a Give Way sign and has double barrier lines extending from the nose of the median island along the alignment of Rankin Street. The southern leg of Rankin Street also has edgeline marking indicating a separation between the travel lane and the parking lane.

Intersection of Durham Street and William Street

The intersection of Durham Street and William Street is a four way intersection with traffic signal control.

There are two eastbound through lanes and two westbound through lanes in Durham Street separated by a concrete median island.

Westbound traffic in Durham Street have dedicated left turn and right turn lanes into William Street.

Eastbound traffic in Durham Street also have dedicated left turn and right turn lanes into William Street.

The northern leg of William Street has a single through lane and dedicated left turn and right turn lanes into Durham Street. The northern leg of William Street has a small concrete median splitter island

centrally located in the road reserve with double barrier lines extending from the nose of the median for a distance of approximately 25m.

The southern leg of William Street has a single through lane and dedicated left turn and right turn lanes into Durham Street. The southern leg of William Street has a concrete median splitter island centrally located in the road reserve.

The intersection of Durham Street and William Street has pedestrian crossing facilities across all four legs of the intersection and phased to operate in conjunction with the traffic signals controlling the traffic at the intersection.

Intersection of Durham Street and George Street

The intersection of Durham Street and George Street is a four way intersection with traffic signal control.

There are two eastbound through lanes and two westbound through lanes in Durham Street separated by a concrete median island.

Westbound traffic in Durham Street have dedicated left turn and right turn lanes into George Street.

Eastbound traffic in Durham Street also have dedicated left turn and right turn lanes into George Street.

The northern leg of George Street has a single through lane and dedicated left turn and right turn lanes into Durham Street. The northern leg of George Street has a small concrete median splitter island centrally located in the road reserve with double barrier lines extending from the nose of the median for a distance of approximately 25m.

The southern leg of George Street has a single through lane and dedicated left turn and right turn lanes into Durham Street. The southern leg of George Street has a concrete median splitter island centrally located in the road reserve.

The intersection of Durham Street and George Street has pedestrian crossing facilities across all four legs of the intersection and phased to operate in conjunction with the traffic signals controlling the traffic at the intersection.

Intersection of Durham Street and Stewart Street

The intersection of Durham Street and Stewart Street is a three way intersection with traffic signal control.

The operation of the Great Western Highway transitions to and from Durham Street and to and from Stewart Street at this intersection.

For westbound traffic in Durham Street there is a single through lane continuing along Durham Street and a dedicated left turn lane into Stewart Street and transitioning to two through southbound lanes in Stewart Street. The Great Western Highway section of Durham Street has a central concrete median separating the westbound and eastbound traffic.

For eastbound traffic in Durham Street there is a single through lane and a right turn lane into Stewart Street.

For northbound traffic in Stewart Street there is a dedicated right turn lane into Durham Street and a combined right turn and left turn lane into Durham Street. Following the turn into Durham Street there are two eastbound lanes. Stewart Street has a large central concrete median separating southbound and northbound traffic.

The intersection of Durham Street and Stewart Street has a pedestrian crossing facility on the Stewart Street leg of the intersection and phased to operate in conjunction with the traffic signals controlling the traffic at the intersection.

Various photographs of the roads described in this Section of the Traffic Study are contained in the **Plates** Section of this Report.

The road network surrounding the drive through bakery café site is well regulated with significant on road facilities (traffic signals, central medians, turning lanes, pedestrian facilities etc) providing efficient access to and from the proposed bakery café for customer and delivery vehicles.

2.3 EXISTING ROADWAY CAPACITY

The provision of roads within an urban area provides four main functions:

- i) to cater for moving vehicles;
- ii) to cater for parked vehicles;
- iii) to cater for pedestrians and bicycle traffic; and
- iv) to allow for development and to provide access to adjoining property.

In carrying out the above functions, a road must also be capable of handling the traffic demands placed on it. Roads have varying capacities dependent on the function they are performing. The United States Highway Capacity Manual defines capacity as follows:

"Capacity is the maximum number of vehicles which has a reasonable expectation of passing over a given section of a lane or roadway in one direction (or in both directions for a two-lane or three-lane highway) during a given time period under prevailing roadway and traffic conditions."

The physical characteristics of a roadway such as lane width, alignment, frequency of intersections etc make up the prevailing roadway conditions.

Based upon its capacity and a driver's expectations of the operational characteristics of a traffic stream is a qualitative measure denoted as the level of service of a road.

Level of service definitions combine such factors as speed, travel time, safety, convenience and traffic interruptions and fall into six levels of service categories ranging from A down to F.

The *AUSTROADS Guide to Traffic Engineering Practice* describes Level of Service A as:

"A condition of a free flow in which individual drivers are virtually unaffected by the presence of others in the traffic stream. Freedom to select desired speeds and to manoeuvre within the traffic stream is extremely high and the general level of comfort and convenience provided is excellent."

The *AUSTROADS Guide to Traffic Engineering Practice* describes Level of Service B as:

"A condition of stable flow and drivers still have reasonable freedom to select their desired speed and to manoeuvre within the traffic stream, although the general level of comfort and convenience is a little less than with Level of Service A"

The categories are graduated from Level of Service A down through six levels to Level of Service F that is a zone of forced flow. The amount of traffic approaching the point under consideration exceeds that which can pass it. Flow breakdowns occur and queuing and delays result.

Based on the physical configurations of the surrounding road network, observations of traffic movements and the methodology outlined in Part 2 *Roadway Capacity* of *AUSTROADS Guide to Traffic Engineering Practice*, the capacity and Level of Service of the surrounding roads can be determined as indicated in **Table 2.2**.

Table 2.2 – Roadway Capacity and Level of Service

Road	Level of Service	Two Way Hourly Capacity
Durham Street	Level of Service B	3,600 vehicles per hour
Rankin Street (south of Durham Street)	Level of Service B	1,800 vehicles per hour
Rankin Street (north of Durham Street)	Level of Service B	1,200 vehicles per hour

2.4 AVAILABLE TRAFFIC DATA

The traffic data used for the preparation of this Traffic Study has been sourced from Roads and Maritime Services (RMS) traffic counts carried out in Durham Street and from site specific turning movement counts carried out at the intersection of Durham Street and Rankin Street.

The RMS traffic counts were conducted in 2009 at Recording Station No. 99715 located approximately 60m south of the intersection with Charlotte Street.

The turning movement counts at the intersection of Durham Street and Rankin Street were carried out on Thursday 20 February 2020 between the hours of 7.00am to 10.00am and 3.00pm to 6.00pm.

The turning movement count summary sheets for the intersection are attached in **Appendix A**.

2.5 ANNUAL AVERAGE DAILY TRAFFIC

Annual Average Daily Traffic (AADT) is defined as the total volume of traffic passing a roadside observation point over a period of a year divided by the number of days in the year.

Based on the RMS data for Recording Station No. 99715, the estimated AADT in 2009 was 20,776 vehicles per day and is the total vehicles in both directions in Durham Street.

As the RMS estimated AADT was based on traffic counts in 2009, the estimated AADT are to be updated by applying a 2% growth factor to account for the natural growth in traffic volumes over time on roads within Bathurst.

After applying the 2% growth factor for a period of 11 years, the estimated 2020 AADT on Durham Street can be calculated as 25,832 vehicles per day.

2.6 INTERSECTION TURNING COUNTS AND PEAK HOUR TRAFFIC

The intersection turning movement count summaries attached in **Appendix A** have been assessed to determine the morning and evening peak hour operation of the intersection of Durham Street and Rankin Street. Based on the turning movement counts, the existing morning peak hour movements for the intersection are summarised in **Table 2.3**.

Table 2.3 – Morning Peak Hour Turning Movements at Durham and Rankin Street Intersection

Road	Turning Movement	Number of Vehicles
Morning Peak Hour 8.15am to 9.15am		
Durham Street Westbound	Left Turn into Rankin Street	137 vehicles
	Straight Through Westbound	712 vehicles
	Right Turn into Rankin Street	33 vehicles
Durham Street Eastbound	Left Turn into Rankin Street	69 vehicles
	Straight Through Eastbound	988 vehicles
	Right Turn into Rankin Street	228 vehicles
Rankin Street Northbound	Left Turn into Durham Street	131 vehicles
	Straight Through Northbound	4 vehicles
	Right Turn into Durham Street	4 vehicles
Rankin Street Southbound	Left Turn into Durham Street	36 vehicles
	Straight Through Southbound	4 vehicles
	Right Turn into Durham Street	4 vehicles
Total Vehicles Using the Intersection in the Morning Peak Hour		2,350 vehicles

Based on the turning movement counts, the existing evening peak hour movements for the intersection are summarised in **Table 2.4**.

Table 2.4 – Evening Peak Hour Turning Movements at Durham and Rankin Street Intersection

Road	Turning Movement	Number of Vehicles
Evening Peak Hour 4.30pm to 5.30pm		
Durham Street Westbound	Left Turn into Rankin Street	174 vehicles
	Straight Through Westbound	962 vehicles
	Right Turn into Rankin Street	86 vehicles
Durham Street Eastbound	Left Turn into Rankin Street	52 vehicles
	Straight Through Eastbound	778 vehicles
	Right Turn into Rankin Street	166 vehicles
Rankin Street Northbound	Left Turn into Durham Street	261 vehicles
	Straight Through Northbound	10 vehicles
	Right Turn into Durham Street	16 vehicles
Rankin Street Southbound	Left Turn into Durham Street	36 vehicles
	Straight Through Southbound	9 vehicles
	Right Turn into Durham Street	2 vehicles
Total Vehicles Using the Intersection in the Evening Peak Hour		2,552 vehicles

The existing morning and evening peak hour turning movements at the intersection of Durham Street and Rankin Street are indicated on **Drawing C002** in the **Drawings** Section of this Report.

2.7 EXISTING INTERSECTION OPERATION

Based on the turning movement counts carried out, the operation of the existing intersection of Durham Street and Rankin Street has been assessed using the SIDRA modelling program. The SIDRA modelling results for the intersection are included in **Appendix B**.

For all SIDRA modelling carried out for this Traffic Study, the parameters correlating the Average Delay for a vehicle movement and the Level of Service are outlined below:

Level of Service A:	Less than 14 seconds
Level of Service B:	15 seconds to 28 seconds
Level of Service C:	29 seconds to 42 seconds
Level of Service D:	43 seconds to 55 seconds
Level of Service E:	56 seconds to 70 seconds
Level of Service F:	Greater than 70 seconds

The results of the existing intersection SIDRA modelling are set out below:

A summary of the SIDRA modelling results for the morning peak hour operation of intersection is indicated in **Table 2.5**.

Table 2.5 – Durham Street and Rankin Street Intersection Existing Morning Peak Hour Operating Parameters

Scenario	Vehicles on Movement	Average Delay (seconds)	95% Queue Length (metres)	Overall Level of Service (LOS)
Morning Peak Hour				
Durham Street Westbound				
Left Turn into Rankin Street	137 vehicles per hour	5.5	0.0	LOS A
Straight Through Westbound	712 vehicles per hour	0.0	0.0	LOS A
Right Turn into Rankin Street	33 vehicles per hour	10.9	1.0	LOS B
Durham Street Eastbound				
Left Turn into Rankin Street	69 vehicles per hour	5.6	0.0	LOS A
Straight Through Eastbound	988 vehicles per hour	0.0	0.0	LOS A
Right Turn into Rankin Street	228 vehicles per hour	13.7	15.0	LOS B

Table 2.5 – Durham Street and Rankin Street Intersection Existing Morning Peak Hour Operating Parameters

Scenario	Vehicles on Movement	Average Delay (seconds)	95% Queue Length (metres)	Overall Level of Service (LOS)
Rankin Street Northbound				
Left Turn into Durham Street	131 vehicles per hour	6.4	4.0	LOS A
Straight Through Northbound	4 vehicles per hour	81.1	4.0	LOS F
Right Turn into Durham Street	4 vehicles per hour	102.6	4.0	LOS F
Rankin Street Southbound				
Left Turn into Durham Street	36 vehicles per hour	6.8	1.0	LOS A
Straight Through Southbound	4 vehicles per hour	89.3	4.0	LOS F
Right Turn into Durham Street	4 vehicles per hour	125.5	4.0	LOS F

All movements along Durham Street operate at a Level of Service A for the morning peak hour with the exceptions of the right turns into Rankin Street that operate at a Level of Service B. However, the vehicles turning right from or travelling straight through the intersection from Rankin Street operate at a Level of Service F which indicates significant delays being experienced by these drivers.

Notwithstanding several legs of the intersection operating at a Level of Service F, the overall Degree of Saturation for the operation of the intersection for the morning peak hour is 0.47.

A summary of the SIDRA modelling results for the evening peak hour operation of intersection is indicated in **Table 2.6**.

Table 2.6 – Durham Street and Rankin Street Intersection Existing Evening Peak Hour Operating Parameters

Scenario	Vehicles on Movement	Average Delay (seconds)	95% Queue Length (metres)	Overall Level of Service (LOS)
Evening Peak Hour				
Durham Street Westbound				
Left Turn into Rankin Street	174 vehicles per hour	5.5	0.0	LOS A
Straight Through Westbound	962 vehicles per hour	0.0	0.0	LOS A
Right Turn into Rankin Street	86 vehicles per hour	9.4	3.0	LOS A

Table 2.6 – Durham Street and Rankin Street Intersection Existing Evening Peak Hour Operating Parameters

Scenario	Vehicles on Movement	Average Delay (seconds)	95% Queue Length (metres)	Overall Level of Service (LOS)
Durham Street Eastbound				
Left Turn into Rankin Street	52 vehicles per hour	5.5	0.0	LOS A
Straight Through Eastbound	778 vehicles per hour	0.0	0.0	LOS A
Right Turn into Rankin Street	166 vehicles per hour	17.8	13.0	LOS C
Rankin Street Northbound				
Left Turn into Durham Street	261 vehicles per hour	7.6	11.0	LOS A
Straight Through Northbound	10 vehicles per hour	130.6	14.0	LOS F
Right Turn into Durham Street	16 vehicles per hour	148.2	14.0	LOS F
Rankin Street Southbound				
Left Turn into Durham Street	36 vehicles per hour	6.2	1.0	LOS A
Straight Through Southbound	9 vehicles per hour	94.8	5.0	LOS F
Right Turn into Durham Street	2 vehicles per hour	94.8	5.0	LOS F

All movements along Durham Street operate at a Level of Service A for the evening peak hour with the exceptions of the eastbound right turn into Rankin Street that operates at a Level of Service C. However, the vehicles turning right from or travelling straight through the intersection from Rankin Street operate at a Level of Service F which indicates significant delays being experienced by these drivers.

Notwithstanding several legs of the intersection operating at a Level of Service F, the overall Degree of Saturation for the operation of the intersection for the evening peak hour is 0.62.

2.8 FUTURE MODIFICATIONS TO THE INTERSECTION OF DURHAM STREET AND RANKIN STREET

We understand that Roads and Maritime Services are reviewing the operation of the intersection of Durham Street and Rankin Street and modifications to the intersection are planned.

Advice received from RMS via emailed correspondence dated 21 April 2020 states:

The Traffic Impact Assessment prepared to support the development application has been prepared on the basis that the Rankin Street and Durham Street intersection upgrade would involve signalisation of this intersection. Based on an internal referral process it has been identified

that the intersection upgrade of Rankin and Durham Street does not involve the signalisation of this intersection. The intersection upgrade which will occur in the next two years is for the purpose of improving the safety of the intersection through banning right turn and through movements from Rankin Street onto the Durham Street (Great Western Highway). The Traffic Impact Assessment should be updated to reflect the intersection works at Rankine and Durham Street.

The modifications of the intersection of Durham Street and Rankin Street to prevent the right turn and straight through movements from Rankin Street will be offset by the operation of the nearby signalised intersections along Durham Street at William Street, George Street and Stewart Street.

3.0 TRAFFIC IMPACT OF THE PROPOSED DEVELOPMENT

3.1 PROPOSED DRIVE THROUGH BAKERY CAFE

Victoria Park Barracks Pty Ltd intends to develop a drive through bakery café at 113 Durham Street in Bathurst. 113 Durham Street is located on the corner with Rankin Street and contains a former car sales building. The development site also includes an adjoining residential house to the east at 105 Durham Street.

Both buildings will be demolished to allow the development of the proposed drive through bakery café on the site. The proposed café component will comprise a free standing building and include approximately 38 seats within the café and 12 seats in an outdoor eating area.

Two (2) drive through service lanes for customers to order and then collect food and drinks will be provided via a vehicle entry off Rankin Street with the drive through exit onto Durham Street. Twenty five (25) carparking spaces will be provided on site plus 1 parking space that will be used as a waiting bay for drive through orders.

The majority of the parking spaces on the site are located on the Rankin Street side of the proposed building with five (5) parking spaces allocated for staff parking located on the south eastern side of the building. The staff parking spaces will be accessed via the bakery café's drive through service lanes and as staff will be arriving prior to the opening of the bakery café there would not be conflict in accessing these parking spaces. Staff vehicles exiting these spaces will utilise the drive through exit lanes.

Vehicular access to the site will be provided from both Durham Street and Rankin Street. A new two way entry/exit access driveway on Rankin Street will be provided with a central median separating entering and exiting vehicles. The entry off Rankin Street provides the easier access to the drive through service lanes for the bakery café.

An existing driveway on Rankin Street closer to the intersection with Durham Street will be closed, new kerb installed, and the roadway remediated.

An entry only driveway will be provided from Durham Street on the northern side of the building providing access to the various parking spaces on that side of the building. This access will be primarily for customers dining in at the bakery café as access to the drive through service lanes may be restricted based on the turning movement required.

An exit only driveway will be provided to Durham Street on the southern side of the building for the use of customer vehicles that have use the bakery café's drive through service lanes. Redundant vehicle driveways in Durham Street will be closed, new kerb installed, and the roadway remediated.

The proposed bakery café will operate from 5.00am to 11.00pm seven days per week.

Service vehicles for the delivery of products used in the bakery café will enter the site via the Rankin Street entry driveway. It is expected that there will be one (1) delivery to the bakery each day. Once on the site the service vehicle will stand in Drive Through Lane 1 for the unloading of products.

Delivery of products to the bakery will be carried out by 12.5m service vehicles.

It is anticipated that service vehicles accessing the site and delivering products will occur prior to the opening of the bakery café to the public so that there is no conflict between customer vehicles using the drive through service lanes and the access to the unloading area.

In the event that a delivery vehicle arrives after opening time of the bakery, one of the drive through lanes would be closed using traffic marking devices to ensure the bakery can continue to operate.

Once deliveries have been completed, the service vehicle will exit the site in a forward direction onto Durham Street.

The proposed drive through bakery café is indicated on **Drawing C003** in the **Drawings** Section of this Report.

3.2 TRAFFIC GENERATION

The Roads and Traffic Authority's *Guide to Traffic Generating Developments* publishes data on the traffic generation rates of various developments ranging from residential subdivisions, commercial premises, bulky goods retailers and industrial developments.

For the category of Drive-in Take Away Food Outlets, the RTA's guide includes generation rates for fast food outlets such as McDonalds and Kentucky Fried Chicken stores based on traffic surveys carried out on each type of store in 1990. The surveys carried out indicated that gross floor area did not provide a guide for the generation rates.

The information relating to the traffic generating potential of McDonalds stores is reproduced below:

Rates – McDonalds

Evening peak hour vehicle trips

- *assume 180 veh/hr for average development (mean of survey results)*
- *for sensitivity test, assess effect of 230 veh/hr (maximum of survey results)*

Factors

Daily vehicle trips depend largely on the hours of operation. Sites open for breakfast will generate more traffic than sites open only from lunch to dinner.

The peak site traffic generation surveyed was 340 veh/hr, with a mean of 260 veh/hr on weekdays and 280 veh/hr on weekends. If direct access is critical, a peak generation analysis may be required.

The proportion of passing trade is typically about 35%. This discount should be taken into account in assessing external traffic impact.

The RTA Guide goes on to state in respect of Kentucky Fried Chicken outlets:

Rates – Kentucky Fried Chicken

Evening peak hour vehicle trips:

- *Assume 100 veh/hr for average development (mean of survey results)*
- *For sensitivity test, assess effect of 120 veh/hr (maximum of survey results)*

Factors

Daily vehicle trips depend on the hour of operation.

The peak site traffic generation surveyed was 190 veh/hr (two-way) with a mean of 150 veh/hr on weekdays and 120 veh/hr on weekends. If direct access is critical, a peak generation analysis might be required.

The proportion of passing trade is typically at least 50%. This discount should be taken into account in assessing external traffic impact.

The applicable RTA peak hour traffic generation rates for a drive-in take away food outlet range from approximately 100 vehicles per hour (Kentucky Fried Chicken) to 180 vehicles per hour (McDonalds).

It is expected that the proposed drive through bakery café development in Bathurst would be at the lower end of the RTA peak hour traffic generation estimates and for the bakery café peak hour traffic generation will be taken as 120 vehicles per hour.

3.2.1 Peak Hour Traffic Generation

As determined in **Section 3.2**, the bakery café peak hour traffic generation is estimated as 120 vehicles per hour.

As outlined in the RTA Guide, a significant proportion of the peak hour traffic using drive-in take away outlets is generated from passing trade from customer vehicles already on the road network. For a McDonalds restaurant, up to 35% of customers are drawn from passing traffic and for a Kentucky Fried Chicken outlet, up to 50% of customers are drawn from passing traffic.

For the assessment of the impacts of the traffic generated by the bakery café, it will be assumed that 40% of its customers vehicles will be drawn from the passing traffic stream.

Therefore, the following peak hour traffic volumes will be used for assessment purposes:

- Additional traffic generated onto the road network (60%)	72 vehicles per hour
- Traffic drawn from the existing passing traffic (40%)	48 vehicles per hour
Total traffic	120 vehicles per hour

Whilst the existing traffic stream will contribute to the customer base of the bakery café, the full peak hour traffic generation of 120 vehicles per hour from the development will be used for the assessment of potential impacts for a worst case scenario.

3.2.2 Daily Traffic Generation

The Roads and Traffic Authority's *Guide to Traffic Generating Developments* does not provide estimates of the daily traffic generation from Drive-in Take Away Food Outlets.

However, for the proposed drive through bakery café operating for 18 hours per day, an average hourly rate of 50 vehicle trips per hour would be applicable.

On this basis, the estimated daily traffic generation for the bakery café is 900 vehicles per day.

3.3 TRAFFIC DISTRIBUTION

The operation of the bakery café is expected to draw the majority of its customer base from travellers passing through Bathurst with a minority being locals and workers from nearby businesses. In the absence of origin/destination data for the customer base of the proposed development, the following assumptions will be made:

- 90% of the bakery café's customer base will be drawn from Durham Street
- The Durham Street traffic will be equally distributed in each direction
- The remaining 10% of the bakery café's customer base will be drawn from Rankin Street
- The Rankin Street traffic will be equally distributed in each direction.

On the basis of the traffic distribution onto the surrounding road network, the impacts of the traffic generated by the proposed bakery café will be assessed in the following Sections of the Traffic Study.

3.4 IMPACT OF THE GENERATED TRAFFIC

The impact of the additional traffic generated by the proposed bakery café on the surrounding road network will be assessed in terms of:

- i) Traffic volume for both the daily and peak hour traffic generation;
- ii) Site access; and
- iii) Intersection operation.

SIDRA modelling will be undertaken specifically to assess the operation of the intersection of Durham Street and Rankin Street.

3.4.1 Traffic Volume

Based on the daily and peak hour traffic volumes on Durham Street and Rankin Street as outlined in **Section 2.5** and **Section 2.6** of this Report, the impacts of the traffic generated by the drive through bakery café has been assessed.

A comparison of the existing daily and peak hour traffic volumes on the subject roads and the post development traffic volumes is indicated in **Table 3.1**.

Table 3.1 – Comparison of Existing and Post Development Traffic Volumes

Road	Estimated Year 2020 Traffic Volume	Post Development Traffic Volume	Percentage Increase
Durham Street – Daily Traffic Volume	25,832 trips per day	26,732 trips per day	3.5%
Durham Street Westbound – Evening Peak Hour Traffic Volume	1,222 trips per hour	1,249 trips per hour	2.2%
Durham Street Eastbound – Evening Peak Hour Traffic Volume	996 trips per hour	1,023 trips per hour	2.7%
Rankin Street Northbound – Evening Peak Hour Traffic Volume	287 trips per hour	293 trips per hour	2.1%
Rankin Street Southbound – Evening Peak Hour Traffic Volume	47 trips per hour	107 trips per hour	128%

Following the development of the drive through bakery café, the percentage increase in traffic volumes on Durham Street and the southern leg of Rankin Street range from 2.1% to 2.7% and are not significant for the operation of these streets.

Whilst the percentage increase in the traffic volume on the northern leg of Rankin Street seems excessive at 128%, this apparent increase is due to the very low traffic volume currently using that section of Rankin Street.

Based on the roadway capacities determined in **Section 2.3** of this Traffic Study, a comparison of the post development peak hour traffic volume on Rankin Street and its actual road capacity can be made. The operational capacity is defined as the percentage of actual volume capacity that the road is functioning at.

For the northern leg of Rankin Street, the post development traffic volume is 107 trips per hour and the roadway capacity at a Level of Service B is 1,200 vehicles per hour.

The operational capacity of Rankin Street has been calculated as 8.9% and therefore the roadway is operating well below its capacity following the development of the drive through bakery café and is not significant for the post development traffic using that section of the road network.

3.4.2 Existing Durham Street Intersection Assessment

The operation of the intersection of Durham Street and Rankin Street following the development of the drive through bakery café will be assessed using the SIDRA computer modelling program.

As the assessment of the operation of the intersection for the existing peak hour traffic volumes determined that the evening peak hour traffic volumes contributed the greatest delays for the operation of the intersection, the post development assessment of the intersection will also be carried out for the evening peak hour.

It is also expected that the peak hour usage of the bakery café will also coincide with the evening peak hour of 4.30pm to 5.30pm.

The post development turning movements for the intersection are indicated on **Drawing C004** in the **Drawings** Section of this Report.

The SIDRA modelling results for the assessment of the post development operation of the intersection are included in **Appendix C**.

A summary of the SIDRA modelling of the post development operation of the intersection of Durham Street and Rankin Street is indicated in **Table 3.2**.

Table 3.2 – Existing Durham Street and Rankin Street Intersection Post Development Evening Peak Hour Operating Parameters

Scenario	Vehicles on Movement	Average Delay (seconds)	95% Queue Length (metres)	Overall Level of Service (LOS)
Evening Peak Hour				
Durham Street Westbound				
Left Turn into Rankin Street	174 vehicles per hour	5.5	0.0	LOS A
Straight Through Westbound	962 vehicles per hour	0.0	0.0	LOS A
Right Turn into Rankin Street	113 vehicles per hour	9.7	4.0	LOS A
Durham Street Eastbound				
Left Turn into Rankin Street	79 vehicles per hour	5.5	0.0	LOS A
Straight Through Eastbound	778 vehicles per hour	0.0	0.0	LOS A
Right Turn into Rankin Street	166 vehicles per hour	17.8	13.0	LOS C
Rankin Street Northbound				
Left Turn into Durham Street	261 vehicles per hour	7.6	11.0	LOS A
Straight Through Northbound	16 vehicles per hour	219.2	24.0	LOS F
Right Turn into Durham Street	16 vehicles per hour	253.6	24.0	LOS F
Rankin Street Southbound				
Left Turn into Durham Street	63 vehicles per hour	6.2	2.0	LOS A
Straight Through Southbound	15 vehicles per hour	954.0	128.0	LOS F
Right Turn into Durham Street	29 vehicles per hour	1003.3	128.0	LOS F

All traffic movements along Durham Street operate at a Level of Service A for the post development evening peak hour with the exception of the eastbound right turn into Rankin Street that operates at a Level of Service C. However, the vehicles turning right from or travelling straight through the intersection from Rankin Street operate at a Level of Service F which indicates significant delays being experienced by these drivers.

For example, vehicles travelling in Rankin Street southbound experience a delay of 954 seconds to travel straight through the intersection whilst vehicles turning right onto Durham Street experience a delay of 1003 seconds.

Based on these delays and a number of other legs of the intersection operating at a Level of Service F, the overall Degree of Saturation for the operation of the intersection for the post development evening peak hour has increased to 1.89.

The significant increases in the delays caused to the Rankin Street traffic at the intersection due to the addition of the relatively small volumes of traffic generated by the operation of the proposed drive through bakery café confirms the Roads and Maritime's consideration of the modification of the operation of the intersection.

3.4.3 Modified Durham Street Intersection Assessment

As outlined in **Section 2.8** of this Report, RMS have reviewed the operation of the intersection of Durham Street and Rankin Street and modifications to the intersection are planned. The modifications to the intersection will prevent the right turn and straight through movements in Rankin Street onto Durham Street.

Vehicles turning from Rankin Street onto Durham Street will be limited to the left turn movement only.

The prevention of the straight through and right turn movements from Rankin Street onto Durham Street will be offset by the operation of the nearby signalised intersections along Durham Street at William Street, George Street and Stewart Street.

As RMS are planning the modification of the intersection in two years' time, a growth factor of 2% per annum will be applied to the existing traffic volumes using the intersection to account for the natural growth of traffic volumes over time on roads within Bathurst.

The post development turning movements for the modified intersection are indicated on **Drawing C005** in the **Drawings** Section of this Report.

It should be noted that the right turn and straight through movements for northbound vehicles in Rankin Street have been assumed to be redistributed onto Durham Street at the signalised intersection at George Street. The traffic generated by the bakery café drawing from the CBD area of Bathurst via Rankin Street has been redistributed to approach the bakery café with a right turn from Durham Street into Rankin Street.

For vehicles departing the bakery café, all vehicles have been assumed to exit the carpark onto Rankin Street. This has modelled the worst case scenario as it is noted that a number of vehicles will use the drive through exit and will turn left onto Durham Street. However, as all vehicles exiting the carpark will be required to turn left from Rankin Street onto Durham Street, all vehicles have been modelled using the modified intersection.

The SIDRA modelling results for the assessment of the post development operation of the modified intersection of Durham Street and Rankin Street are included in **Appendix D**.

A summary of the SIDRA modelling of the post development operation of the modified intersection of Durham Street and Rankin Street is indicated in **Table 3.3**.

Table 3.3 – Modified Durham Street and Rankin Street Intersection Post Development Evening Peak Hour Operating Parameters

Scenario	Vehicles on Movement	Average Delay (seconds)	95% Queue Length (metres)	Overall Level of Service (LOS)
Evening Peak Hour				
Durham Street Westbound				
Left Turn into Rankin Street	180 vehicles per hour	5.5	0.0	LOS A
Straight Through Westbound	1000 vehicles per hour	0.0	0.0	LOS A
Right Turn into Rankin Street	123 vehicles per hour	10.0	5.0	LOS A
Durham Street Eastbound				
Left Turn into Rankin Street	81 vehicles per hour	5.5	0.0	LOS A
Straight Through Eastbound	810 vehicles per hour	0.0	0.0	LOS A
Right Turn into Rankin Street	172 vehicles per hour	19.1	15.0	LOS C
Rankin Street Northbound				
Left Turn into Durham Street	271 vehicles per hour	8.0	12.0	LOS A
Rankin Street Southbound				
Left Turn into Durham Street	109 vehicles per hour	6.4	4.0	LOS A

The operation of the modified intersection of Durham Street and Rankin Street has improved significantly compared to the post development peak hour operation of the existing intersection layout.

All traffic movements along Durham Street continue to operate at a Level of Service A with the exception of the eastbound right turn into Rankin Street that remains at a Level of Service C. The left turns only from Rankin Street onto Durham Street both operate at a Level of Service A.

The degree of saturation for the modified intersection has reduced to 0.51. The degree of saturation for the operation of the modified intersection is now less than for the operation of the existing intersection with pre development evening traffic volumes.

The maximum delay at the modified intersection occurs for the eastbound right turn into Rankin Street which is limited to 19.1 seconds.

The queue length for this corresponding turning movement from Durham Street is 15.0m.

Vehicles turning left from Rankin Street onto Durham Street from the bakery café side of Durham Street have a minimal delay of 6.4 seconds and a queue length of only 4.0m.

Whilst all vehicles exiting the bakery café must turn left onto Durham Street (either from Rankin Street or from the drive through exit), for vehicles requiring to travel west, the signalised intersection of Durham Street and George Street allows a signal controlled turning movement for vehicles to rejoin the highway at a number of alternate locations.

The modified intersection of Durham Street and Rankin Street now operates very efficiently, and the additional traffic generated by the development of the bakery café is readily absorbed into the existing traffic streams along Durham Street and into the wider road network.

3.4.4 Access Driveways

Vehicular access to the site will be provided from both Durham Street and Rankin Street. A new two way entry/exit access driveway on Rankin Street will be provided with a central median separating the entering and exiting vehicles. The entry off Rankin Street provides the easier access to the drive through service lanes for the bakery café.

The entry/exit driveway off Rankin Street will be 6.8m wide at the kerb line with a 0.4m wide central median providing entry and exit lane widths of 3.2m.

An existing driveway on Rankin Street closer to the intersection with Durham Street will be closed with new kerb installed and the roadway remediated.

The position of the proposed entry/exit driveway off Rankin Street provides sufficient separation from the intersection with Durham Street and with the relatively low existing traffic volumes using the northern leg of Rankin Street, entry to the bakery café will not be impacted to any extent.

An entry only driveway will be provided from Durham Street on the northern side of the building providing access to the various parking spaces on that side of the building. The entry only driveway is 5.5m wide at the boundary line of the site. This access will be primarily for customers dining in at the bakery café as access to the drive through service lanes from this entry may be restricted based on the turning movement required.

Appropriate signage will be installed within the carpark to prevent vehicles from exiting onto Durham Street via this driveway.

An exit only driveway will be provided to Durham Street on the southern side of the building for the use of customer vehicles that have used the bakery café's drive through service lanes. The exit only driveway is 3.5m wide at the boundary line of the site. Left Turn only signage will be installed in the Durham Street central median to reinforce the left turn only at this driveway.

Redundant vehicle driveways in Durham Street will be closed with new kerb installed and the roadway remediated.

When RMS has carried out the modifications to the operation of the Rankin Street and Durham Street intersection, additional signage will be installed at the exit driveway onto Rankin Street advising that a Left Turn Only is available at the intersection with Durham Street.

3.4.5 Carparking

Twenty five (25) carparking spaces will be provided on site to service the bakery café's dine in customers. The carparking spaces on site also provides an additional parking space that will be used as a waiting bay for drive through orders.

The majority of the parking spaces on the site are located on the Rankin Street side of the proposed building with five (5) parking spaces allocated generally for staff parking located on the south eastern side of the building. The staff parking spaces will be accessed via the bakery café's drive through service lanes and as staff will be arriving prior to the opening of the bakery café there would not be conflict in accessing these parking spaces. Staff vehicles exiting these spaces will utilise the drive through exit lane.

Two (2) drive through service lanes for customers to order and then collect food and drinks will be provided via a vehicle entry off Rankin Street with the drive through exit onto Durham Street.

The drive through service lanes provides queuing for four (4) passenger vehicles in Lane 2 and six (6) passenger vehicles in Lane 1. With six (6) vehicles queued in Lane 1, there is still adequate clearance for other passenger vehicles to enter or exit the carpark via the driveway off Rankin Street.

Once a customer's order is placed, there are three (3) separate and appropriately spaced delivery windows on the southern side of the building where orders are collected. Once orders are collected, vehicles exit the site with a left turn only onto Durham Street.

The drive through lanes can cater for a combined queue of ten (10) passenger vehicles with a further three (3) vehicles collecting orders and an additional vehicle in the waiting bay on the southern side of the building.

3.4.6 Customer Vehicle Turnover

As outlined in **Section 3.4.5**, there are 25 car parking spaces available on the bakery café site with 5 carparking spaces generally available for staff parking.

With nett customer carparking of 20 available spaces and assuming an average 20 minute in store customer usage, 60 vehicles per hour are catered for by the onsite carparking.

The drive through service lanes can cater for a maximum of 10 queued vehicles and 3 vehicles collecting orders, providing a total of 13 vehicles using the drive through facilities at any one time. Assuming a very conservative average wait time of 10 minutes on site, the drive through lanes can cater for 78 vehicles per hour. For a more likely average wait time of 5 minutes, the drive through lanes can cater for 156 vehicles per hour

The combined total of onsite carpark turnover and drive through capacity exceeds the traffic generation of the bakery café of 120 vehicles per hour.

4.0 TRAFFIC IMPACT SUMMARY

The impact of the additional traffic generated by the proposed bakery café on the surrounding road network has been assessed in terms of:

- i) Traffic volume for both the daily and peak hour traffic generation;
- ii) Site access; and
- iii) Intersection operation.

SIDRA modelling has been undertaken specifically to assess the operation of the intersection of Durham Street and Rankin Street in its current configuration and its modified operation proposed by RMS.

4.1 TRAFFIC GENERATION AND ROADWAY CAPACITY

The estimated daily traffic generation from the drive through bakery café is 900 vehicles per day.

The peak hour traffic generation is 120 vehicles per hour with 60% of the traffic generated onto the road network (72 vehicles per hour) and 40% of the traffic drawn from the passing traffic streams (48 vehicles per hour). However, the full peak hour generation rate of 120 vehicles per hour has been used for the assessment of potential impacts for a worst case scenario.

Following the development of the drive through bakery café, the percentage increase in traffic volumes on Durham Street and the southern leg of Rankin Street range from 2.1% to 2.7% and are not significant for the operation of these streets.

The increase in the traffic volume on the northern leg of Rankin Street is 128% and this percentage increase is due to the very low traffic volume currently using that section of Rankin Street.

The operational capacity of Rankin Street is 8.9% and therefore the roadway is operating well below its capacity following the development of the drive through bakery café and is not significant for the post development traffic using that section of the road network.

4.2 INTERSECTION ASSESSMENT

4.2.1 Operation of the Intersection with Existing Traffic Volumes

The operation of the intersection of Durham Street and Rankin Street has been assessed using the SIDRA computer modelling program. The intersection modelling was carried out for the operation of the morning and evening peak hour for the existing traffic volumes determined by specific traffic counts carried out at the intersection.

For the existing morning peak hour traffic (8.15am to 9.15am), all movements along Durham Street operate at a Level of Service A with the exceptions of the right turns into Rankin Street that operate at a Level of Service B. However, the vehicles turning right from or travelling straight through the intersection from Rankin Street operate at a Level of Service F which indicates significant delays being experienced by these drivers.

Notwithstanding several legs of the intersection operating at a Level of Service F, the overall Degree of Saturation for the operation of the intersection for the morning peak hour is 0.47.

For the existing evening peak hour traffic (4.30pm to 5.30pm), all movements along Durham Street operate at a Level of Service A with the exceptions of the eastbound right turn into Rankin Street that operates at a Level of Service C. However, the vehicles turning right from or travelling straight through

the intersection from Rankin Street operate at a Level of Service F which indicates significant delays being experienced by these drivers.

Notwithstanding several legs of the intersection operating at a Level of Service F, the overall Degree of Saturation for the operation of the intersection for the evening peak hour is 0.62.

4.2.2 Operation of the Intersection with Post Development Traffic Volumes

The operation of the intersection of Durham Street and Rankin Street has been assessed using the SIDRA computer modelling program for the traffic volumes including the additional traffic volumes generated by the proposed bakery café.

For the post development evening peak hour, all movements along Durham Street operate at a Level of Service A with the exceptions of the eastbound right turn into Rankin Street that operates at a Level of Service C. However, the vehicles turning right from or travelling straight through the intersection from Rankin Street operate at a Level of Service F which indicates significant delays being experienced by these drivers.

Notwithstanding several legs of the intersection operating at a Level of Service F, the overall Degree of Saturation for the operation of the intersection for the post development evening peak hour has increased to 0.88.

The post development delays to vehicles in Rankin Street crossing Durham Street have increased compared to the existing evening peak hour delays.

For northbound vehicles in Rankin Street the right turn delay has increased from 148.2 seconds to 258.2 seconds and the straight through delay has increased from 130.6 seconds to 221.4 seconds.

Similarly, for southbound vehicles in Rankin Street the right turn delay has increased from 94.8 seconds to 210.0 seconds and the straight through delay has increased from 94.8 seconds to 122.6 seconds.

4.2.3 Future Modifications to the Intersection of Durham Street and Rankin Street

RMS have reviewed the operation of the intersection of Durham Street and Rankin Street and modifications to the intersection are planned. The modifications to the intersection will prevent the right turn and straight through movements in Rankin Street onto Durham Street.

Vehicles turning from Rankin Street onto Durham Street will be limited to the left turn movement only.

The prevention of the straight through and right turn movements from Rankin Street onto Durham Street will be offset by the operation of the nearby signalised intersections along Durham Street at William Street, George Street and Stewart Street.

4.2.4 Operation of the Modified Intersection with Post Development Traffic Volumes

As RMS are planning the modification of the intersection in two years' time, a growth factor of 2% per annum has been applied to the existing traffic volumes using the intersection to account for the natural growth of traffic volumes over time on roads within Bathurst.

The right turn and straight through movements for northbound vehicles in Rankin Street have been assumed to be redistributed onto Durham Street at the signalised intersection at George Street. The traffic generated by the bakery café drawing from the CBD area of Bathurst via Rankin Street has been redistributed to approach the bakery café with a right turn from Durham Street into Rankin Street.

For vehicles departing the bakery café, all vehicles have been assumed to exit the carpark onto Rankin Street as all vehicles exiting the carpark or from the drive through exit will be required to turn left from Rankin Street onto Durham Street, all vehicles have been modelled using the modified intersection.

The operation of the modified intersection of Durham Street and Rankin Street has improved significantly compared to the post development peak hour operation of the existing intersection's layout.

All movements along Durham Street operate at a Level of Service A with the exception of the eastbound right turn into Rankin Street that remains at a Level of Service C. The left turns from Rankin Street onto Durham Street both operate at a Level of Service A.

The degree of saturation for the modified intersection has reduced to 0.51. The degree of saturation for the operation of the modified intersection is now less than for the operation of the existing intersection with pre development evening traffic volumes.

The maximum delay at the modified intersection occurs for the eastbound right turn into Rankin Street which is limited to 19.1 seconds.

The queue length for this corresponding turning movement from Durham Street is 15.0m.

Vehicles turning left from Rankin Street onto Durham Street from the bakery café side of Durham Street have a minimal delay of 6.4 seconds and queue length of only 4.0m.

Whilst all vehicles exiting the bakery café must turn left onto Durham Street (either from Rankin Street or from the drive through exit), for vehicles requiring to travel west, the signalised intersection of Durham Street and George Street allows a signal controlled turning movement for vehicles to rejoin the highway at a number of alternate locations.

The modified intersection of Durham Street and Rankin Street now operates very efficiently, and the additional traffic generated by the development of the bakery café is readily absorbed into the existing traffic streams along Durham Street and into the wider road network.

5.0 RECOMMENDATIONS

Based on the traffic assessments carried out, the following recommendations are made to cater for the additional traffic generated by the development of the drive through bakery café at the intersection of Durham Street and Rankin Street:

- The increase in traffic volumes on the surrounding road network will not change the classifications of the roads under a functional road hierarchy.
- The operational capacity of the northern leg of Rankin Street is 8.9% and therefore the roadway is operating well below its capacity following the development of the drive through bakery café and is not significant for the post development traffic using that section of the road network.
- For the existing morning peak hour traffic (8.15am to 9.15am), all movements along Durham Street operate at a Level of Service A with the exceptions of the right turns into Rankin Street that operate at a Level of Service B. However, the vehicles turning right from or travelling straight through the intersection from Rankin Street operate at a Level of Service F which indicates significant delays being experienced by these drivers.

Notwithstanding several legs of the intersection operating at a Level of Service F, the overall Degree of Saturation for the operation of the intersection for the morning peak hour is 0.47.

- For the existing evening peak hour traffic (4.30pm to 5.30pm), all movements along Durham Street operate at a Level of Service A with the exceptions of the eastbound right turn into Rankin Street that operates at a Level of Service C. However, the vehicles turning right from or travelling straight through the intersection from Rankin Street operate at a Level of Service F which indicates significant delays being experienced by these drivers.

Notwithstanding several legs of the intersection operating at a Level of Service F, the overall Degree of Saturation for the operation of the intersection for the evening peak hour is 0.62.

- For the post development evening peak hour, all movements along Durham Street operate at a Level of Service A with the exceptions of the eastbound right turn into Rankin Street that operates at a Level of Service C. However, the vehicles turning right from or travelling straight through the intersection from Rankin Street operate at a Level of Service F which indicates significant delays being experienced by these drivers.

For example, vehicles travelling in Rankin Street southbound experience a delay of 954 seconds to travel straight through the intersection whilst vehicles turning right onto Durham Street experience a delay of 1003 seconds

Based on these delays and a number of other legs of the intersection operating at a Level of Service F, the overall Degree of Saturation for the operation of the intersection for the post development evening peak hour has increased to 1.89.

- The RMS are planning to carry out modifications to the operation of the intersection of Durham Street and Rankin Street to prevent the right turn and straight through movements in Rankin Street onto Durham Street.

For the post development evening peak hour using the modified intersection, all traffic movements along Durham Street continue to operate at a Level of Service A with the exception of the eastbound right turn into Rankin Street that remains at a Level of Service C. The left turns only from Rankin Street onto Durham Street both operate at a Level of Service A.

The degree of saturation for the modified intersection has reduced to 0.51. The degree of saturation for the operation of the modified intersection is now less than for the operation of the existing intersection with pre development evening traffic volumes.

The operation of the modified intersection of Durham Street and Rankin Street has improved significantly compared to the post development peak hour operation of the existing intersection's layout.

- Twenty five (25) carparking spaces will be provided on site to service the bakery café's dine in customers. The carparking spaces on site also provides an additional parking space that will be used as a waiting bay for drive through orders.

Two (2) drive through service lanes for customers to order and then collect food and drinks will be provided via a vehicle entry off Rankin Street with the drive through exit onto Durham Street.

The drive through lanes can cater for a combined queue of ten (10) passenger vehicles with a further three (3) vehicles collecting orders and an additional vehicle in the waiting bay on the southern side of the building.

- Access driveways to the site will be provided in accordance with **Section 3.4.4** in this Traffic Study.
- The modified intersection of Durham Street and Rankin Street now operates very efficiently, and the additional traffic generated by the development of the bakery café is readily absorbed into the existing traffic streams along Durham Street and into the wider road network.
- The design and construction of all traffic facilities for the bakery café are to be carried out in accordance with the appropriate standards, codes, policies and requirements of Bathurst Regional Council and the RMS.

Drawings



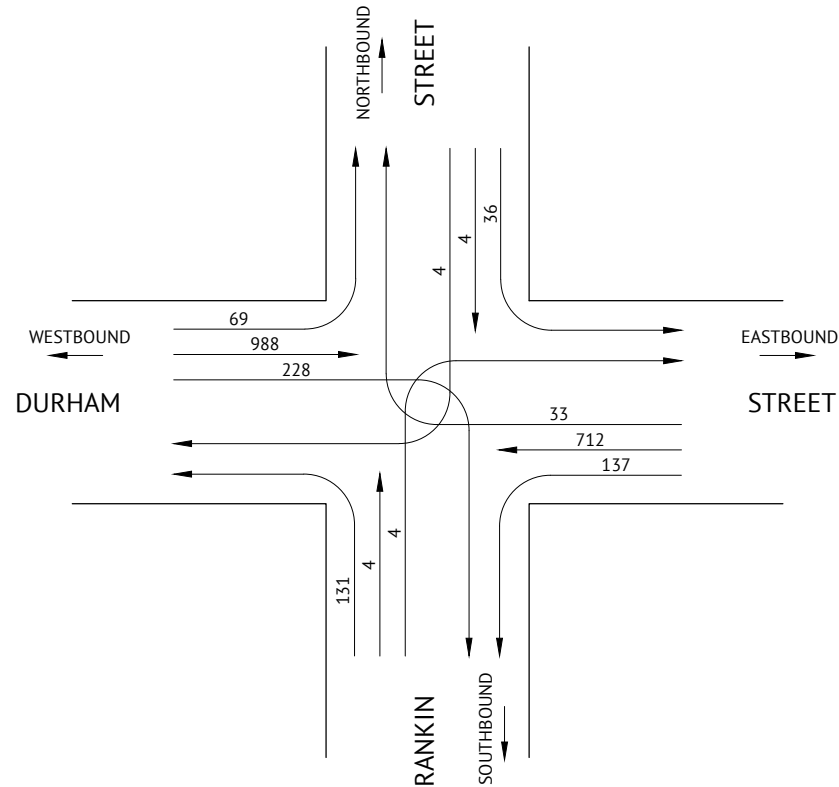
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29/05/2020	A	ISSUED FOR DA APPROVAL	MY	SH
DATE	REV	DESCRIPTION	REC	APP

Premise

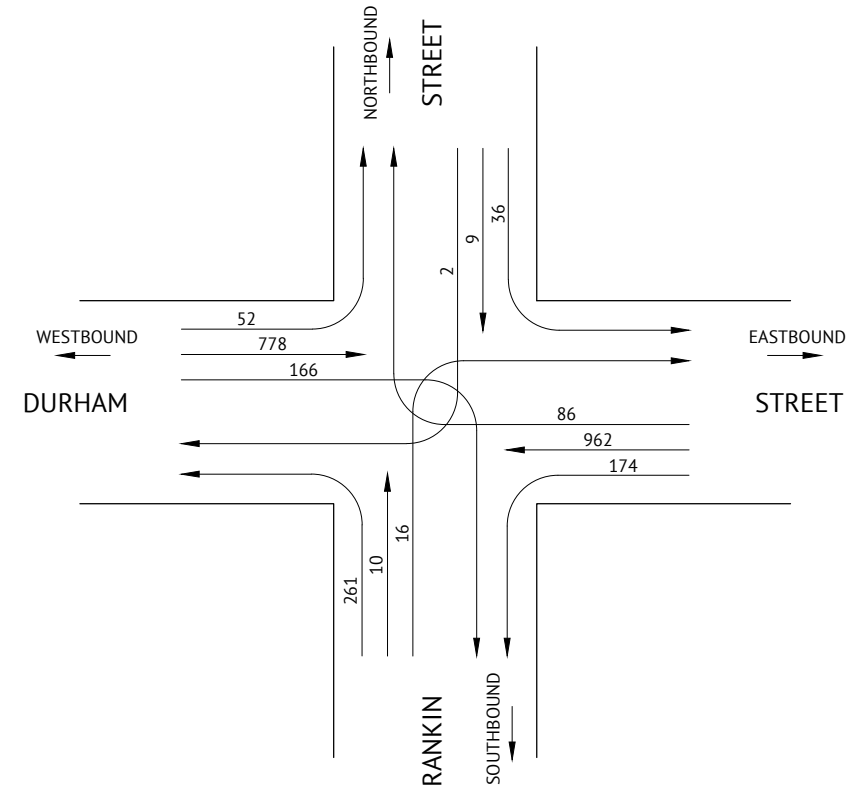
DUBBO OFFICE
 1ST FLOOR
 62 WINGEWARRA STREET
 DUBBO, NSW 2830
 PH: (02) 6887 4500
 WEB: www.premise.com.au

DESIGNED STEPHEN J HOYNES	SCALE SCALE 1:1500 (A1)
CHECKED STEPHEN J HOYNES	0 30 60 90m
PROJECT MANAGER STEPHEN J HOYNES	0 30 60 90m
ENGINEERING CERTIFICATION	SCALE 1:3000 (A3)
29/05/2020	ORIGINAL SHEET SIZE A1

CLIENT VICTORIA BARRACKS PTY LTD	FOR CODE 219469_05
PROJECT PROPOSED VILLAGE BAKEHOUSE	SHEET NUMBER C001
LOCATION 113-115 DURHAM STREET, BATHURST	REV A
SHEET TITLE SITE LOCALITY	



EXISTING MORNING PEAK HOUR



EXISTING AFTERNOON PEAK HOUR

ISSUED FOR DA APPROVAL

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29/05/2020	A	ISSUED FOR DA APPROVAL			

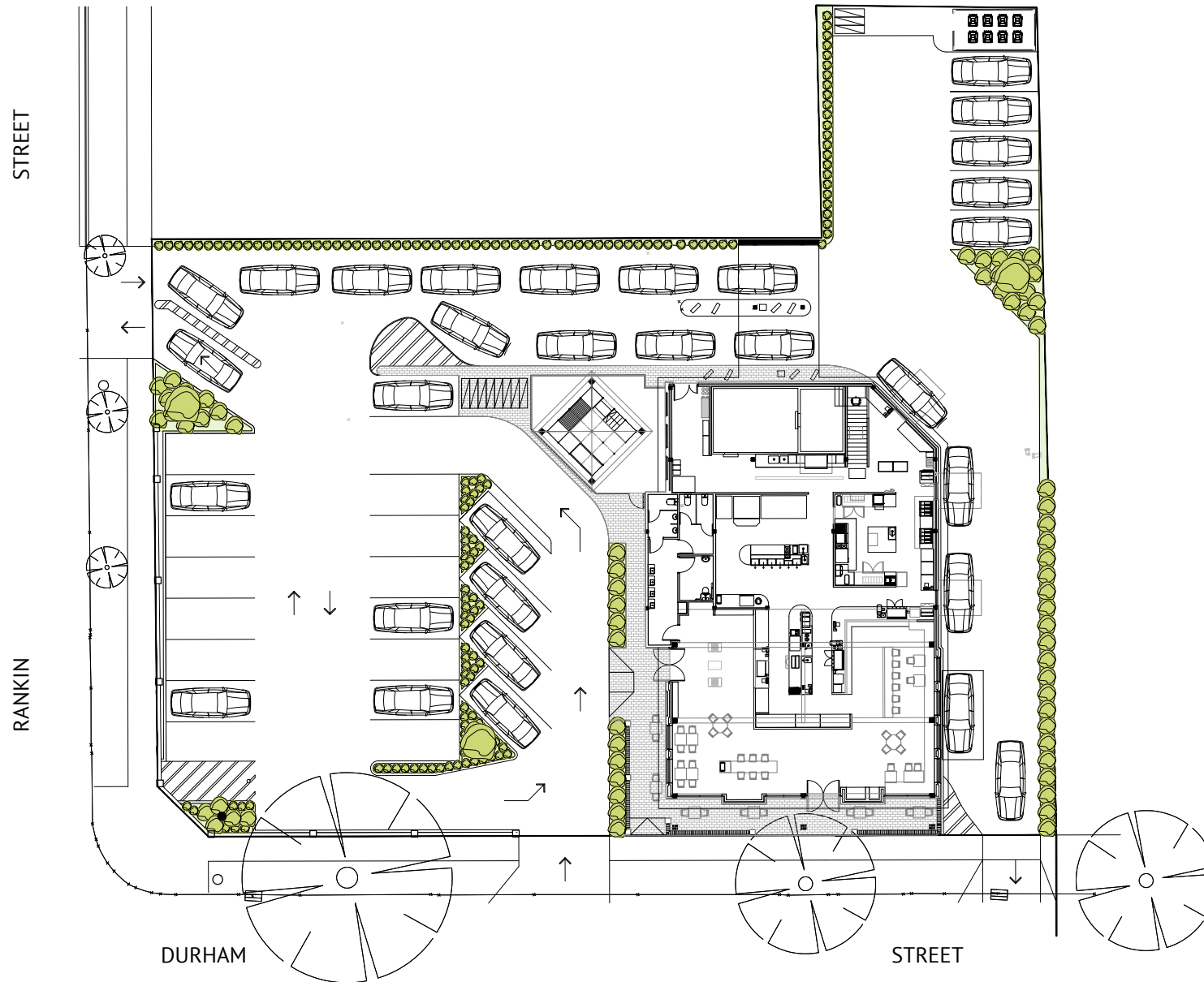


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62 WINGEWARRA STREET
DUBBO, NSW 2830
PH: (02) 6887 4500
WEB: www.premise.com.au

DESIGNED STEPHEN J HOYNES	SCALE NOT TO SCALE	CLIENT VICTORIA BARRACKS PTY LTD	FOR CODE 219469_05
CHECKED STEPHEN J HOYNES		PROJECT PROPOSED VILLAGE BAKEHOUSE	
PROJECT MANAGER STEPHEN J HOYNES		LOCATION 113-115 DURHAM STREET, BATHURST	
ENGINEERING CERTIFICATION STEPHEN J HOYNES		SHEET TITLE EXISTING TURNING MOVEMENTS - DURHAM & RANKIN ST INTERSECTION	
29/05/2020			

ORIGINAL SHEET SIZE: A1

SHEET NUMBER	REV
C002	A



ISSUED FOR DA APPROVAL

DATE	REV	DESCRIPTION	REVISIONS	MY	SY
29/05/2020	A	ISSUED FOR DA APPROVAL		REC	APP



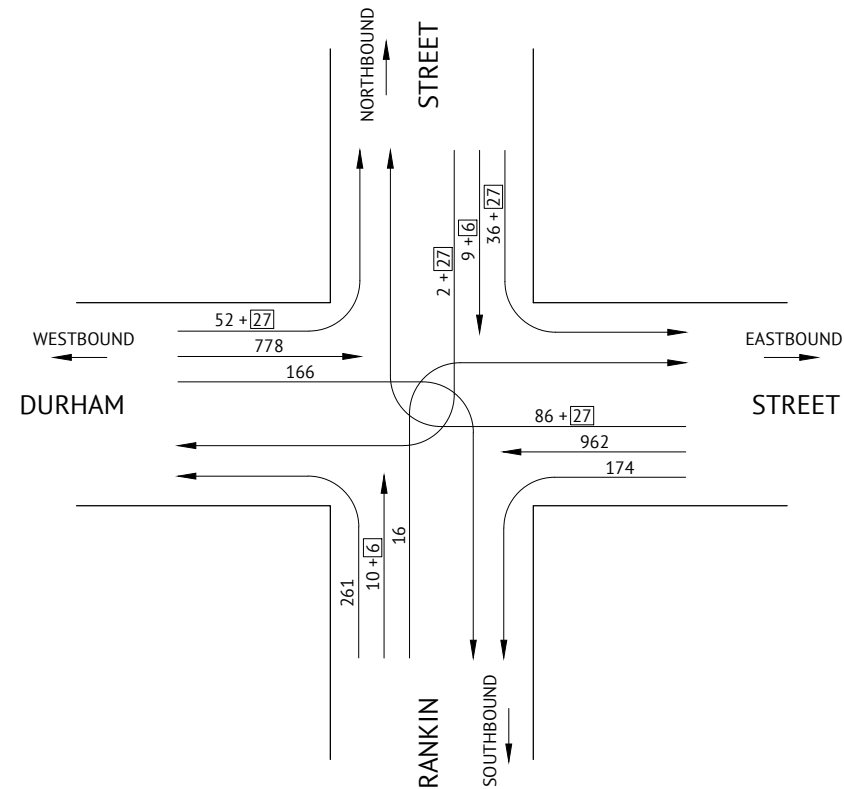
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62 WINGWARRA STREET
DUBBO, NSW 2830
PH: (02) 6887 4500
WEB: www.premise.com.au

DESIGNED
STEPHEN J HOYNES
CHECKED
STEPHEN J HOYNES
PROJECT MANAGER
STEPHEN J HOYNES
ENGINEERING CERTIFICATION
29/05/2020
STEPHEN J HOYNES

SCALE
SCALE 1:2500 (A1)
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SCALE 1:5000 (A3)
0 50 100 150m
ORIGINAL SHEET SIZE A1

CLIENT
VICTORIA BARRACKS PTY LTD
PROJECT
PROPOSED VILLAGE BAKEHOUSE
LOCATION
113-115 DURHAM STREET, BATHURST
SHEET TITLE
PROPOSED DRIVE THROUGH BAKERY CAFE


FOR CODE
219469_05
SHEET NUMBER
C003
REV
A

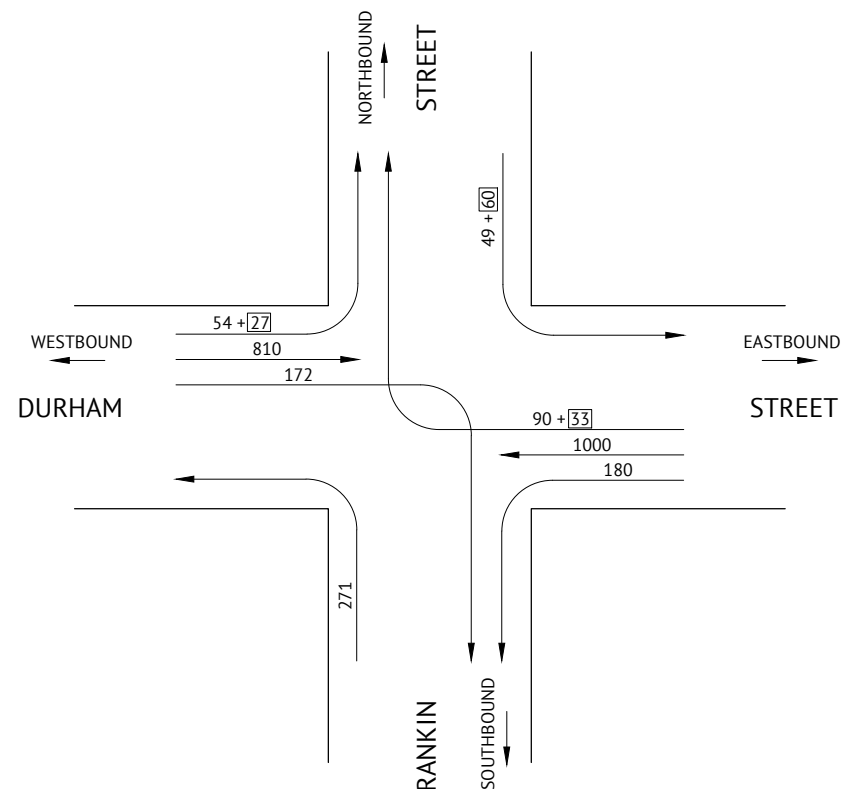
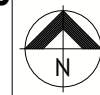


AFTERNOON PEAK HOUR

LEGEND

☒ ADDITIONAL TRAFFIC VOLUME

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 CHECKED: STEPHEN J HOYNES
 PROJECT MANAGER: STEPHEN J HOYNES
 ENGINEERING CERTIFICATION
 29/05/2020
 STEPHEN J HOYNES

SCALE

NOT TO SCALE

ORIGINAL SHEET SIZE A1

CLIENT

VICTORIA BARRACKS PTY LTD

PROJECT

PROPOSED VILLAGE BAKEHOUSE

LOCATION

113-115 DURHAM STREET, BATHURST

SHEET TITLE

MODIFIED INTERSECTION POST DEVELOPMENT TURNING MOVEMENTS

FOR CODE

219469_05

SHEET NUMBER

C005

REV

A

Plates



Plate 1: Durham Street Eastbound



Plate 2: Development Site at the Intersection of Durham Street and Rankin Street



Plate 3: Intersection of Durham Street and Rankin Street Eastbound



Plate 4: Rankin Street adjacent to the Development Site



Plate 5: Durham Street viewed towards intersection with George Street



Plate 6: Intersection of Durham Street and Rankin Street Westbound



Plate 7: Right Turn Lane from Durham Street Westbound into Rankin Street



Plate 8: Intersection of Rankin Street and Durham Street viewed towards the Development Site

Appendix A

TURNING MOVEMENT COUNT TRAFFIC DATA

TRAFFIC COUNT FIELD SHEET

AT JUNCTION OF Durham Street and Rankin Street

LOCALITY: BATHURST

DAY Thursday

DATE: 20 February 2020

DURATION OF COUNT: 7.00 am

TO 9.00 am

OBSERVER OBS No. 1 and No. 2

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			LIGHT VEH <input type="checkbox"/> YES <input type="checkbox"/> NO	HEAVY VEH <input type="checkbox"/> YES <input type="checkbox"/> NO		

TIME PERIOD	Class												
7.00am to 7.15am	H	0	0	23	3	0	0	6	25	2	1	0	0
	L	4	3	103	14	2	3	29	125	9	5	1	0
7.15am to 7.30am	H	0	0	16	0	0	0	4	15	1	1	0	0
	L	8	2	137	17	4	1	38	164	11	6	1	0
7.30am to 7.45am	H	0	0	22	0	0	0	5	21	1	1	0	0
	L	7	2	144	14	1	2	38	165	11	6	1	0
7.45am to 8.00am	H	0	1	19	2	0	0	5	21	1	1	0	0
	L	19	2	131	17	2	0	38	165	12	6	1	0
8.00am to 8.15am	H	2	1	19	1	0	0	5	22	2	1	0	0
	L	13	3	132	27	1	2	40	172	12	6	1	0
8.15am to 8.30am	H	0	2	25	0	0	0	6	26	2	1	0	0
	L	24	9	152	22	0	0	46	200	14	7	1	1
8.30am to 8.45am	H	0	0	25	3	0	0	6	27	2	1	0	0
	L	37	6	178	34	2	1	58	250	17	9	1	1
8.45am to 9.00am	H	0	0	22	1	0	0	5	22	2	1	0	0
	L	40	2	145	39	0	2	51	221	15	8	1	1

TRAFFIC COUNT FIELD SHEET

AT JUNCTION OF Durham Street and Rankin Street

LOCALITY: BATHURST

DAY Thursday

DATE: 20 February 2020

DURATION OF COUNT: 9.00 am

TO 10.00 am

OBSERVER OBS No. 1 and No. 2

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OBS No. 2												

TIME PERIOD	Class												
9.00am to 9.15am	H	1	1	20	2	0	0	5	23	2	1	0	0
	L	35	13	145	30	2	1	51	219	15	8	1	1
9.15am to 9.30am	H	1	0	16	1	0	0	4	17	1	1	0	0
	L	30	8	136	40	1	0	48	208	15	8	1	1
9.30am to 9.45am	H	0	0	19	1	0	0	4	19	1	1	0	0
	L	35	5	130	26	2	0	44	192	13	7	1	1
9.45am to 10.00am	H	0	0	20	0	0	0	4	19	1	1	0	0
	L	26	7	125	31	0	2	43	185	13	7	1	0
	H												
	L												
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TRAFFIC COUNT FIELD SHEET

AT JUNCTION OF Durham Street and Rankin Street

LOCALITY: BATHURST

DAY Thursday

DATE: 20 February 2020

DURATION OF COUNT: 3.00 pm

TO 5.00 pm

OBSERVER OBS No. 1 and No. 2

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OBS No. 2														

TIME PERIOD	Class												
3.00pm to 3.15pm	H	0	0	27	1	0	0	1	20	0	0	0	0
	L	33	18	165	49	2	4	60	159	23	3	0	1
3.15pm to 3.30pm	H	2	0	25	1	0	0	0	11	0	0	0	0
	L	43	21	192	62	2	2	49	145	12	4	0	0
3.30pm to 3.45pm	H	2	0	25	1	0	1	0	24	0	0	0	0
	L	34	9	210	64	1	0	45	228	7	8	0	1
3.45pm to 4.00pm	H	1	0	14	1	0	0	0	11	5	0	0	1
	L	53	12	193	48	1	0	48	127	19	2	0	0
4.00pm to 4.15pm	H	0	0	23	1	0	0	0	17	0	0	0	0
	L	37	20	198	56	2	0	36	190	8	5	1	0
4.15pm to 4.30pm	H	0	1	7	1	0	0	0	7	0	0	0	0
	L	25	17	208	48	0	0	37	158	9	8	1	0
4.30pm to 4.45pm	H	0	0	19	1	0	0	5	8	0	0	0	0
	L	35	16	210	64	3	2	40	185	13	8	0	0
4.45pm to 5.00pm	H	1	0	11	0	1	0	1	10	0	0	0	0
	L	40	23	235	50	1	3	47	163	10	5	1	0

TRAFFIC COUNT FIELD SHEET

AT JUNCTION OF Durham Street and Rankin Street

LOCALITY: BATHURST

DAY Thursday

DATE: 20 February 2020

DURATION OF COUNT: 5.00 pm

TO 6.00 pm

OBSERVER OBS No. 1 and No. 2

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		CUMULATIVE			
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		HEAVY VEH	YES <input type="checkbox"/> NO <input type="checkbox"/>		

TIME PERIOD	Class												
5.00pm to 5.15pm	H	0	0	15	0	0	0	2	11	1	0	0	0
	L	53	16	232	68	9	3	35	195	10	5	1	2
5.15pm to 5.30pm	H	0	0	10	0	0	0	0	15	0	0	0	0
	L	45	31	230	78	2	2	36	191	18	18	7	0
5.30pm to 5.45pm	H	0	0	8	1	0	0	0	8	0	0	0	0
	L	36	19	233	55	1	0	31	161	11	8	1	0
5.45pm to 6.00pm	H	1	0	8	0	0	0	1	8	0	0	0	0
	L	29	16	208	69	2	3	44	181	10	7	1	1
	H												
	L												
	H												
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	H												
	L												
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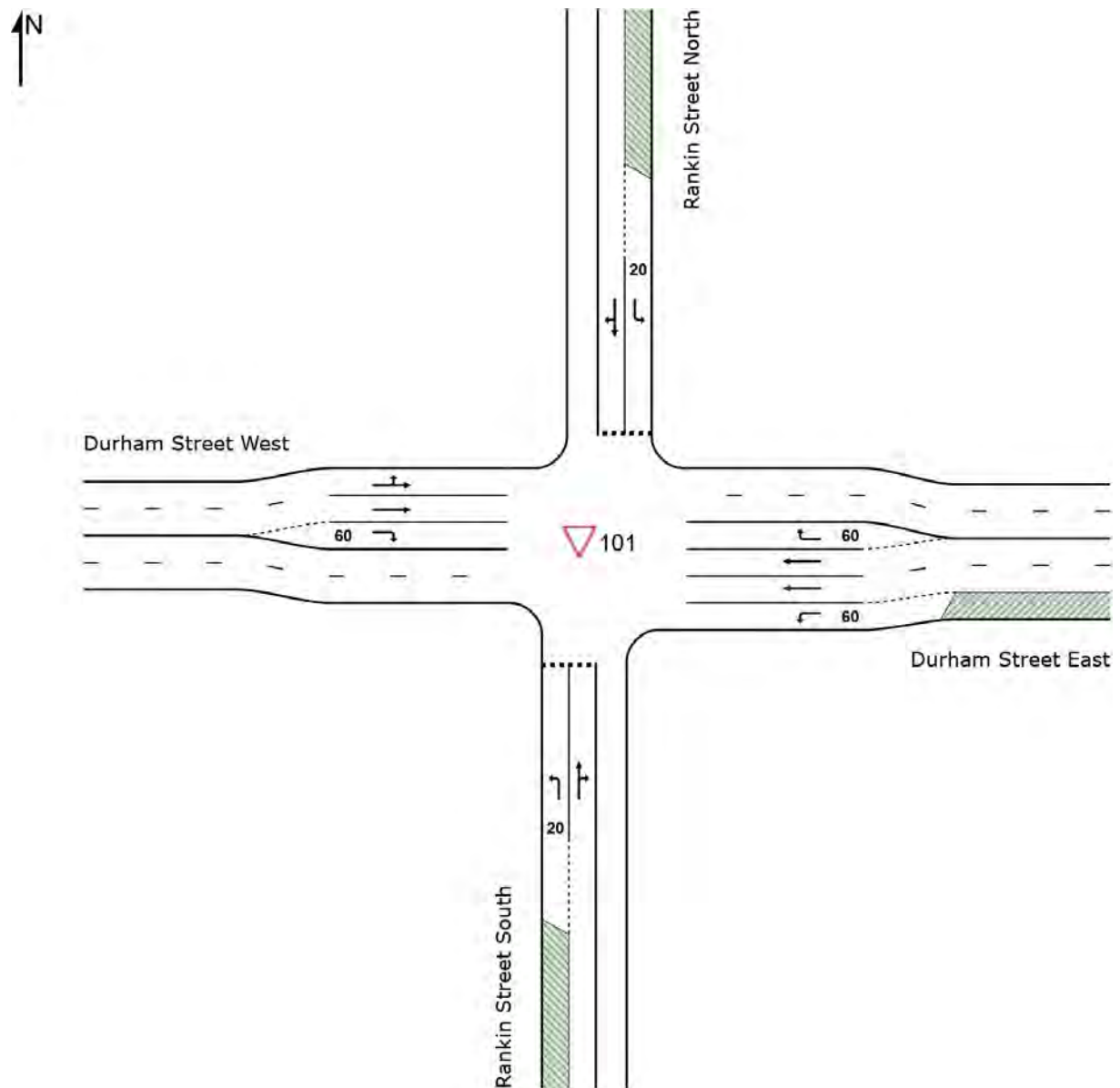
Appendix B

SIDRA MODELLING RESULTS FOR THE EXISTING INTERSECTION OPERATION

SITE LAYOUT

▽ Site: 101 [Durham - Rankin Street Intersection Pre Develop AM]

Site Category: (None)
 Giveway / Yield (Two-Way)



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 Organisation: GEOLYSE PTY LTD | Created: Friday, 20 March 2020 7:13:55 AM
 Project: C:\Users\peter.oste\Desktop\Bathurst Bakery.sip8

INPUT VOLUMES

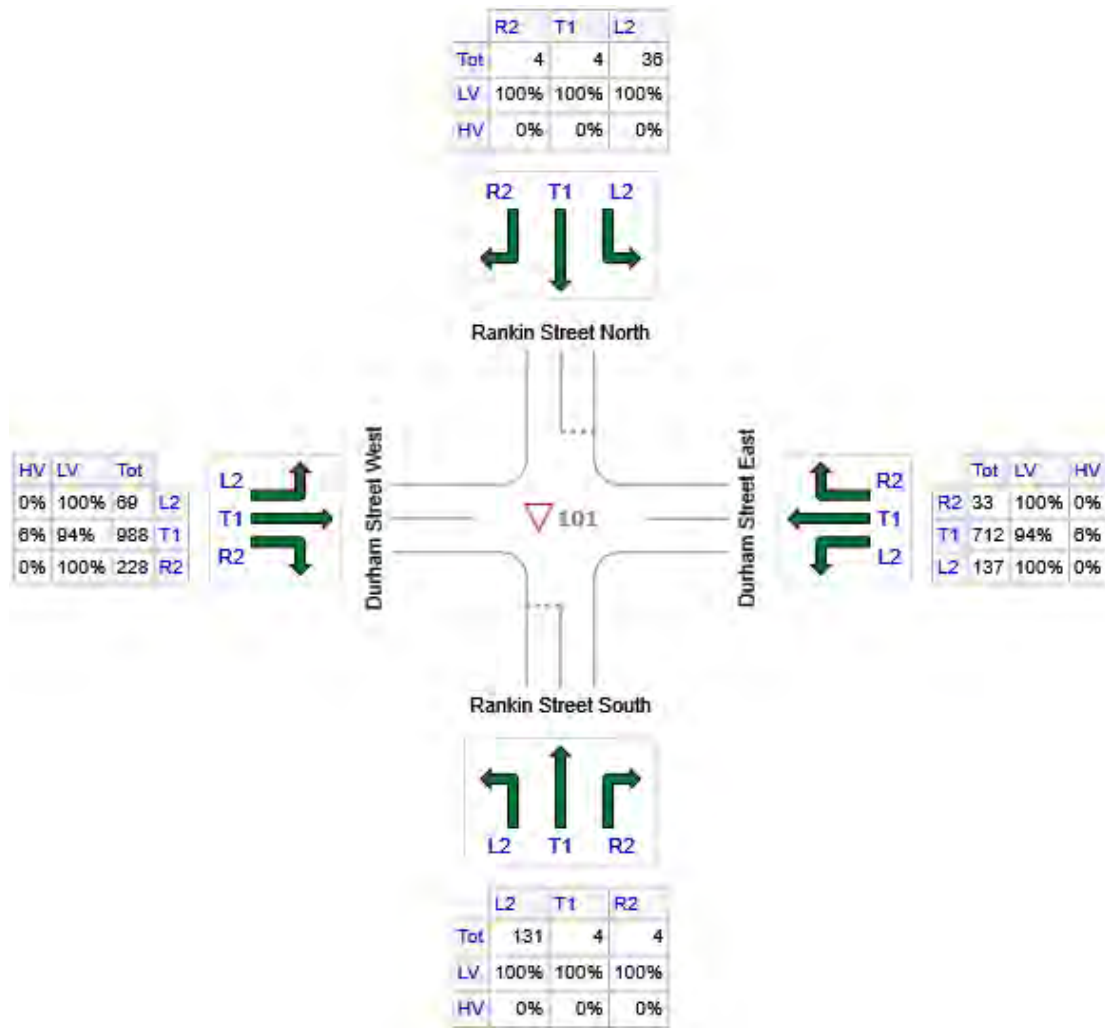
Vehicles and pedestrians per 60 minutes

▽ Site: 101 [Durham - Rankin Street Intersection Pre Develop AM]

Site Category: (None)

Giveaway / Yield (Two-Way)

Volume Display Method: Total and %



	All MCs	Light Vehicles (LV)	Heavy Vehicles (HV)
S: Rankin Street South	139	139	0
E: Durham Street East	882	839	43
N: Rankin Street North	44	44	0
W: Durham Street West	1285	1226	59
Total	2350	2248	102

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Project: C:\Users\peter.oste\Desktop\Bathurst Bakery.sip8

DELAY (CONTROL)

Average control delay per vehicle, or average pedestrian delay (seconds)

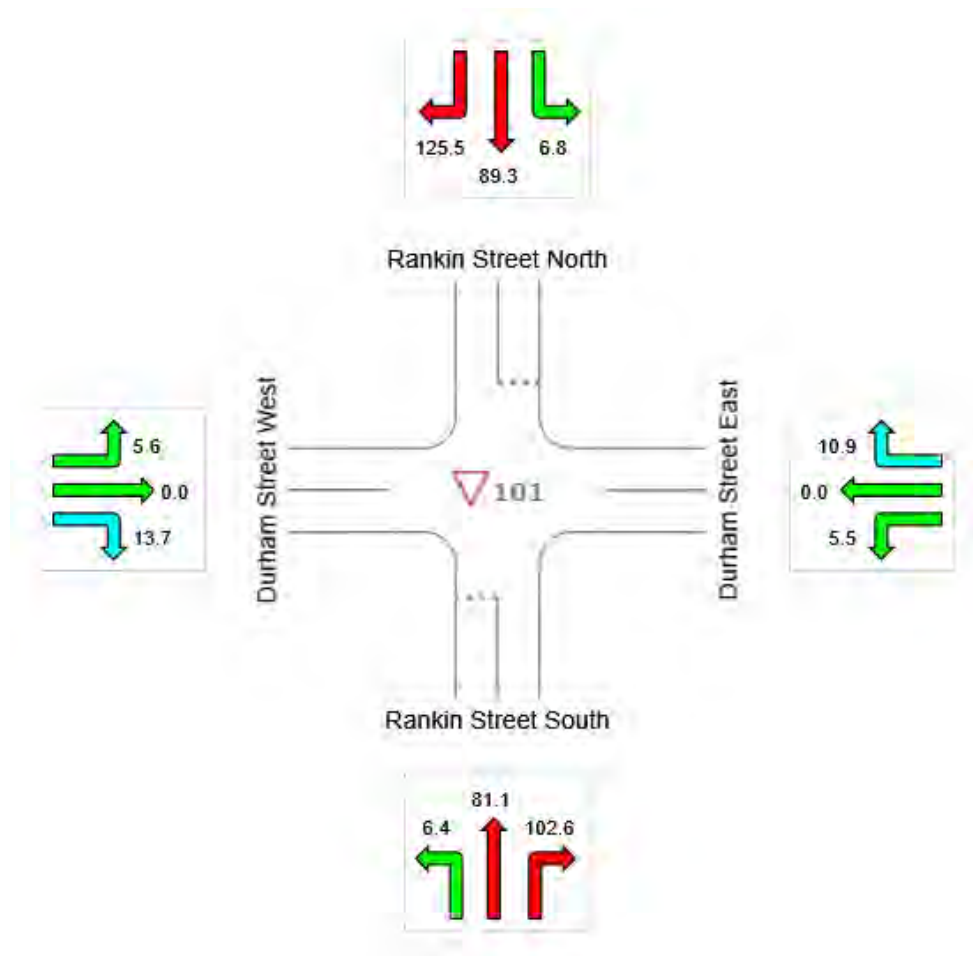
▽ Site: 101 [Durham - Rankin Street Intersection Pre Develop AM]

Site Category: (None)

Giveaway / Yield (Two-Way)

All Movement Classes

	Approaches				Intersection
	South	East	North	West	
Delay (Control)	11.3	1.3	25.1	2.7	3.1
LOS	B	NA	D	NA	NA



Colour code based on Level of Service



Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
 NA (TWSC): Level of Service is not defined for major road approaches or the intersection as a whole for Two-Way Sign Control (HCM LOS rule).

SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

QUEUE DISTANCE (%ILE)

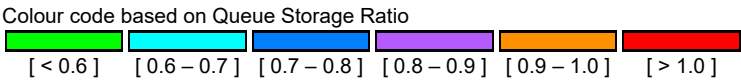
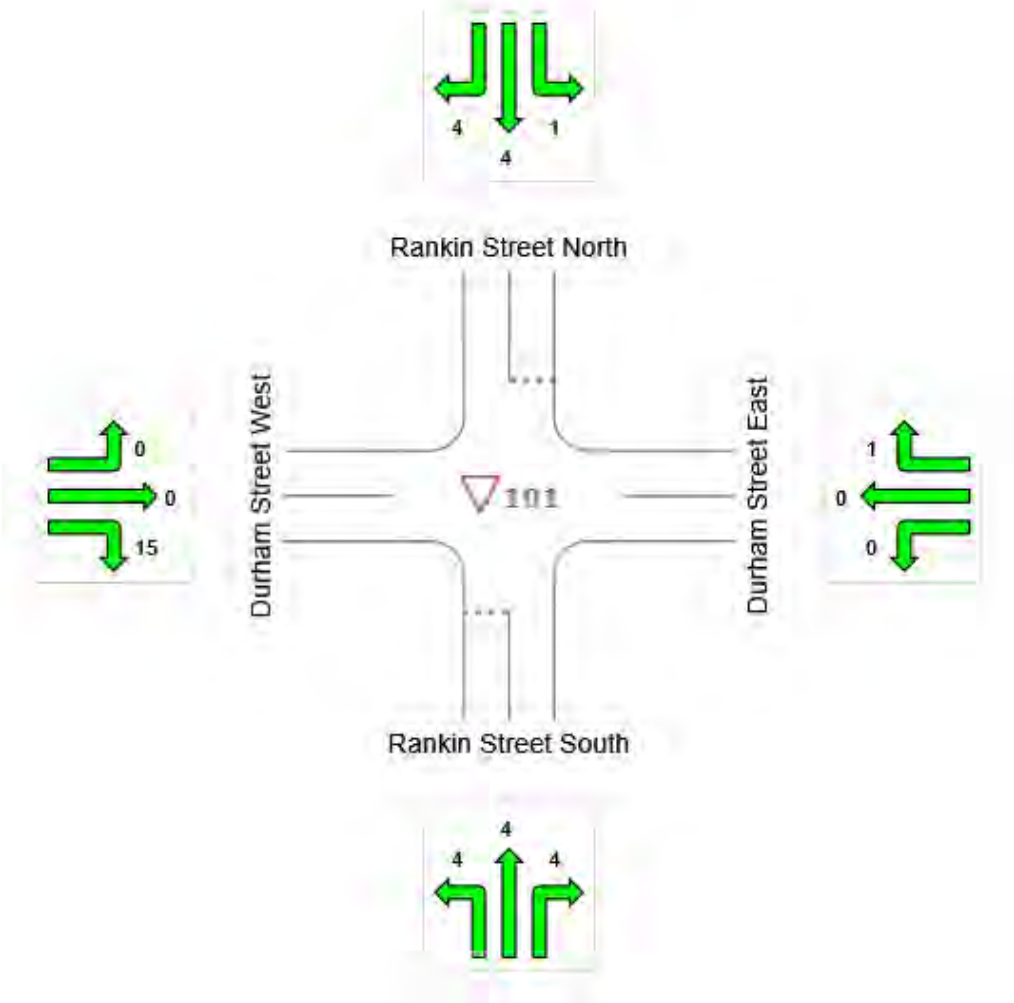
Largest 95% Back of Queue Distance for any lane used by vehicle movement (metres)

▽ Site: 101 [Durham - Rankin Street Intersection Pre Develop AM]

Site Category: (None)
Giveway / Yield (Two-Way)

All Movement Classes

	Approaches				Intersection
	South	East	North	West	
Vehicle Queue (%ile)	4	1	4	15	15



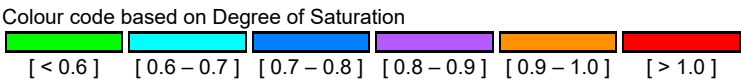
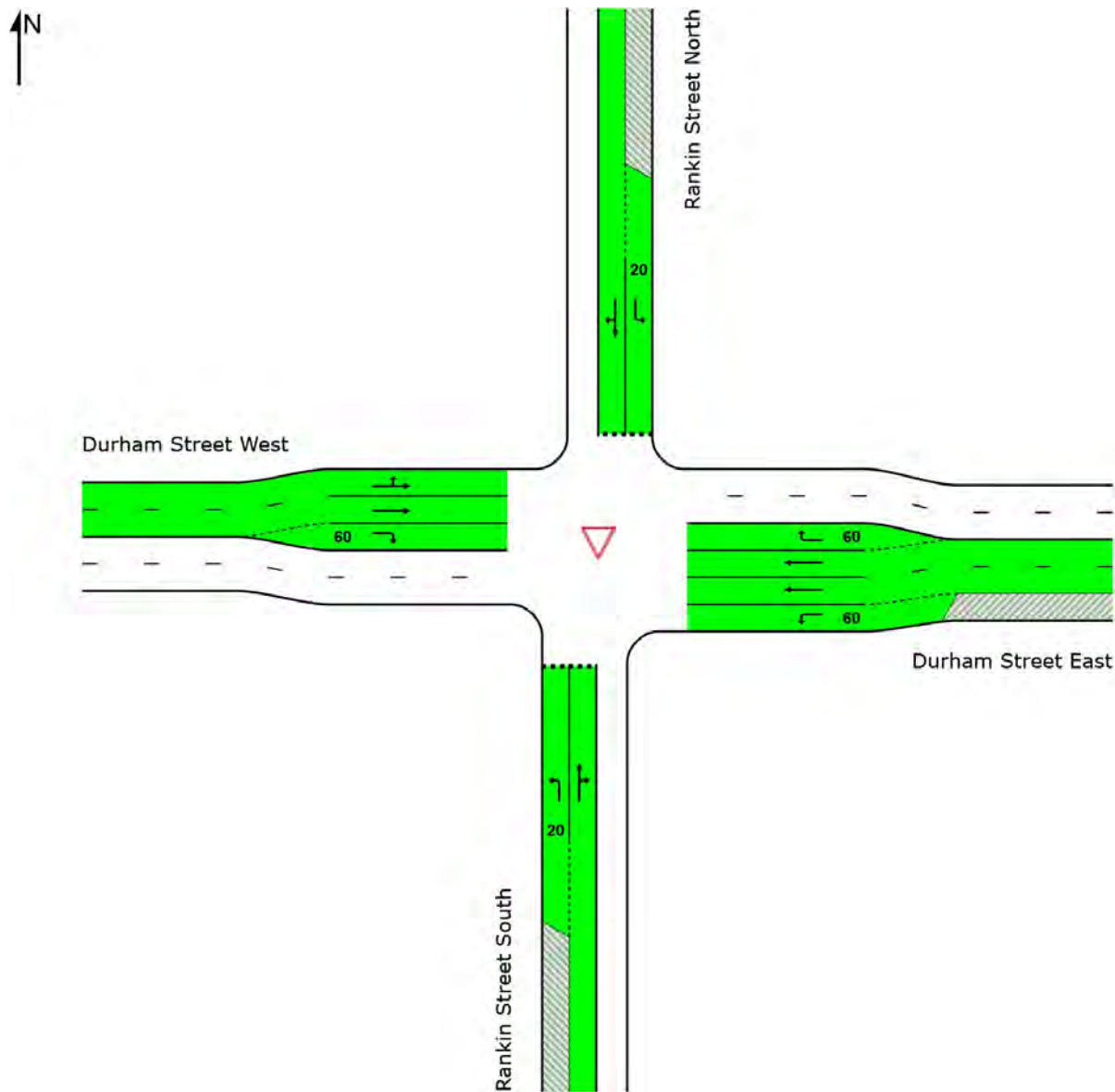
DEGREE OF SATURATION

Ratio of Demand Volume to Capacity, v/c ratio per lane

▽ Site: 101 [Durham - Rankin Street Intersection Pre Develop AM]

Site Category: (None)
Giveaway / Yield (Two-Way)

	Approaches				Intersection
	South	East	North	West	
Degree of Saturation	0.19	0.19	0.22	0.47	0.47



LEVEL OF SERVICE

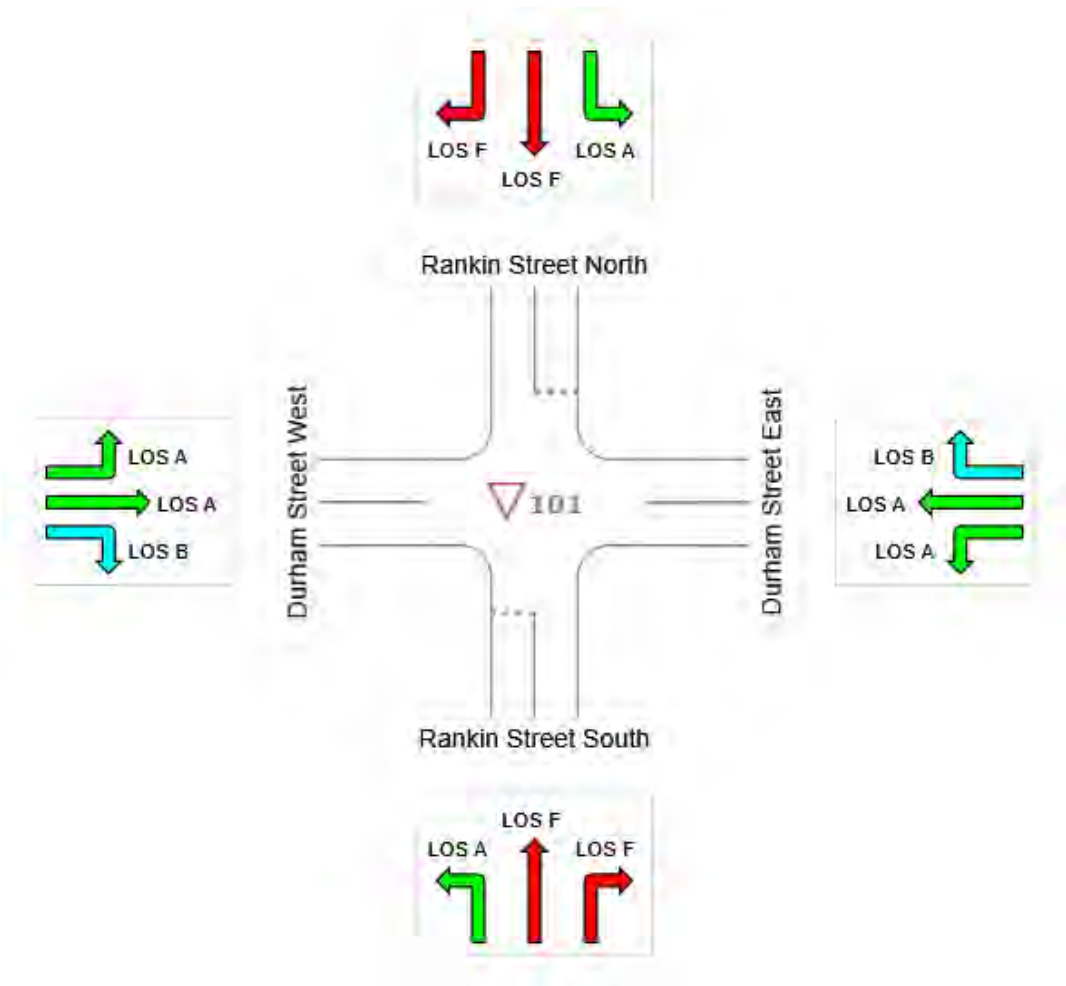
Movement Level of Service

▽ Site: 101 [Durham - Rankin Street Intersection Pre Develop AM]

Site Category: (None)
Giveway / Yield (Two-Way)

All Movement Classes

	Approaches				Intersection
	South	East	North	West	
LOS	B	NA	D	NA	NA



Colour code based on Level of Service

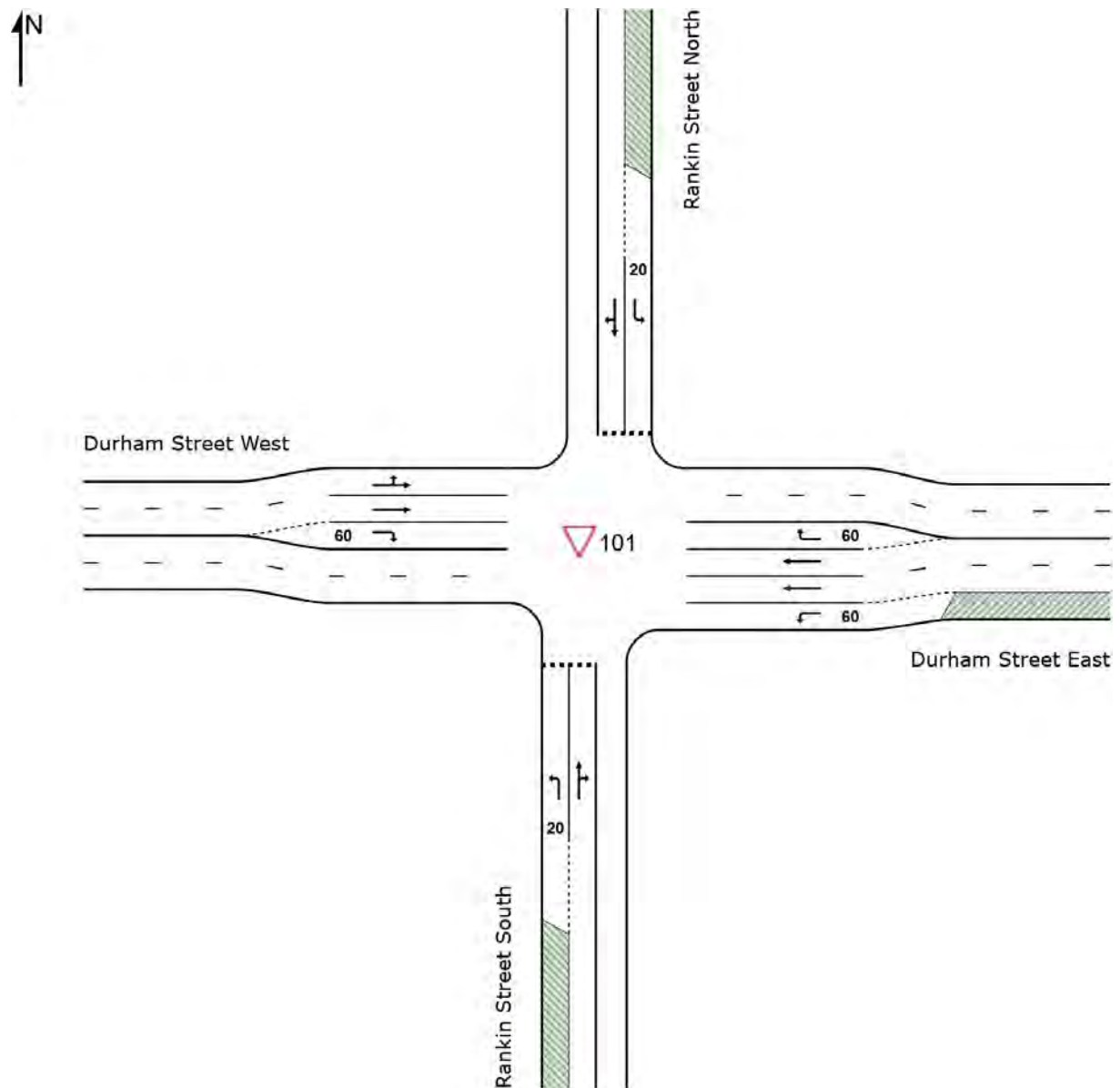


Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
NA (TWSC): Level of Service is not defined for major road approaches or the intersection as a whole for Two-Way Sign Control (HCM LOS rule).
SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

SITE LAYOUT

▽ Site: 101 [Durham - Rankin Street Intersection Pre Develop PM]

Site Category: (None)
 Giveway / Yield (Two-Way)



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INPUT VOLUMES

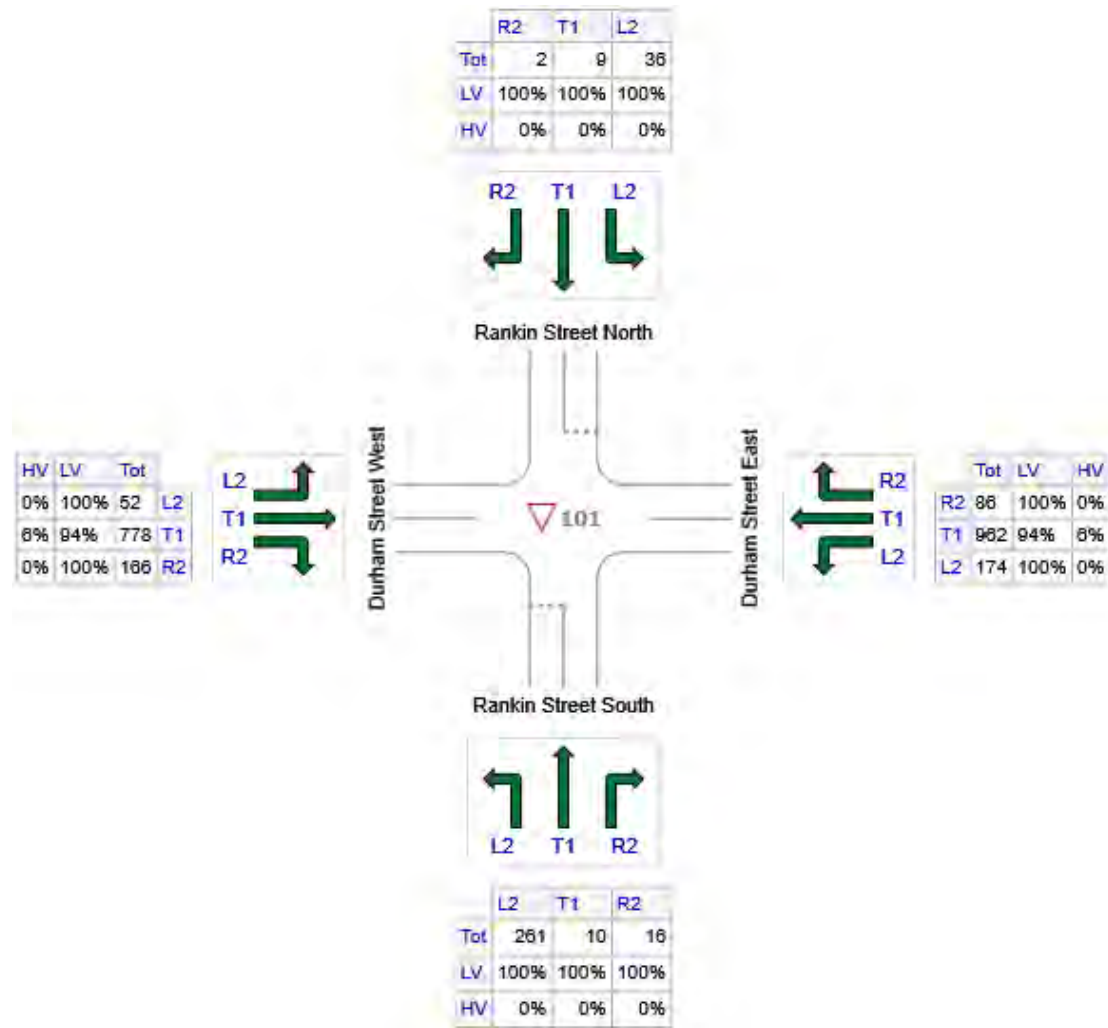
Vehicles and pedestrians per 60 minutes

▽ Site: 101 [Durham - Rankin Street Intersection Pre Develop PM]

Site Category: (None)

Giveaway / Yield (Two-Way)

Volume Display Method: Total and %



	All MCs	Light Vehicles (LV)	Heavy Vehicles (HV)
S: Rankin Street South	287	287	0
E: Durham Street East	1222	1164	58
N: Rankin Street North	47	47	0
W: Durham Street West	996	949	47
Total	2552	2448	104

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DELAY (CONTROL)

Average control delay per vehicle, or average pedestrian delay (seconds)

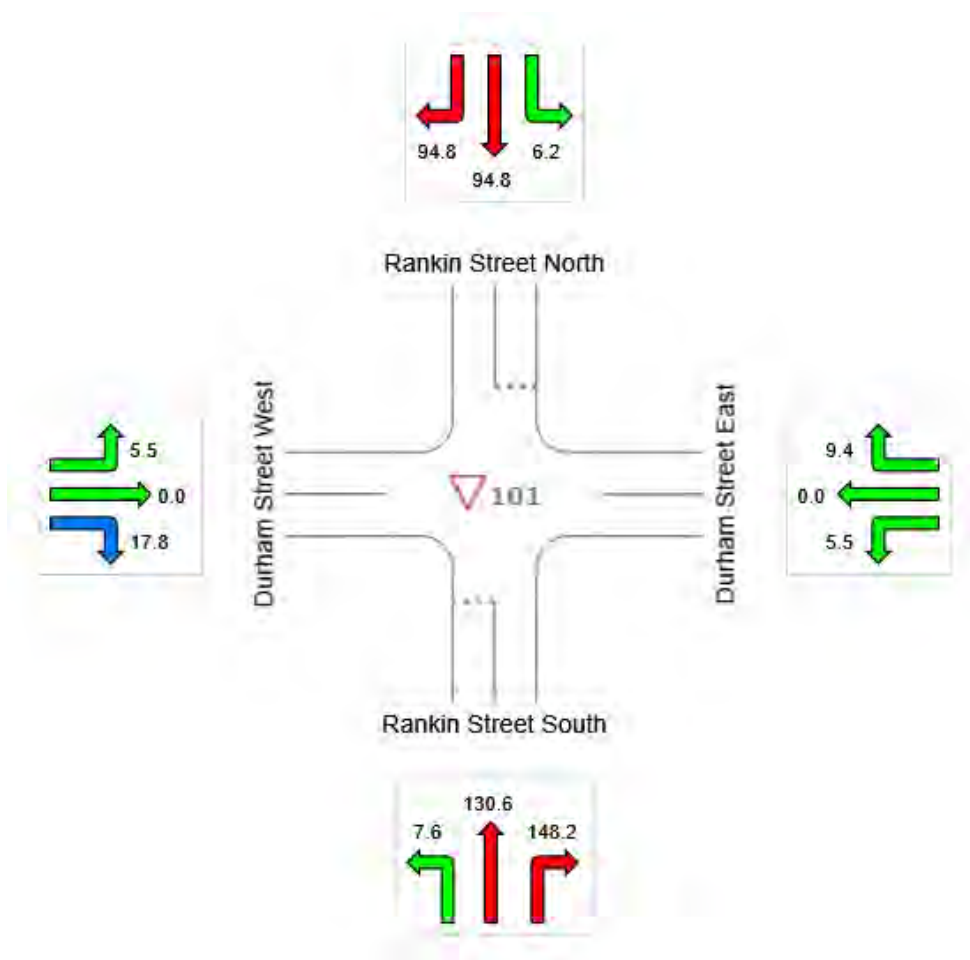
▽ Site: 101 [Durham - Rankin Street Intersection Pre Develop PM]

Site Category: (None)

Giveaway / Yield (Two-Way)

All Movement Classes

	Approaches				Intersection
	South	East	North	West	
Delay (Control)	19.7	1.5	27.0	3.3	4.7
LOS	C	NA	D	NA	NA



Colour code based on Level of Service



Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
 NA (TWSC): Level of Service is not defined for major road approaches or the intersection as a whole for Two-Way Sign Control (HCM LOS rule).

SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

QUEUE DISTANCE (%ILE)

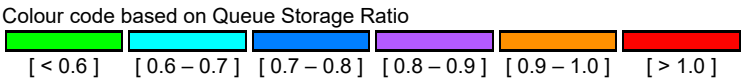
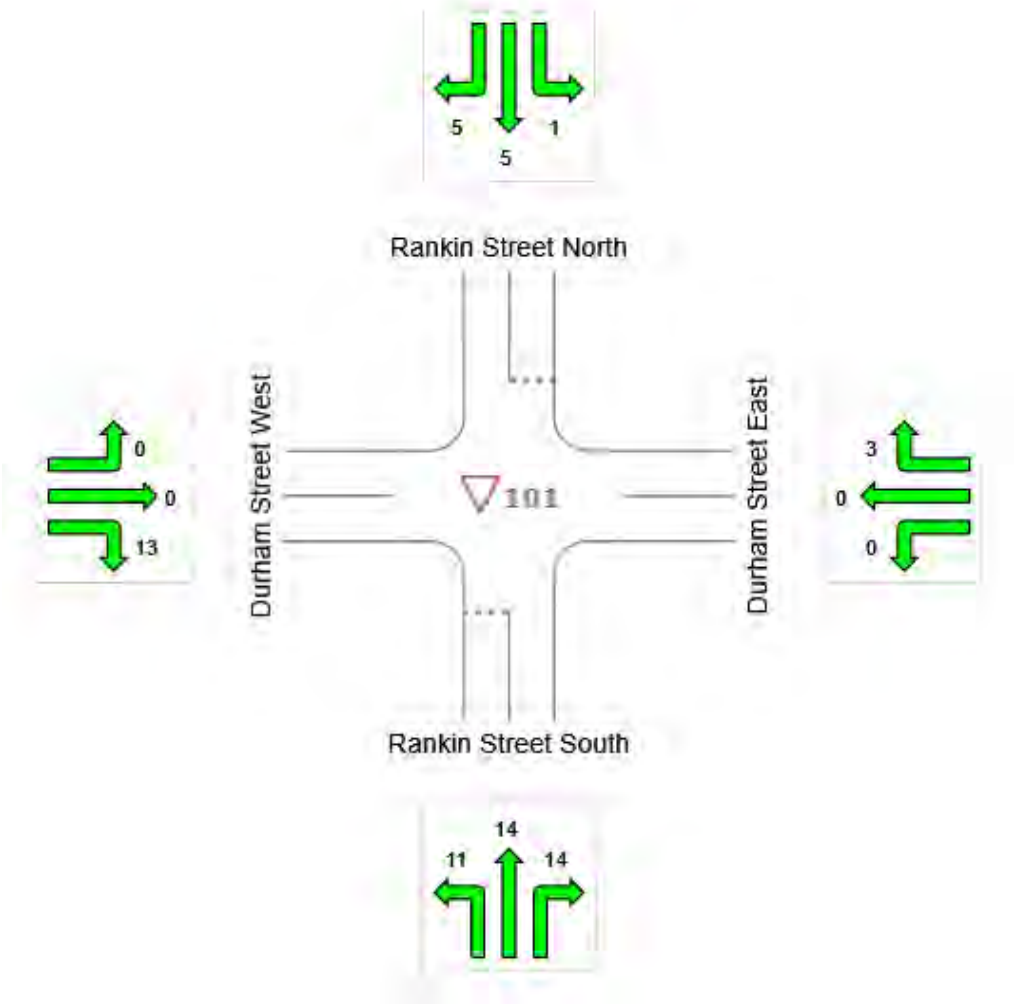
Largest 95% Back of Queue Distance for any lane used by vehicle movement (metres)

▽ Site: 101 [Durham - Rankin Street Intersection Pre Develop PM]

Site Category: (None)
Giveway / Yield (Two-Way)

All Movement Classes

	Approaches				Intersection
	South	East	North	West	
Vehicle Queue (%ile)	14	3	5	13	14



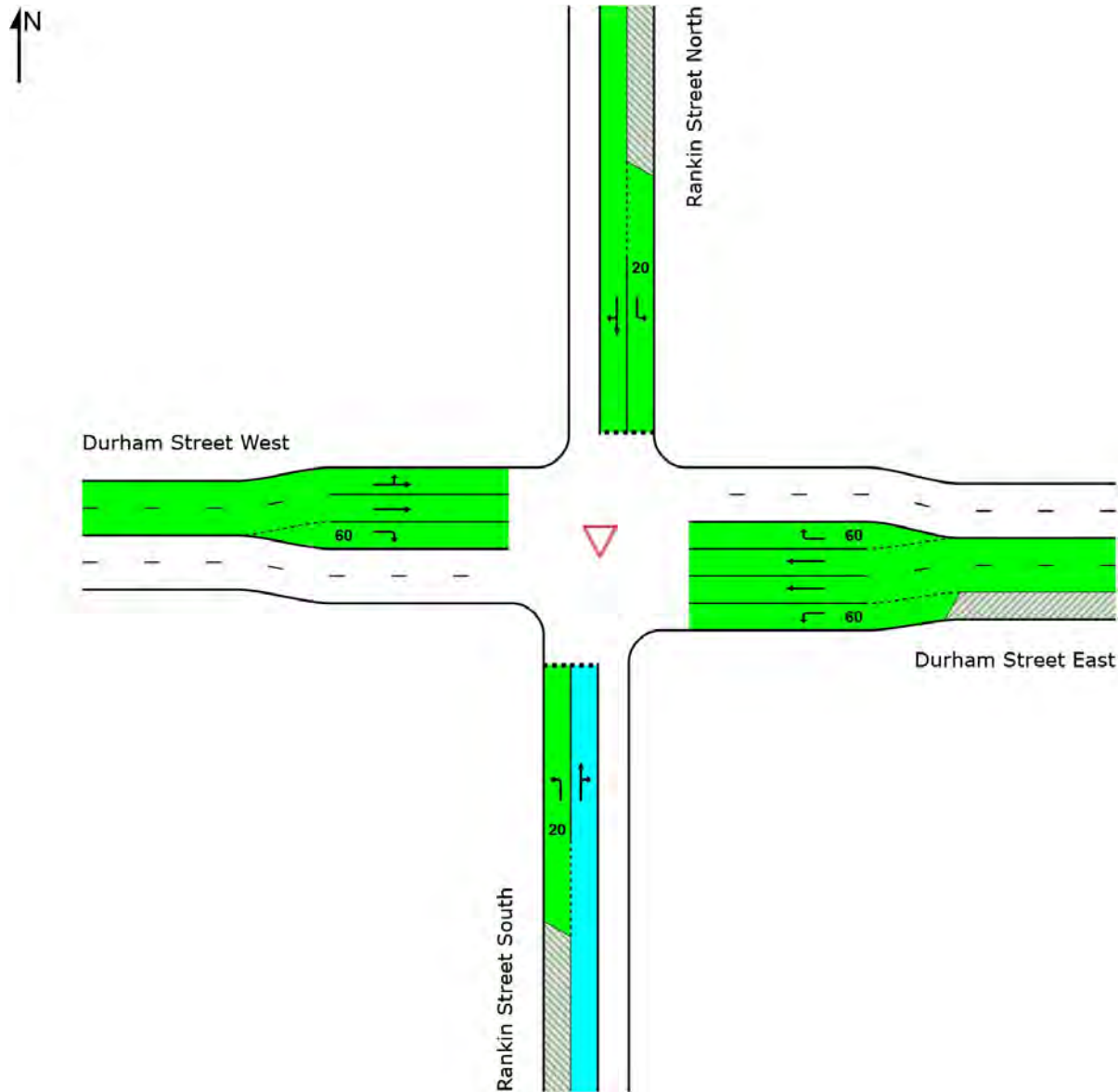
DEGREE OF SATURATION

Ratio of Demand Volume to Capacity, v/c ratio per lane

▽ Site: 101 [Durham - Rankin Street Intersection Pre Develop PM]

Site Category: (None)
Giveaway / Yield (Two-Way)

	Approaches				Intersection
	South	East	North	West	
Degree of Saturation	0.62	0.25	0.25	0.47	0.62



LEVEL OF SERVICE

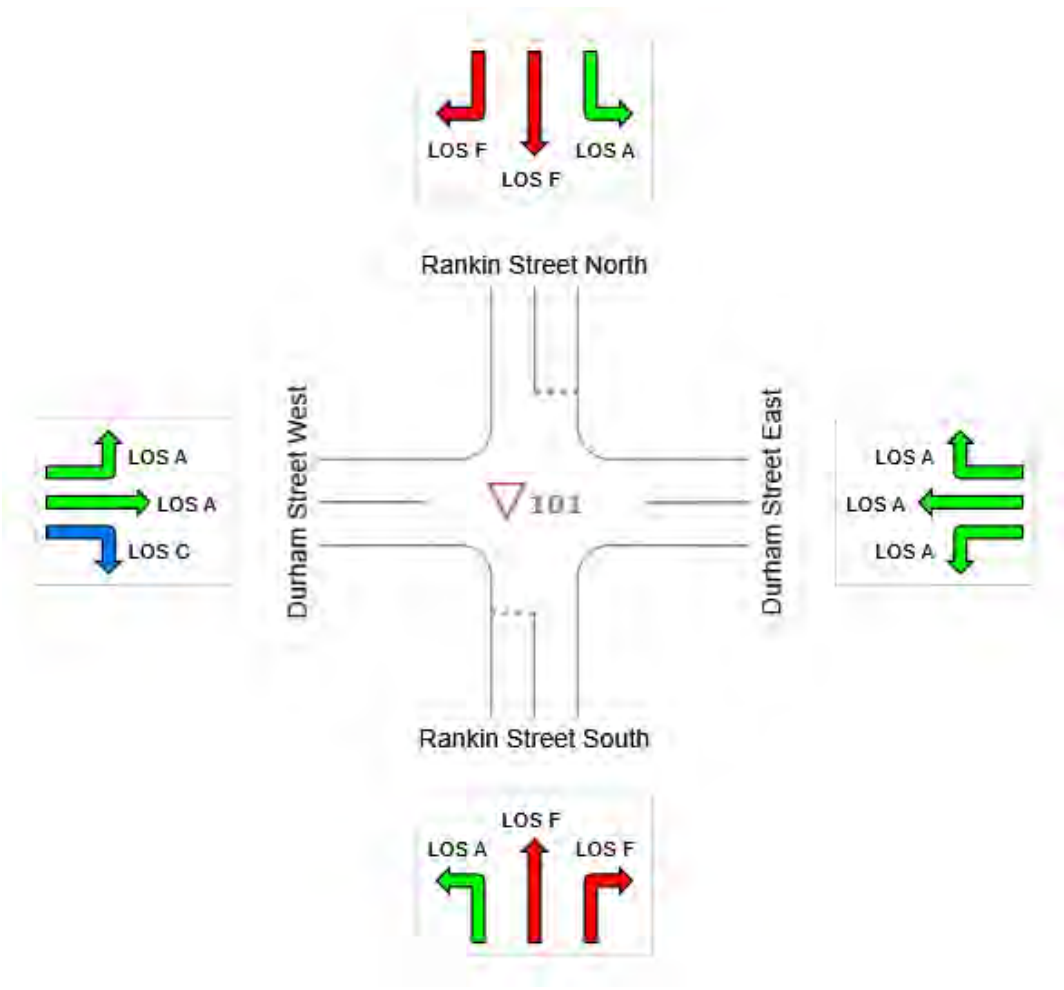
Movement Level of Service

▽ Site: 101 [Durham - Rankin Street Intersection Pre Develop PM]

Site Category: (None)
Giveaway / Yield (Two-Way)

All Movement Classes

	Approaches				Intersection
	South	East	North	West	
LOS	C	NA	D	NA	NA



Colour code based on Level of Service

LOS A	LOS B	LOS C	LOS D	LOS E	LOS F
-------	-------	-------	-------	-------	-------

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
NA (TWSC): Level of Service is not defined for major road approaches or the intersection as a whole for Two-Way Sign Control (HCM LOS rule).
SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

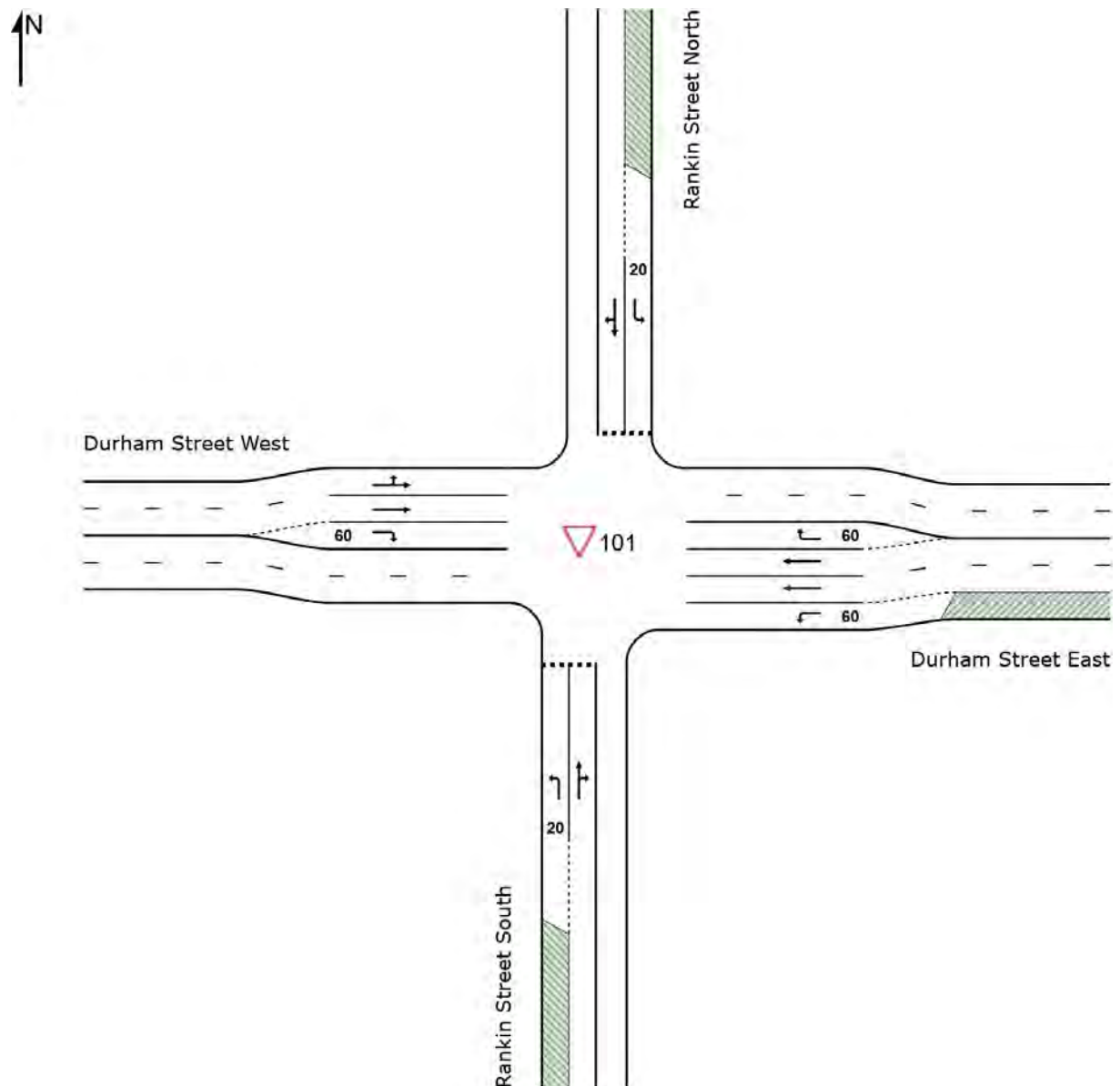
Appendix C

SIDRA MODELLING RESULTS FOR THE POST DEVELOPMENT INTERSECTION OPERATION

SITE LAYOUT

▽ Site: 101 [Durham - Rankin Street Intersection Post Develop PM - REV B]

Site Category: (None)
 Giveway / Yield (Two-Way)



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INPUT VOLUMES

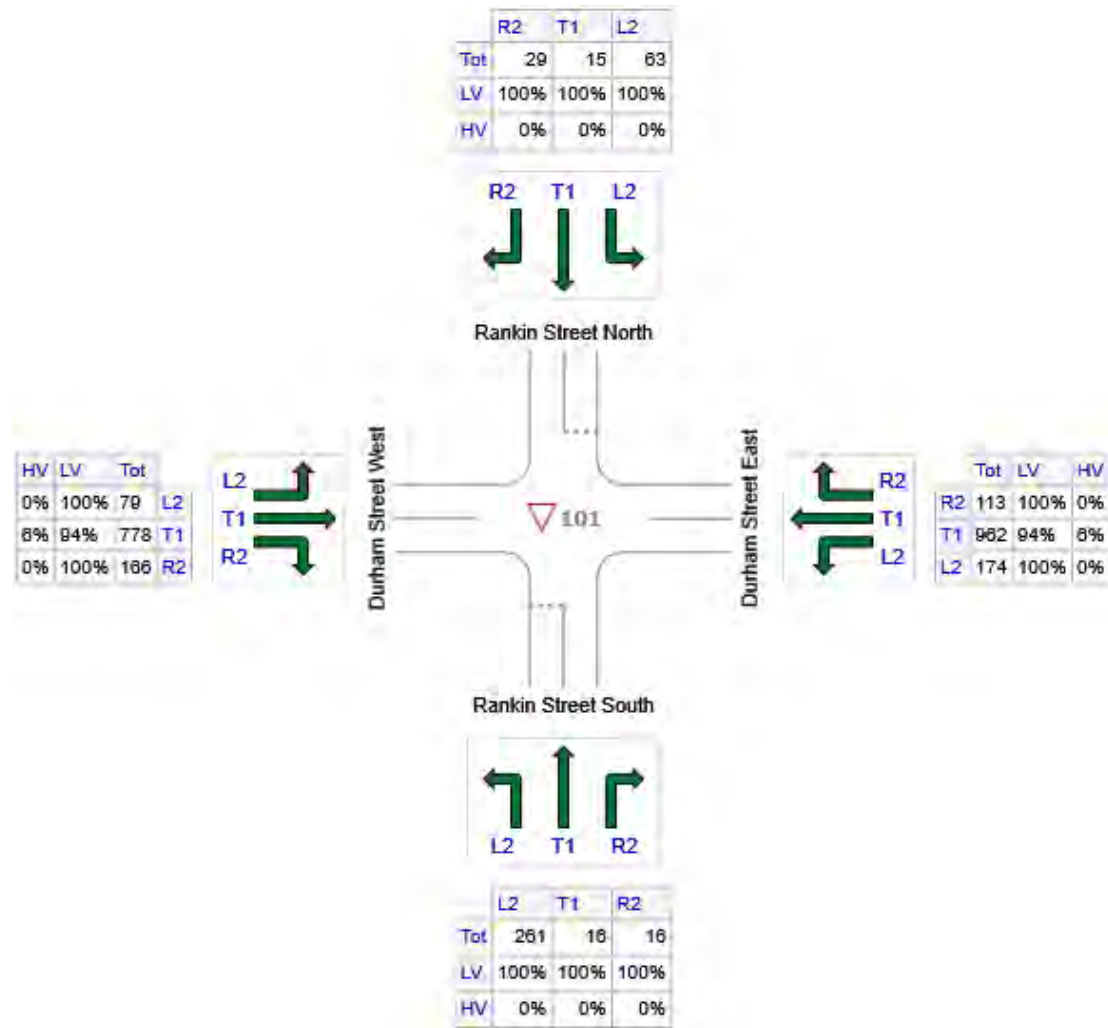
Vehicles and pedestrians per 60 minutes

▽ Site: 101 [Durham - Rankin Street Intersection Post Develop PM - REV B]

Site Category: (None)

Giveaway / Yield (Two-Way)

Volume Display Method: Total and %



	All MCs	Light Vehicles (LV)	Heavy Vehicles (HV)
S: Rankin Street South	293	293	0
E: Durham Street East	1249	1191	58
N: Rankin Street North	107	107	0
W: Durham Street West	1023	976	47
Total	2672	2568	104

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DELAY (CONTROL)

Average control delay per vehicle, or average pedestrian delay (seconds)

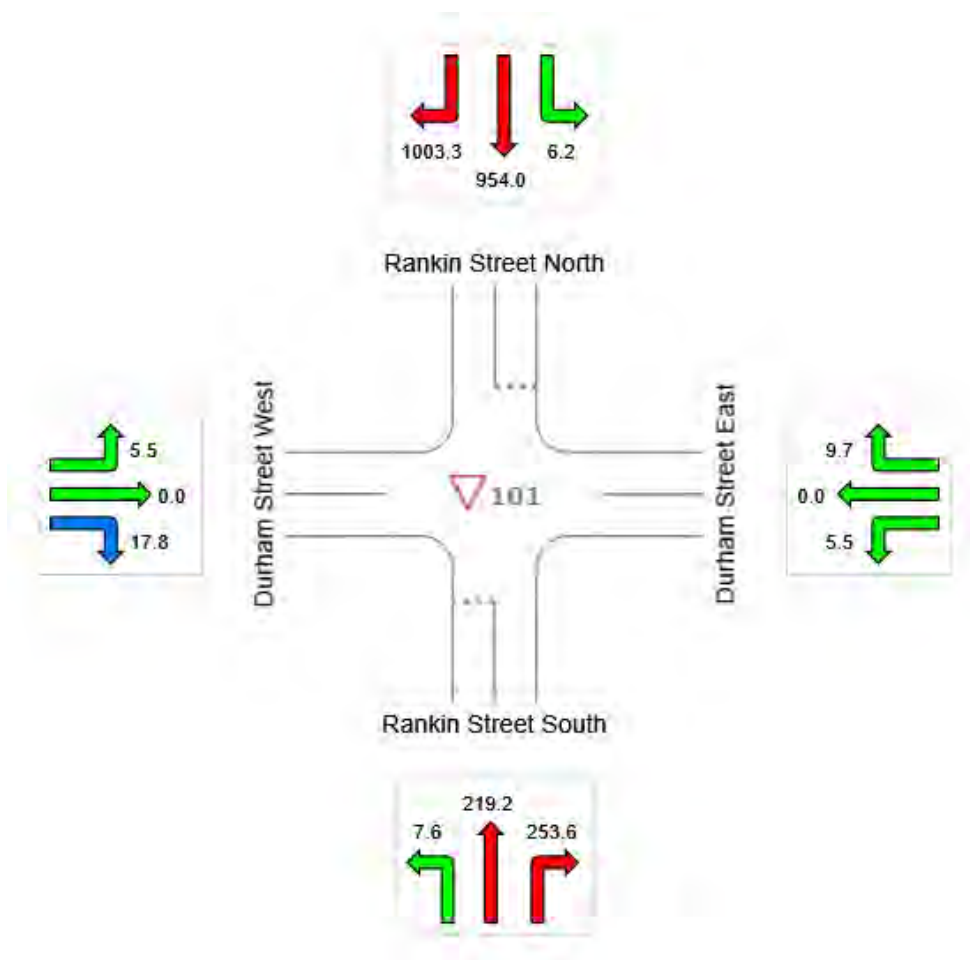
▽ Site: 101 [Durham - Rankin Street Intersection Post Develop PM - REV B]

Site Category: (None)

Giveaway / Yield (Two-Way)

All Movement Classes

	Approaches				Intersection
	South	East	North	West	
Delay (Control)	32.6	1.7	409.3	3.3	22.0
LOS	D	NA	F	NA	NA



Colour code based on Level of Service



Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
 NA (TWSC): Level of Service is not defined for major road approaches or the intersection as a whole for Two-Way Sign Control (HCM LOS rule).

SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

QUEUE DISTANCE (%ILE)

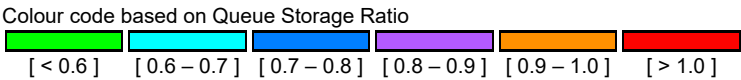
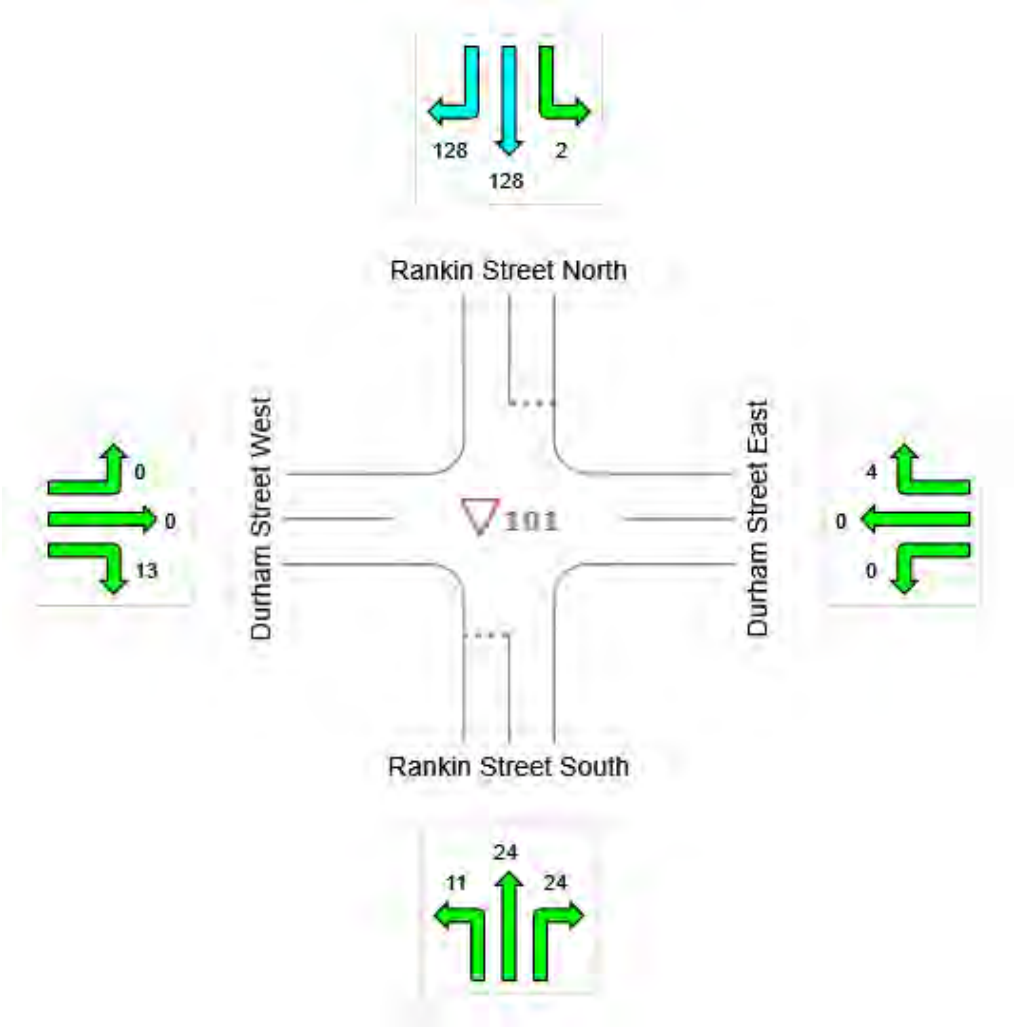
Largest 95% Back of Queue Distance for any lane used by vehicle movement (metres)

▽ Site: 101 [Durham - Rankin Street Intersection Post Develop PM - REV B]

Site Category: (None)
Giveaway / Yield (Two-Way)

All Movement Classes

	Approaches				Intersection
	South	East	North	West	
Vehicle Queue (%ile)	24	4	128	13	128



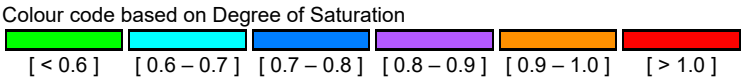
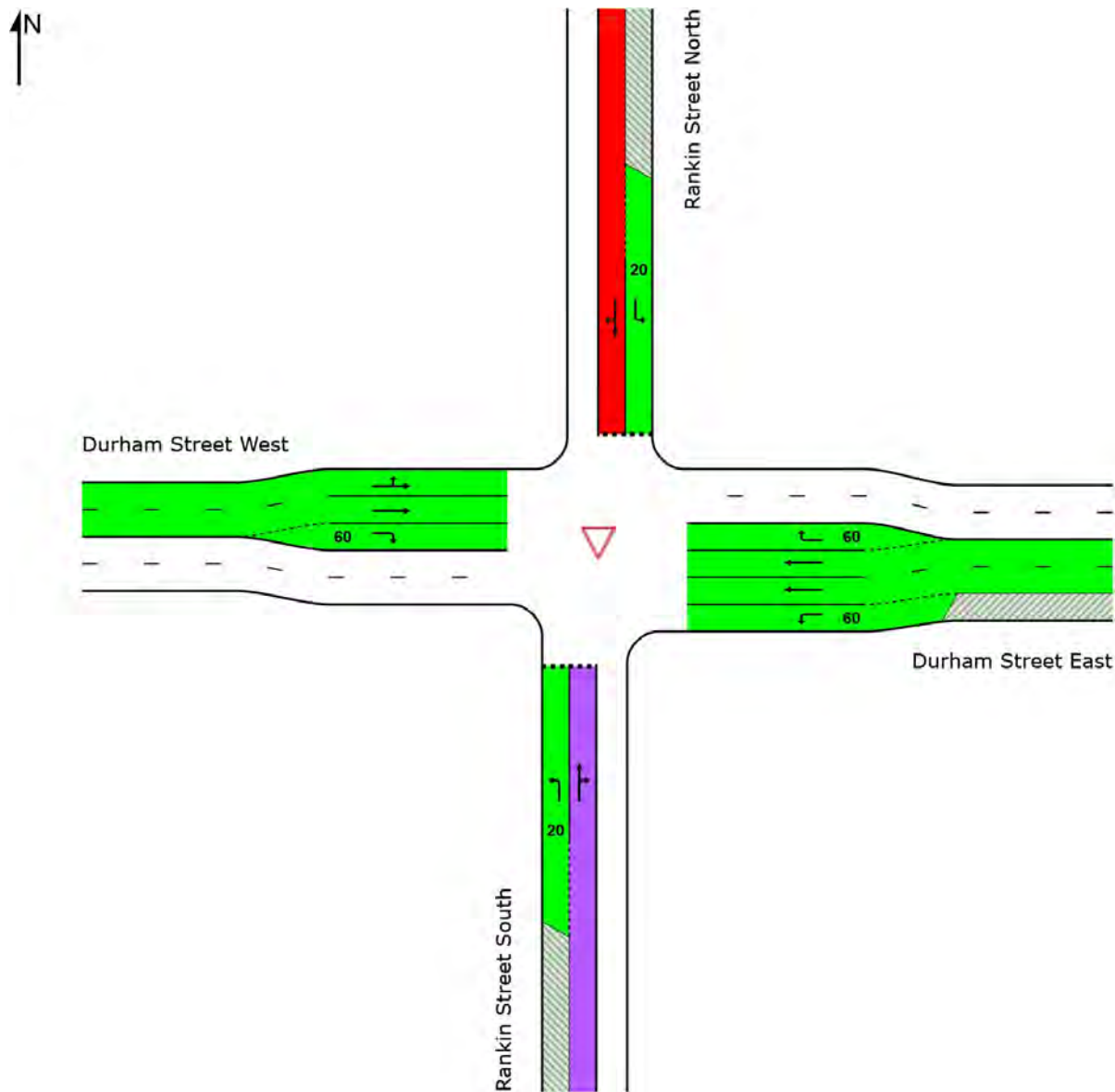
DEGREE OF SATURATION

Ratio of Demand Volume to Capacity, v/c ratio per lane

▽ Site: 101 [Durham - Rankin Street Intersection Post Develop PM - REV B]

Site Category: (None)
Giveaway / Yield (Two-Way)

	Approaches				Intersection
	South	East	North	West	
Degree of Saturation	0.88	0.25	1.89	0.47	1.89



LEVEL OF SERVICE

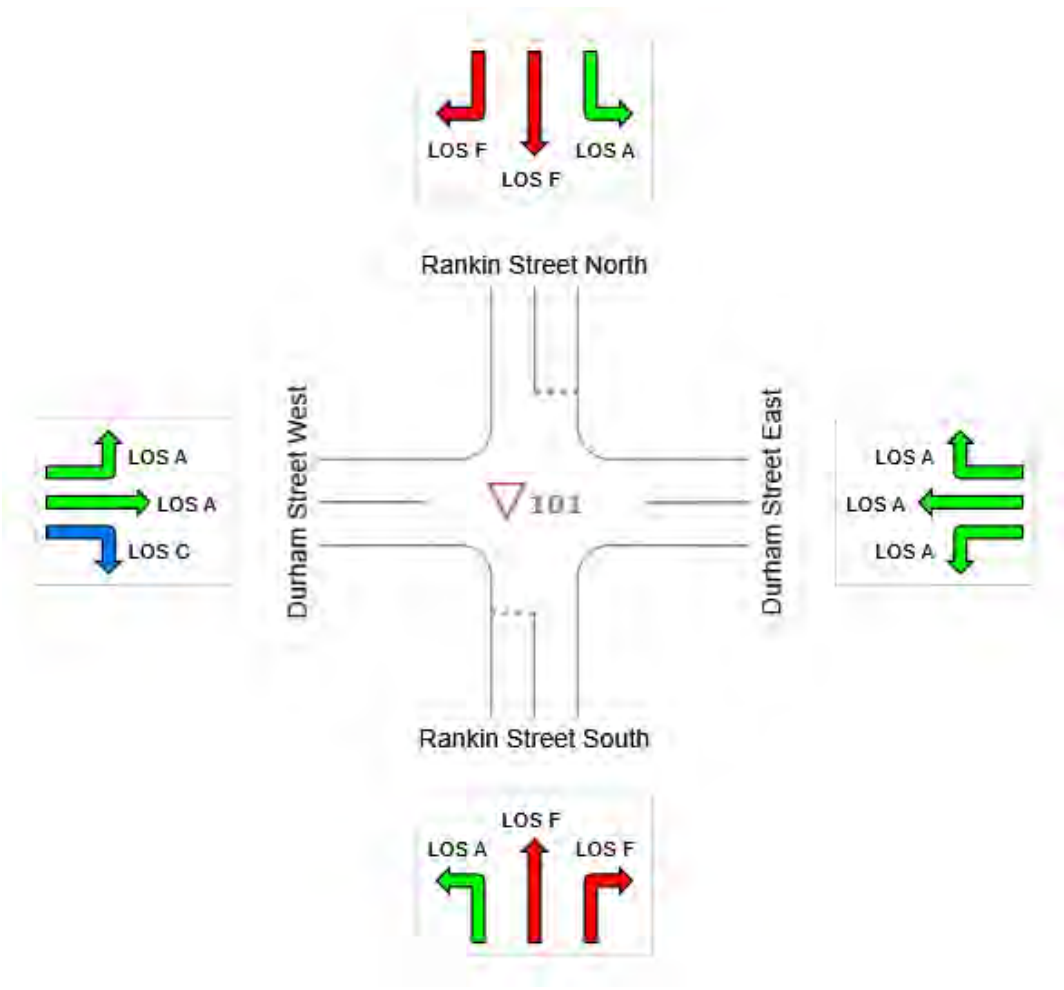
Movement Level of Service

▽ Site: 101 [Durham - Rankin Street Intersection Post Develop PM - REV B]

Site Category: (None)
Giveaway / Yield (Two-Way)

All Movement Classes

	Approaches				Intersection
	South	East	North	West	
LOS	D	NA	F	NA	NA



Colour code based on Level of Service

LOS A	LOS B	LOS C	LOS D	LOS E	LOS F
-------	-------	-------	-------	-------	-------

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
NA (TWSC): Level of Service is not defined for major road approaches or the intersection as a whole for Two-Way Sign Control (HCM LOS rule).
SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

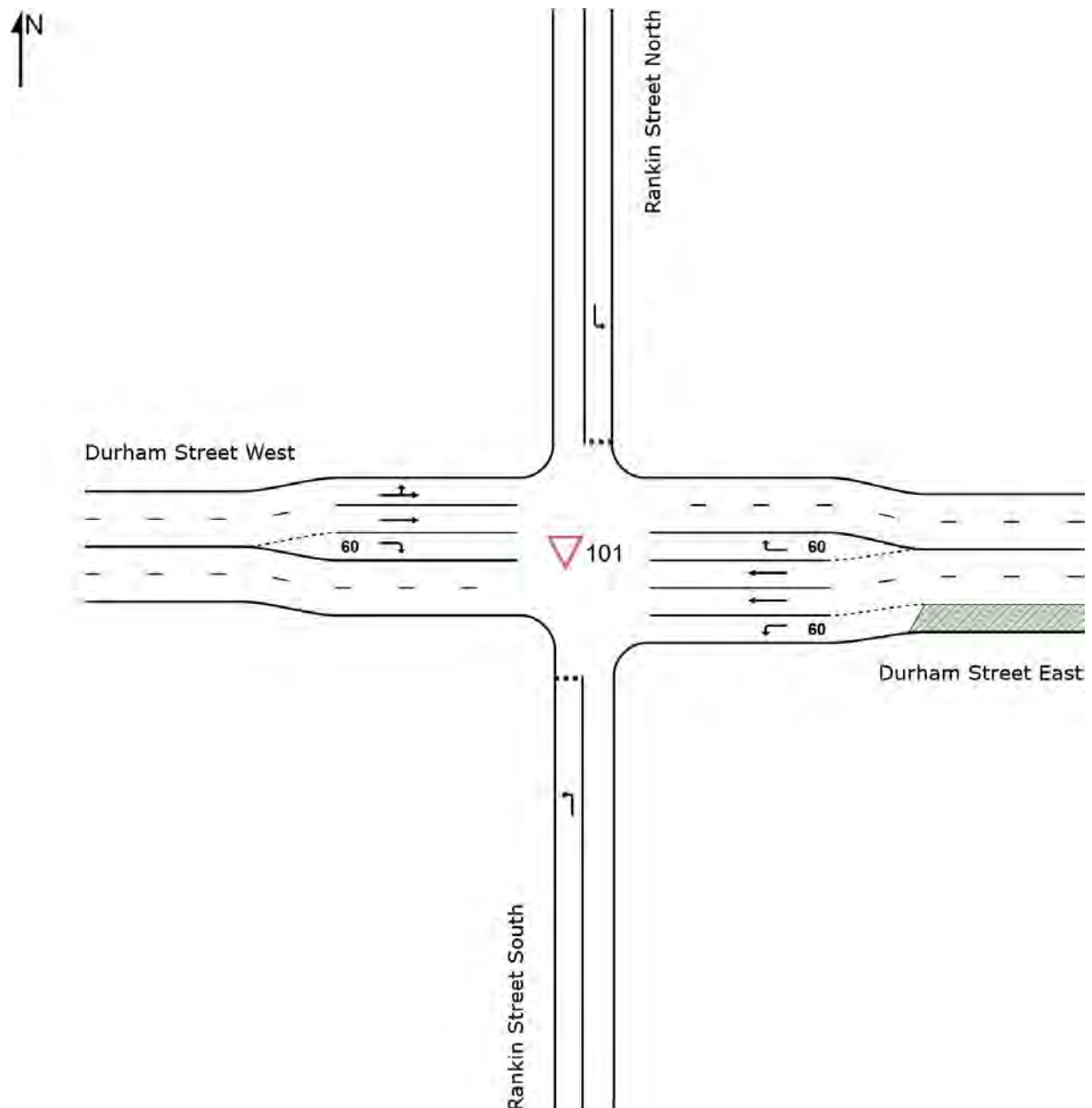
Appendix D

SIDRA MODELLING RESULTS FOR THE POST DEVELOPMENT MODIFIED INTERSECTION OPERATION

SITE LAYOUT

▽ Site: 101 [Durham - Rankin Street Intersection Post Develop PM - No Right Turn]

Site Category: (None)
 Giveway / Yield (Two-Way)



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INPUT VOLUMES

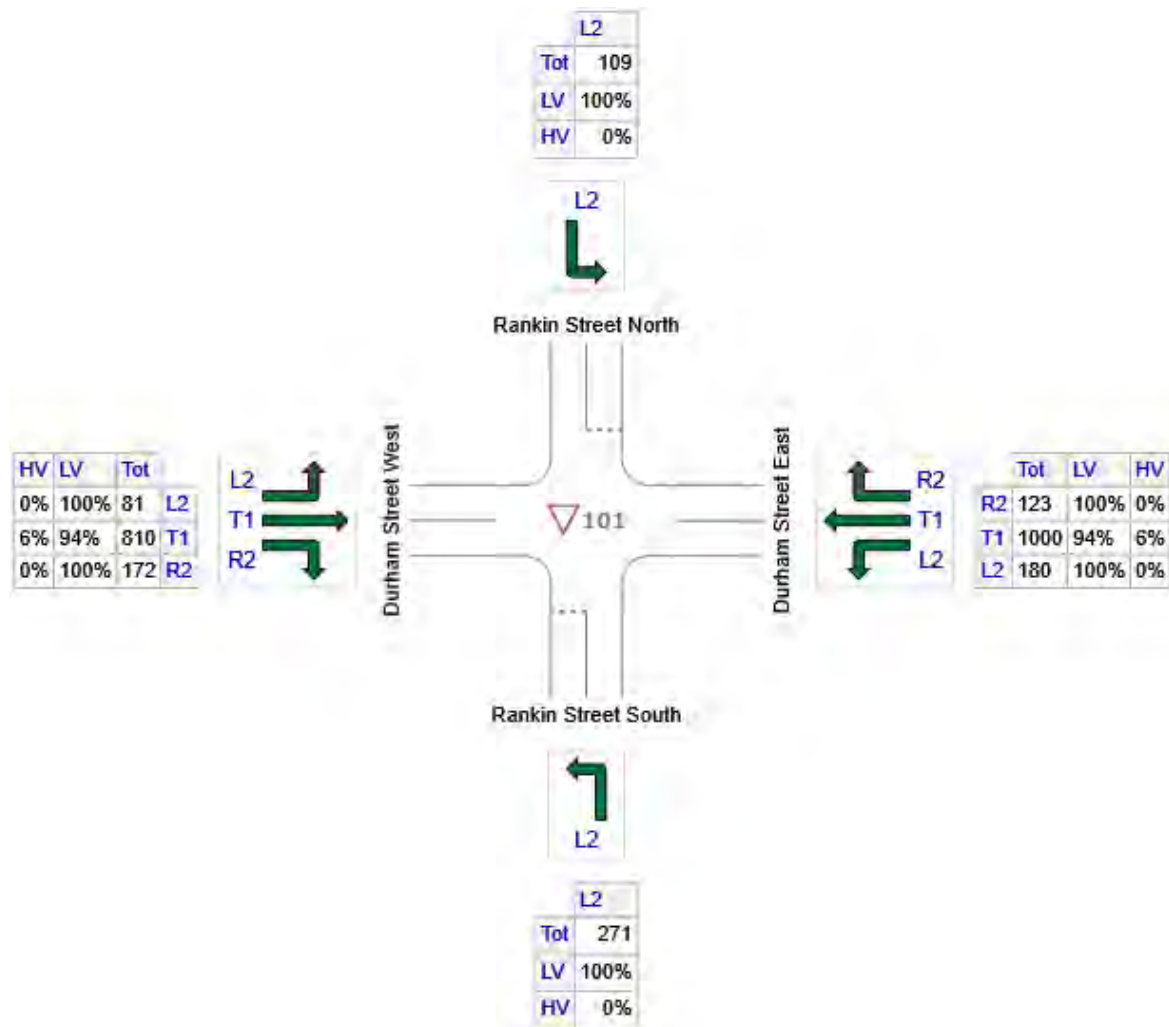
Vehicles and pedestrians per 60 minutes

▽ Site: 101 [Durham - Rankin Street Intersection Post Develop PM - No Right Turn]

Site Category: (None)

Giveaway / Yield (Two-Way)

Volume Display Method: Total and %



	All MCs	Light Vehicles (LV)	Heavy Vehicles (HV)
S: Rankin Street South	271	271	0
E: Durham Street East	1303	1243	60
N: Rankin Street North	109	109	0
W: Durham Street West	1063	1014	49
Total	2746	2637	109

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Project: C:\Temp\Bathurst Bakery_REV B 28 MAY 2020.sip8

DELAY (CONTROL)

Average control delay per vehicle, or average pedestrian delay (seconds)

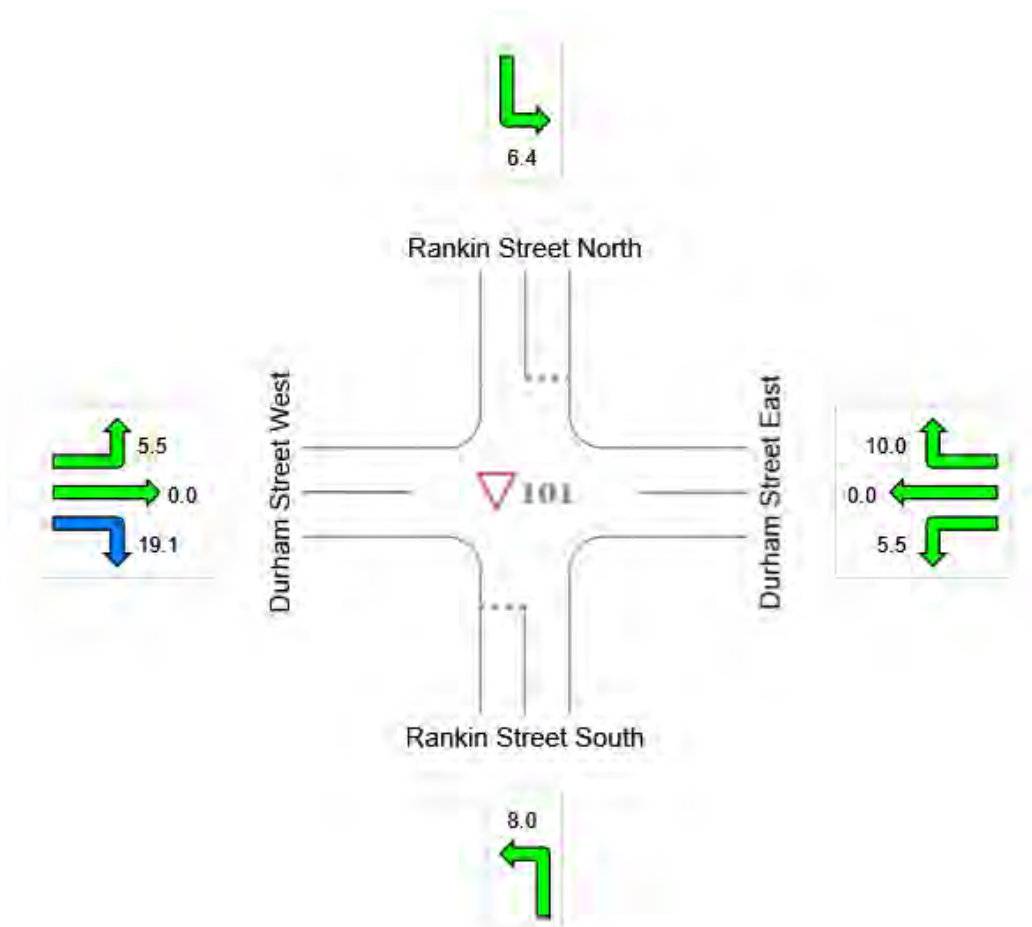
 **Site: 101 [Durham - Rankin Street Intersection Post Develop PM - No Right Turn]**

Site Category: (None)

Giveaway / Yield (Two-Way)

All Movement Classes

	Approaches				Intersection
	South	East	North	West	
Delay (Control)	8.0	1.7	6.4	3.5	3.2
LOS	A	NA	A	NA	NA



Colour code based on Level of Service



Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
 NA (TWSC): Level of Service is not defined for major road approaches or the intersection as a whole for Two-Way Sign Control (HCM LOS rule).

SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

QUEUE DISTANCE (%ILE)

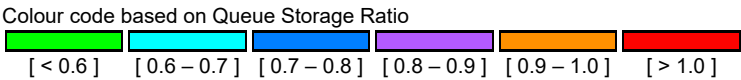
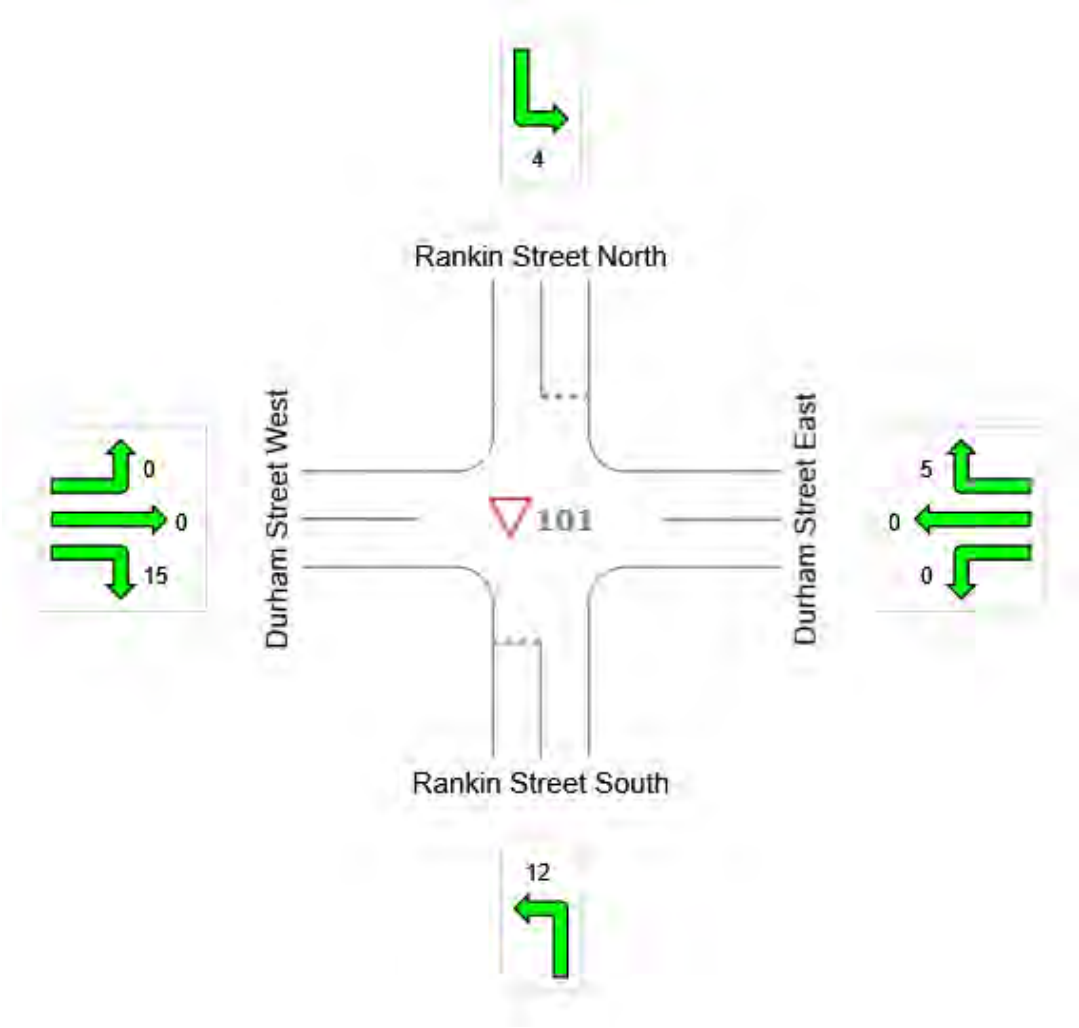
Largest 95% Back of Queue Distance for any lane used by vehicle movement (metres)

▽ Site: 101 [Durham - Rankin Street Intersection Post Develop PM - No Right Turn]

Site Category: (None)
Giveaway / Yield (Two-Way)

All Movement Classes

	Approaches				Intersection
	South	East	North	West	
Vehicle Queue (%ile)	12	5	4	15	15



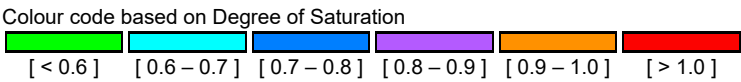
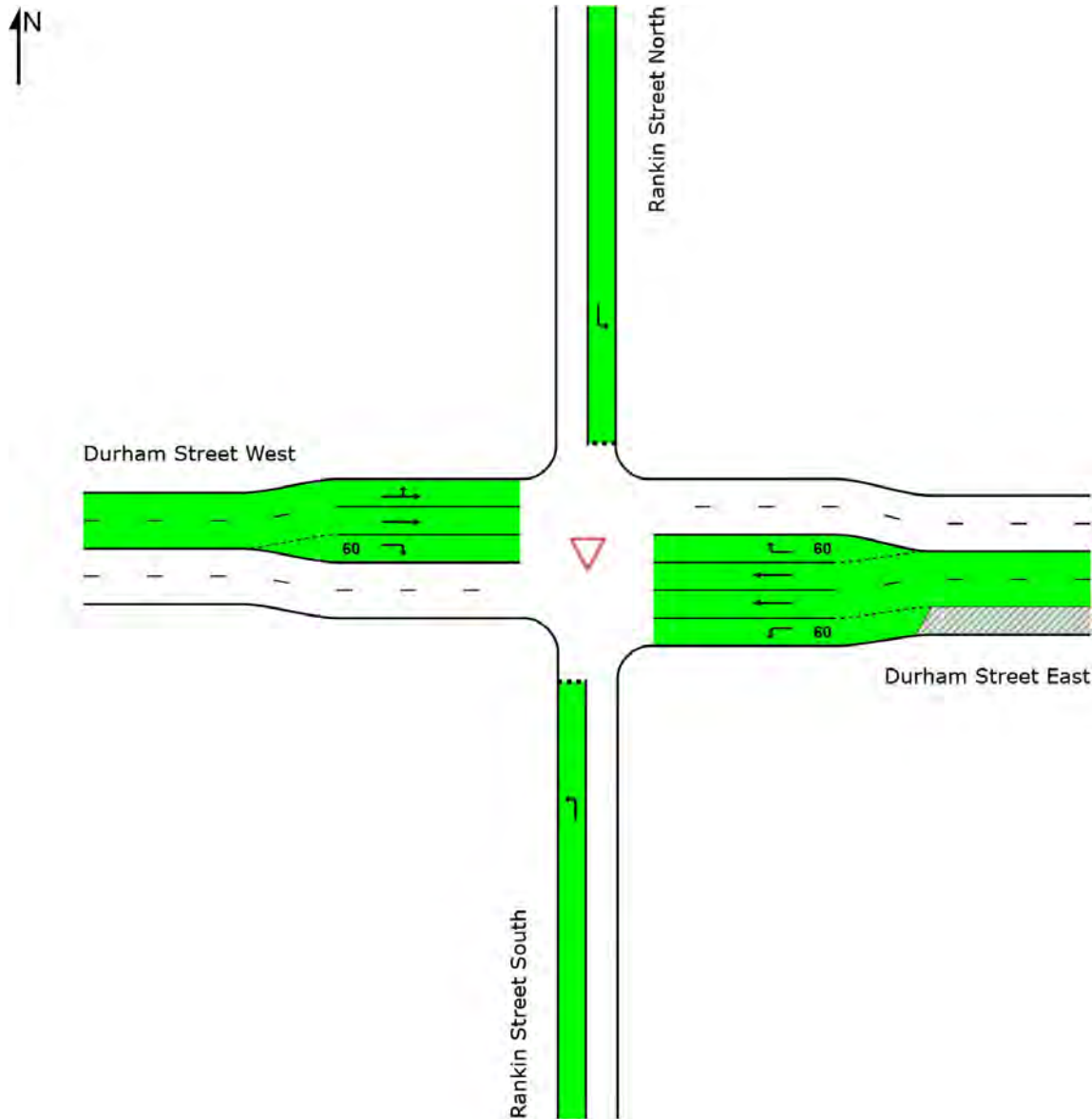
DEGREE OF SATURATION

Ratio of Demand Volume to Capacity, v/c ratio per lane

▽ Site: 101 [Durham - Rankin Street Intersection Post Develop PM - No Right Turn]

Site Category: (None)
Giveway / Yield (Two-Way)

	Approaches				Intersection
	South	East	North	West	
Degree of Saturation	0.32	0.26	0.11	0.51	0.51



LEVEL OF SERVICE

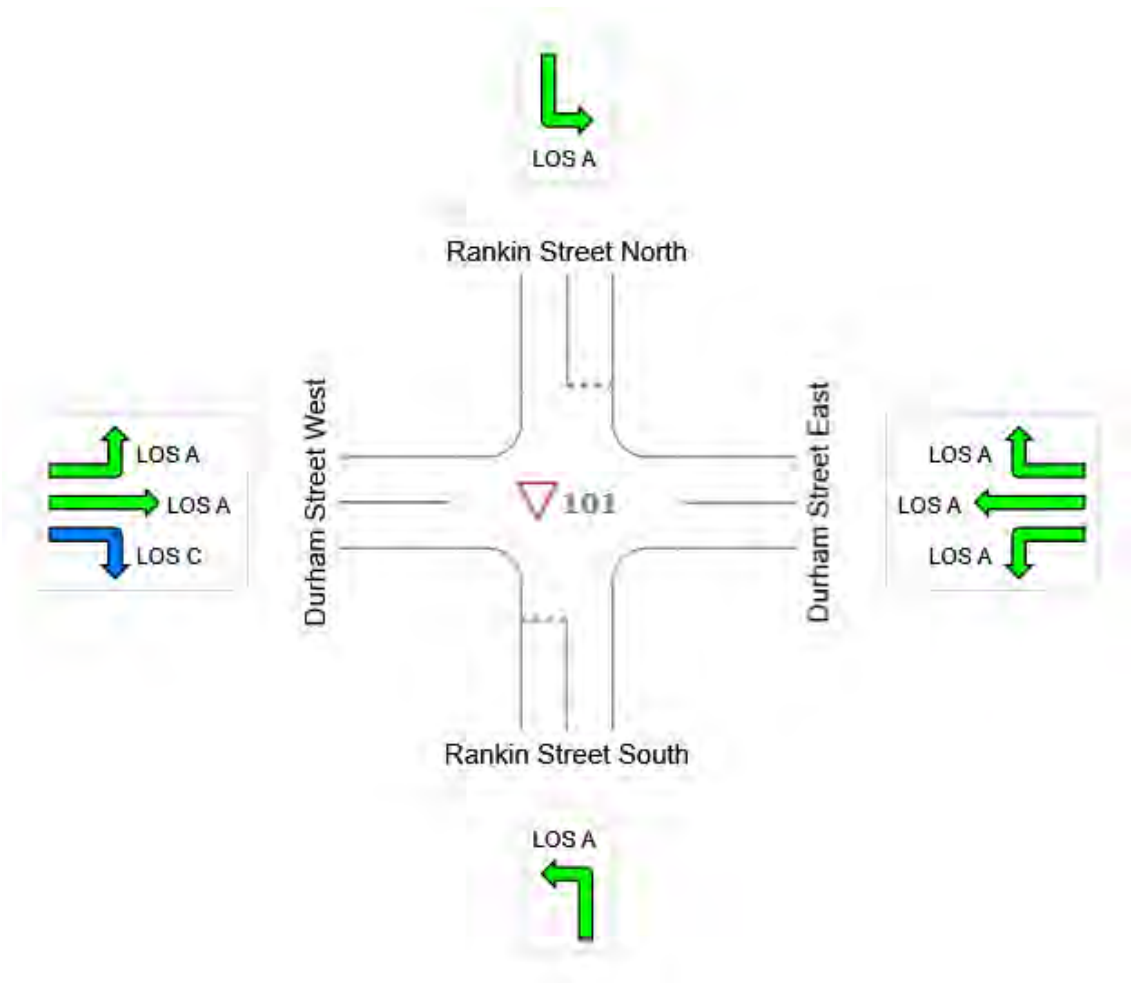
Movement Level of Service

▽ Site: 101 [Durham - Rankin Street Intersection Post Develop PM - No Right Turn]

Site Category: (None)
Giveaway / Yield (Two-Way)

All Movement Classes

	Approaches				Intersection
	South	East	North	West	
LOS	A	NA	A	NA	NA



Colour code based on Level of Service



Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
NA (TWSC): Level of Service is not defined for major road approaches or the intersection as a whole for Two-Way Sign Control (HCM LOS rule).
SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

Attachment 7.2.3.11

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CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE PRIOR TO INSTALLATION.

LOCATIONS MUST FOLLOW LIGHTING DESIGNERS SPECIFICATIONS.

THE ELECTRICAL CONTRACTOR SHALL COMPLY WITH THE FOLLOWING: ALL NECESSARY REQUIREMENTS OF ALL RELEVANT AUTHORITIES, OBTAIN AND SUBMIT ALL NECESSARY PERMITS AND NOTICES AND PAY ALL FEES INCURRED.

ALL LIGHTING INSTALLATIONS MUST BE CARRIED OUT BY LICENCED ELECTRICIANS.

EXACT LOCATIONS OF ALL LUMINAIRES TO BE COORDINATED ON SITE IN RELATION TO LIGHTING LAYOUT DOCUMENTATION.

DESIGN NOTES


0.7 MAINTENANCE FACTOR

SHOULD THERE BE ANY CHANGES TO LOCATIONS OR MOUNTING HEIGHTS, LIGHTING DESIGNER MUST BE CONSULTED PRIOR TO ANY CHANGES.

CAREFUL CONSIDERATION MUST BE TAKEN TO AVOID SWAPPING SIMILAR TYPE LUMINAIRE FITTINGS WITH DIFFERENT BEAM ANGLES AND WATTAGES.

INSTALLER MUST FOLLOW LIGHTING DESIGNERS RCP AND TAG'S FOR CORRECT LUMINAIRE FITTING.

*1/DW 03.04.20 Preliminary Design
REV DATE ISSUE

CLIENT


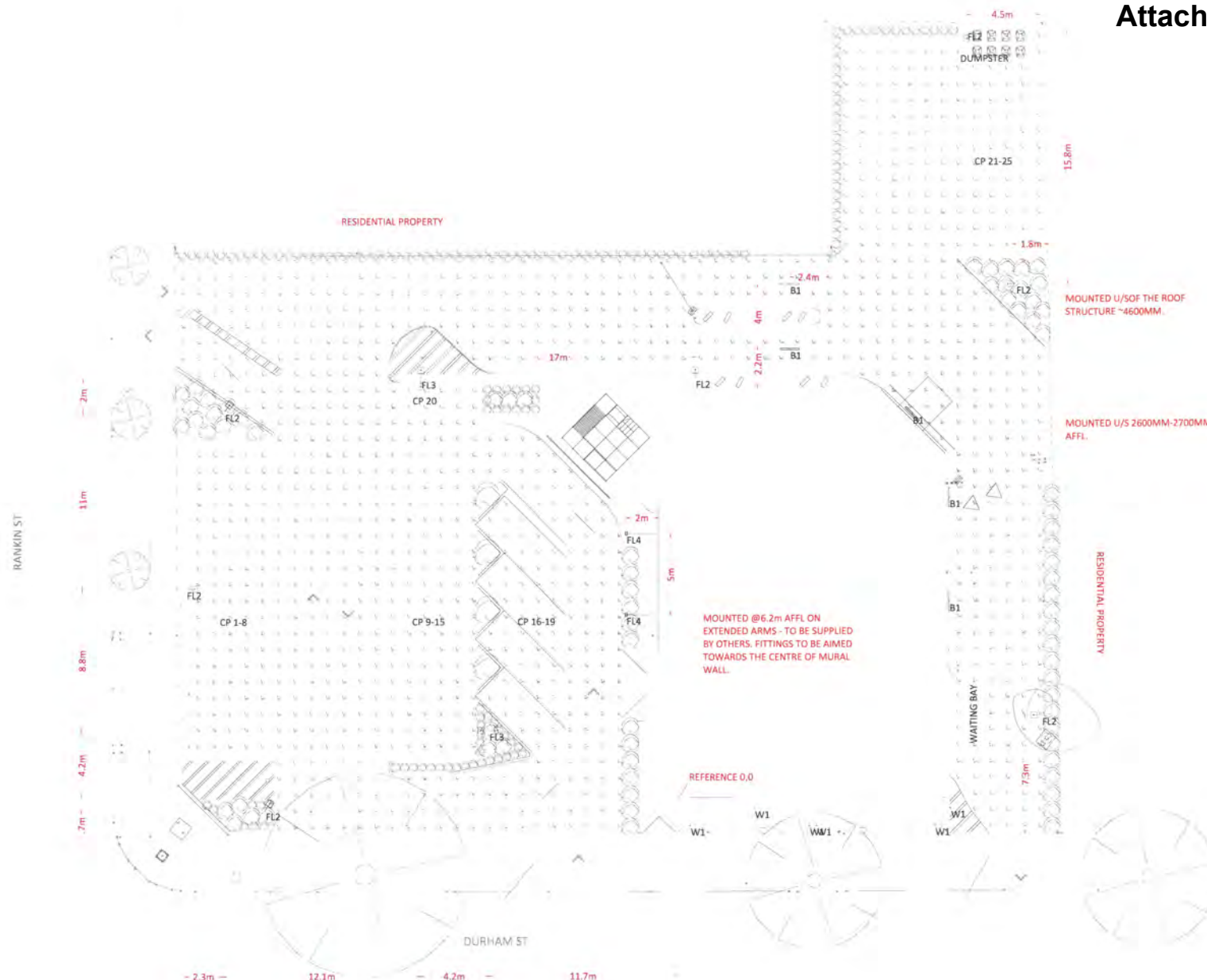
LOCATION
BATHURST, NSW

SCALE
1:250 @A3

DRAWING NO.	REV
VB2003BH	*
DRAWN	CHECKED
DW	JG
ISSUE	
3/04/2020	



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Proposed Lighting Layout - Outdoor Lighting
Scale= 1: 250

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BEAM ANGLES AND WATTAGES.

INSTALLER MUST FOLLOW LIGHTING
DESIGNERS RCP AND TAG'S FOR CORRECT
LUMINAIRE FITTING.

*/DW 03.04.20 Preliminary Design
REV DATE ISSUE

CLIENT
VILLAGE

LOCATION
BATHURST, NSW

SCALE
N/A @A3

DRAWING NO. REV
VB2003BH *

DRAWN CHECKED
DW JG

ISSUE
3/04/2020

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Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Max/Avg
Village Bakehouse	Illuminance	Lux	54	154	14	N.A.
CP 1-8	Illuminance	Lux	61	80	40	1.31
CP 16-19	Illuminance	Lux	49	83	20	1.68
CP 20	Illuminance	Lux	80	101	67	1.26
CP 21-25	Illuminance	Lux	49	70	23	1.41
CP 9-15	Illuminance	Lux	46	85	19	1.84
Dumpster	Illuminance	Lux	42	55	32	1.30
Waiting Bay	Illuminance	Lux	57	67	49	1.17

Luminaire Schedule				
Tag	Symbol	Fitting Code	Description	Qty
FL2		MF21SM2L-740-075W0-50X140-Single	Mondolux Flood Light Nilum Plus I Surface Mounted Black IP65 40"x100" Lumileds 5050 (1 Module) CRI70 4000K 82W (75W) 13120lm Non-Dimmable (Pole Mounted 6m AFFL Single Arrangement 500mm Outreach)	7
FL3		MF21SM2L-740-075W0-50X140-Twin	Mondolux Flood Light Nilum Plus I Surface Mounted Black IP65 40"x100" Lumileds 5050 (1 Module) CRI70 4000K 82W (75W) 13120lm Non-Dimmable (Pole Mounted 6m AFFL Twin Arrangement 500mm Outreach)	2
FL4		MF01SM2L-740-060W0-60X135	Mondolux Flood Light Palida Plus I Surface Mounted Black IP65 60"x135" Lumileds 5050 CRI70 4000K 65W (60W) 8800lm Non-Dimmable	2
B1		M806SS1F-840-050A0	Mondolux Batten Saive 1190mmx85mmx71mm Surface Mounted/ Suspended Silver Frosted 120° CRI80 4000K 5000lm 36W IP65 500mA Non-Dimmable	5
W1		AG14S788	LED Surface Mounted Wall Light Up/Down GU10 2 x 5W 500lm 830 3000K 240V IP65 Matt Black	6

DESIGN NOTES:

DESIGN TO CHECK LUX LEVELS ON THE PARKING SPACES.

DESIGN ASSUMES P11B CATEGORY WITH FOLLOWING LIGHTING TECHNICAL PARAMETERS.

POLE & EXTENDED ARMS TO BE SUPPLIED BY OTHERS.

ADDITIONAL DESIGN CHANGES MUST BE CARRIED OUT FOR COMPLIANCE.
THIS IS NOT FOR COMPLIANCE CHECK. A COMPLIANCE CHECK MUST BE
DONE TO FOLLOW AS1158 & AS4282 - TO BE DISCUSSED.

DIRECT CALCULATION. HORIZONTAL ILLUMINANCE AT GROUND LEVELS WITH 1M X 1M POINT SPACING.

FOR COMPLIANCE FOLLOWING MUST BE REACHED:

AVERAGE HORIZONTAL ILLUMINANCE - 7LUX
POINT HORIZONTAL ILLUMINANCE - 1.5LUX
ILLUMINANCE (HORIZONTAL) UNIFORMITY - 10
POINT VERTICAL ILLUMINANCE - 1.5LUX



CRIME ASSESSMENT – PROPOSED BAKERY

9/06/2020

Proposed Durham Street Bakery

1.1 INTRODUCTION

This Crime Risk Assessment (CRA) has been prepared to support a development application to Bathurst Regional Council in relation to a proposed to assist with a proposed bakery (takeaway food and drink premises) to be located at 105 and 113 Durham Street, Bathurst (Lot 1 DP852500 and Lot A DP197473).

This document provides a Crime Risk Assessment (CRA) of the proposed TAFE educational establishment against the provisions of the NSW Police Guidelines *Safer by Design* and the Department of Planning and Infrastructure's *Crime Prevention and the Assessment of Development Applications: Guidelines*.

A CRA includes an evaluation of the potential for crime in an area, considers the risks associated with the types of crime identified and provides recommendations (where required) to address the risks. It aims to provide an indication of both the likely magnitude of crime and likely crime type. The consideration of these dimensions will determine the choice and appropriate mix of Crime Prevention Through Environmental Design (CPTED) strategies.

This CRA is to be read in conjunction with the Statement of Environmental Effects prepared by Premise as well as the architectural drawings prepared by Premise Architects and the Landscape Drawings prepared by Outscape.

1.2 METHODOLOGY

The "*Crime prevention and the assessment of development applications*" guidelines identify that there are two important steps when assessing crime risk:

1. Obtain an understanding of the crime risk of the area, and as required;
2. Apply (CPTED) treatments that correspond with levels of risk present in the area.

A profile of the crime risk of the locality is provided at **Section 1.6** while recommendations in terms of implementing the CPTED principles is provided at **Section 1.9**.

1.3 LOCALITY AND SITE ANALYSIS

The subject site is 105 and 113 Durham Street, Bathurst (Lot 1 DP852500 and Lot A DP197473). The site features two existing buildings, a former commercial building and a dwelling, both of which would be demolished as a component of the project.

The site has a frontage to Durham Street in the west and Ranking Street in the north. Durham St is a classified road carrying a high volume of daily traffic.

The site has a total approximate area of 2,149 square metres.

The locality around the subject site is characterised by commercial land uses to the north, west and south, with residential land uses to the east. The status of Durham Street as a classified road has a strong influence on the character of the locality.

1.4 PROPOSED DEVELOPMENT

The proposed development entails the initial demolition of the two existing buildings (being the former car sales building on 113 Durham Street and the dwelling on 105 Durham Street) together with the removal of the site pavement and site landscaping. The site would feature some minor site re-grading in the eastern extent to address stormwater management. Significant retaining at site boundaries is not expected.

By reference to the provided existing survey drawings, there are a number of decommissioned underground petroleum storage tanks in the southern extent of the site. These have been decommissioned in line with Council development approval 2016/259 and a validation certificate for the remediation work has been supplied to Council under separate cover. No further work is proposed in relation to these tanks.

On completion of the above works, the site would be redeveloped to provide a 356 square metre brick, timber and lightweight steel roof café/bakery (takeaway food and drink premises). The site would accommodate approximately 44 internal seated patrons and 18 external seated patrons (62 in total). Parking for 25 vehicles, including one disabled access space, is proposed to be provided on site together with one additional waiting bay for drive through traffic and parking for 11 bicycles. Parking provided exceeds the 22 spaces required to satisfy Council's standards.

The majority of car parking spaces are on the northern side of the proposed building, with five spaces for staff on the south-eastern side of the building. These five staff spaces would be accessed via the drive through lanes. As staff would be arriving prior to the business opening, there is not expected to be any conflict in accessing these spaces. Exit arrangements for these spaces would function in conjunction with exiting drive through traffic.

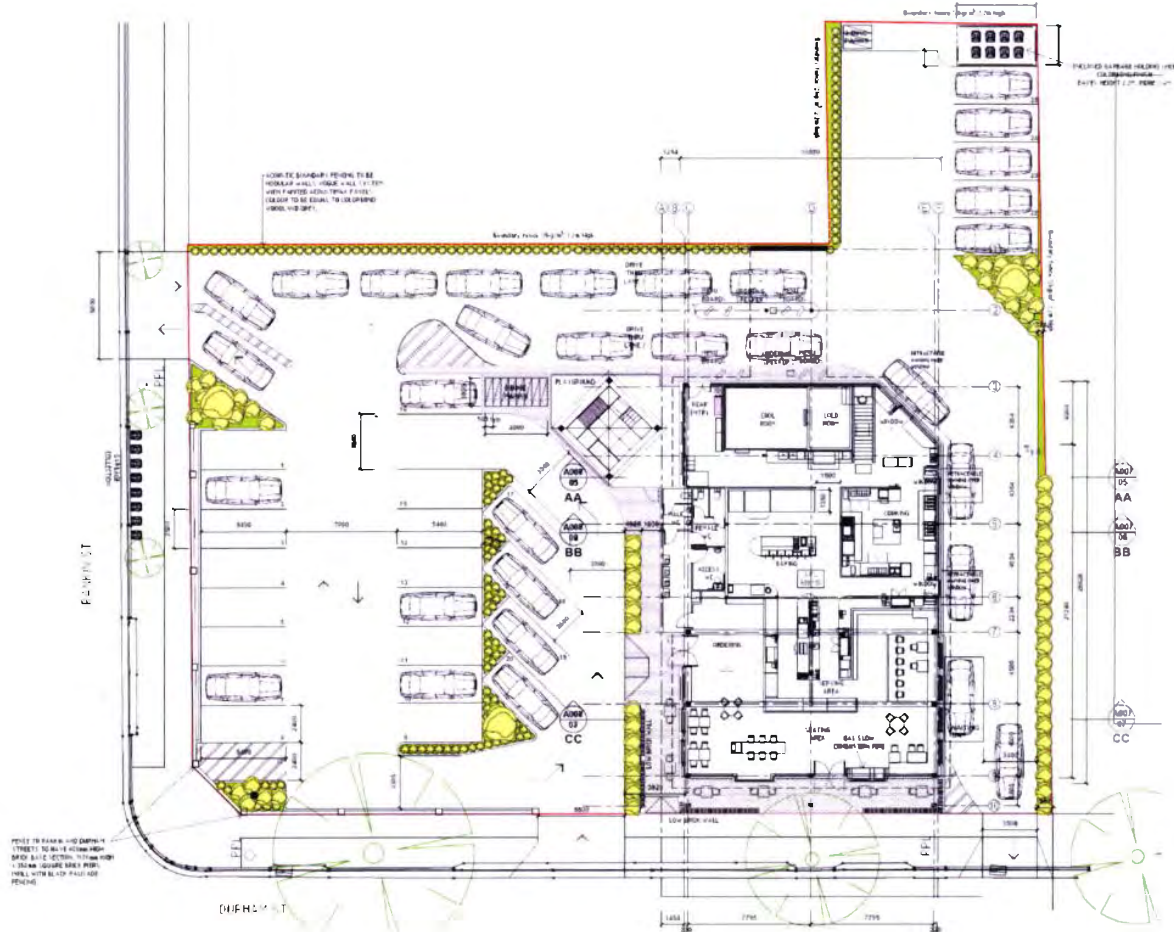
Landscaping would be provided around the site in accordance with the attached landscaping plans.

Vehicular access would be provided from both Rankin and Durham Street.

The Rankin Street access would be a new two way crossover for both ingress and egress. An existing crossover closer to the intersection would be closed and remediated.

The proposed arrangement of the site is depicted in **Figure 1**.

Figure 1 – Proposed site arrangement



1.5 SEIFA INDEX OF DISADVANTAGE

Socio-Economic Indexes for Areas (SEIFA) is a product developed by the Australian Bureau of Statistics that ranks areas in Australia according to relative socio-economic advantage and disadvantage, based on a range of Census characteristics. The Index is derived from attributes that reflect disadvantage such as low income, low educational attainment, high unemployment, and jobs in relatively unskilled occupations. A higher score on the Index means a lower level of disadvantage. A lower score on the Index means a higher level of disadvantage.

Based on the 2016 SEIFA, Bathurst (LGA) scored 986 and Bathurst (state suburb) scored 949. This indicates that the LGA have a higher level of disadvantage than the NSW, Australia and Regional NSW benchmarks (1,001.0, 1,001.9 and 974.00 respectively), while the Bathurst suburb has a similar level of disadvantage as the Regional NSW benchmark.

Ongoing investment in the local community in terms of new businesses assists to support the economy and assists to improve the level of disadvantage. Given the current score, the development is therefore considered to be positive in this regard.

1.6 LOCAL CRIME PROFILE

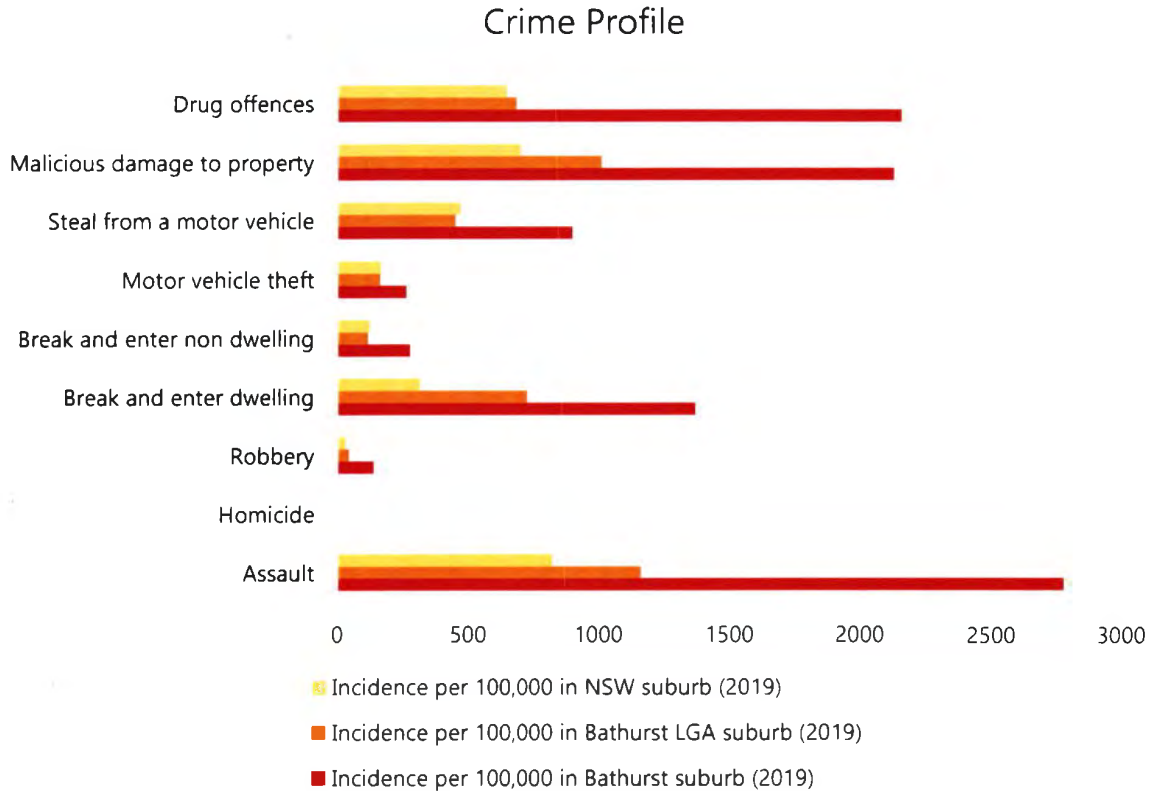
Information published by the NSW Bureau of Crime Statistics between 2015 and 2020 has been gathered to provide a crime profile of the town of Bathurst (suburb). **Table 1** below identifies a range of offences, their incidence in the Bathurst suburb (per 100,000 persons) as well as the trends at a Local Government Area level (Bathurst LGA) and state level with respect to the occurrence of each offence. This data is relied on to determine the crime profile of the area.

Table 1 – Bathurst Crime Profile

Offence	Incidence per 100,000 in Bathurst suburb (2020)	Incidence per 100,000 in Bathurst LGA (2020)	Incidence per 100,000 in NSW suburb (2020)	5 year trend in Bathurst Suburb	5 year trend in Bathurst LGA	5 year trend in NSW
Assault	2782/100,000	1,162/100,000	824/100,000	Stable	Up 3.7%/yr	Stable
Homicide	0/100,000	0/100,000	1.4/100,000	No change	No change	Stable
Robbery	138/100,000	44/100,000	31/100,000	No change	No change	Stable
Break and enter dwelling	1370/100,000	727/100,000	316/100,000	No change	Stable	Down 6.1%/yr
Break and enter non dwelling	277/100,000	118/100,000	124/100,000	No change	Down 28.1%/yr	Down 5.5%/yr
Motor vehicle theft	263/100,000	164/100,000	167.4/100,000	No change	Down 6.7%/yr	Down 1.8%/yr
Steal from a motor vehicle	900/100,000	451/100,000	471/100,000	Down 14.4%/yr	Stable	Down 2.6%/yr
Malicious damage to property	2131/100,000	1,011/100,000	702/100,000	Down 8.8%/yr	Down 6.5%/yr	Down 4.3%/yr
Drug offences	2,159/100,00	685/100,000	648/100,00	Up 15.8%/yr	Up 14.6%/yr	Up 1.4%/yr

Figure 2 provides a summary of the information in **Table 1** in a graph form.

Figure 2 – Crime profile graph



1.6.1 ANALYSIS OF OFFENCES

As indicated by **Table 1** and **Figure 2**, the suburb of Bathurst experiences higher incidences than the state average for all of the listed crime types.

Relevantly, drug offences, malicious damage to property, theft from motor vehicles, break and enter dwelling and non dwelling, robbery and assault occur at much higher rates than compared to the state average.

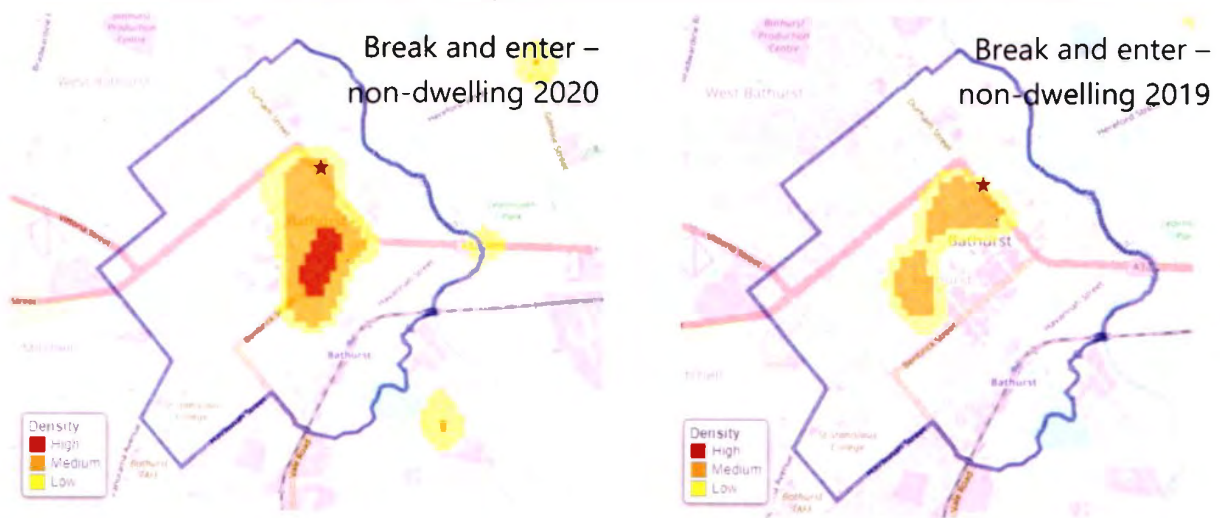
1.6.2 ANALYSIS OF TRENDS

During the five year period surveyed, crime statistics in Bathurst (suburb) remained stable or exhibited no change for all listed crime types, with the exception of theft from motor vehicles and malicious damage to property, both of which have dropped, and drug offences, which is up 15.8%/yr.

Notably, the Bathurst has experienced a much high rate of increase in drug offences than the state average.

A review of the crime hotspots map shows there is a high density of break and enter - non dwellings in the area of the CBD as well as the areas nearby to the subject site.

Figure 3 – Crime hotspot – subject site marked with red star (BCOAS Crimetool 2020)



1.7 CPTED PRINCIPLES

The guidelines prepared by the NSW Department of Urban Affairs and Planning (DUAP 2001) identify four (4) Crime Prevention Through Environmental Design (CPTED) principles to be considered in a Development Application to ensure developments do not create or exacerbate crime risk. These principles are discussed below in relation to the proposed development and include: surveillance, access control, territorial reinforcement, and space management.

1.7.1 SURVEILLANCE

The attractiveness of crime targets can be reduced by providing opportunities for effective surveillance, both passive and technical. Good surveillance ensures that people can see what other people are doing. People feel safer in public areas when they can easily see and interact with others. Potential offenders are often deterred from committing crime in areas with high levels of surveillance. Deterrence can be achieved in good design via the following methods:

- Clear sightlines between public and private places;
- Effective lighting of public spaces; and
- Landscaping that makes a place attractive but does not provide offenders with opportunities for concealment to enable them to entrap victims.

1.7.2 ACCESS CONTROL

Physical and symbolic barriers can be used to attract, channel or restrict the movement of people. They minimise opportunities for crime and increase the effort required to commit crime.

By making it clear where people are permitted to go or not go, it becomes difficult for potential offenders to reach and victimise people and their property. Illegible boundary markers and confusing spatial definition make it easy for criminals to make excuses for being in restricted areas. However, care needs to be taken to ensure that the barriers are not tall or hostile, creating the effect of a compound.

Effective access control can be achieved by creating:

- landscapes and physical locations that channel and group pedestrians into target areas
- public spaces which attract, rather than discourage people from gathering
- restricted access to internal areas or high-risk areas (like car parks or other rarely visited areas). This is often achieved through the use of physical barriers.

1.7.3 TERRITORIAL REINFORCEMENT

Community ownership of public space sends positive signals. People often feel comfortable in, and are more likely to visit, places which feel owned and cared for. Well used places also reduce opportunities for crime and increase risk to criminals.

If people feel that they have some ownership of public space, they are more likely to gather and to enjoy that space. Community ownership also increases the likelihood that people who witness crime will respond by quickly reporting it or by attempting to prevent it. Territorial reinforcement can be achieved through:

- Design that encourages people to gather in public space and to feel some responsibility for its use and condition
- Design with clear transitions and boundaries between public and private space clear design cues on who is to use space and what it is to be used for. Care is needed to ensure that territorial reinforcement is not achieved by making public spaces private spaces, through gates and enclosures.

1.7.4 SPACE MANAGEMENT

Popular public space is often attractive, well maintained and well used space. Linked to the principle of territorial reinforcement, space management ensures that space is appropriately utilised and well cared for.

Space management strategies include activity coordination, site cleanliness, rapid repair of vandalism and graffiti, replacement of burned out pedestrian and car park lighting and the removal or refurbishment of decayed physical elements.

1.8 CRIME RISK IDENTIFICATION

Developments that are operational during day time hours but unoccupied at night can be susceptible to crime, including

- Robbery and theft;
- Graffiti, damage or loitering;
- Break and enter

It is important to recognise that the subject site is located in an area featuring a mix of residential and commercial land uses, and fronts a busy road carrying a relatively high volume of local traffic.

Its proximity to this mix of residential and commercial land uses, and its separation from the CBD, provides opportunities as well as constraints that must be managed in the context of CPTED principles.

1.9 RECOMMENDATIONS

Based on the local crime profile, the crime risk identification and the CPTED principles, the following recommendations are provided with relation to the proposed educational establishment in the context of the provisions of Part B of the CPTED Guidelines as outlined in **Section 1.7** of this report.

1.9.1 SURVEILLANCE

The building has been designed to ensure passive surveillance of the car parking areas and the public street. The following key recommendations are provided with respect to surveillance:

- Install and maintain surveillance cameras and recorders to monitor and record all entrance and exit points to the buildings. CCTV cameras should also cover any common areas, public spaces, and bicycle parking areas. The associated warning signage should also be installed.
- Recordings should be made twenty four (24) hours a day seven (7) days a week. The time and date must automatically be recorded. All recordings are to be kept for a minimum period of thirty (30) days before they can be reused or destroyed.
- The CCTV control system should be located within a secured area of the premise and only accessible by authorised personnel.
- Signage warning of CCTV coverage should be displayed in suitable locations.
- Lighting should be provided at all entry points and within publicly accessible areas, such as the car park.
- Parking levels are to be illuminated at all times or fitted with appropriate sensor lighting.
- Lighting should be provided in accordance with the relevant Australian Standards.
- Landscaping including trees to be appropriately and regularly maintained to ensure opportunities for concealment are avoided and to provide a clear line of sight between the building and car parking areas;
- External lighting fixtures should be 'vandal proof' as possible.
- Regular security patrols to be provided outside of core hours including back to base monitoring of security features.

1.9.2 ACCESS CONTROL

The following key recommendations are provided with respect to access control:

- The key access points to the site would be delineated by clear territorial reinforcement to ensure no uncertainty between the private and public domain.
- Windows and other access points at or near ground level will be lockable to restrict unwelcome access.
- Fire exit doors should be fitted with measures to restrict unauthorised access from the outside.
- All areas should be fitted with doors that comply with Australian Design Standards.

1.9.3 TERRITORIAL REINFORCEMENT

The differentiation between the public and private domains is unambiguous for the proposed development and is reinforced by the proposed landscaping. The following key recommendations are provided with respect to territorial reinforcement:

- In addition to access control, which clearly delineates public and private spaces, additional visual cues such as paving materials and landscaping should be used to distinguish between public and private spaces.
- Appropriate signage/ markings of car parking spaces to be provided for all users
- Installation of signage stating: "*These premises are under constant CCTV surveillance*".

1.9.4 SPACE MANAGEMENT

The following key recommendations are provided with respect to space management:

- Landscaping within the car parking area is to be actively managed on a regular basis to ensure opportunities for concealment are removed and a clear line of sight between the building and the car parking area is provided.
- Any burnt out lighting is replaced quickly.
- Waste bins are to be installed in the car parking area and emptied/checked regularly.
- Regular cleaning of public spaces and the collection of rubbish.
- Graffiti is removed as soon as possible.

1.10 CONCLUSION

This CRA is supplied to support development of a proposed take away food and drink premises to be located at 105 and 113 Durham Street, Bathurst.

The proposed development has been evaluated relative to:

- The four principles which underline Crime Prevention through Environmental Design (CPTED), as identified in the "Crime prevention and the assessment of development applications Guidelines" issued by the (former) Department of Urban Affairs and Planning;
- Consideration of relevant data from the 2016 Census, SEIFA Index of Disadvantage and the NSW Bureau of Crime Statistics and Research, 2020.

Provided at **Section 1.9** of this report are a range of measures which will enable the design and ongoing use of the development to align with those CPTED principles to reduce opportunities for crime. The works/measures identified are minor in scope and can be specified on the detailed design drawings.

This CRA demonstrates that the proposed educational establishment at 15 and 113 Durham Street will have a high level of amenity, casual surveillance and public safety within the building and surrounding area. The proposed development will assist in revitalising and activating the site and will provide appropriate lighting and security measures to protect the safety of neighbouring premises, residents and the local community



Bathurst Heritage Network

Bathurst's unique heritage is a key social, cultural and economic asset

Mr David Sherley
General Manager
Bathurst Regional Council
Russell St
Bathurst 2795

13 April 2020

Dear Mr Sherley,

The Bathurst Heritage Network (BHN) would like to make a submission in respect to DA2020/103 for erection of a new fast food outlet - "The Village Bakery", on the corner of Rankin St and Durham St. This site is within the Central Heritage Conservation Area, and in part is zoned residential.

POLE SIGN

A pole sign 12 metres high is proposed. We object to the height of that sign.

The DCP mandates the maximum height of a pole sign not to exceed the height of the building to which the sign relates, namely 8.6 metres. So, the sign exceeds the DCP height requirement by 40%.

The DCP in section 12.2.5 requires that Council "must not grant consent" to a proposal for such a pole sign, Therefore the height is a mandatory limit which Council must not agree to exceed, and so this aspect of the DA must be rejected.

The applicant argues that because there are other overly high pole and blade signs back down the road, (Red Rooster, KFC, Hungry Jacks), then it should be allowed that also. What the applicant doesn't say is that:

- In the city block in which the development site sits (bounded by Durham, Rankin and George Sts) there are no signs even approaching 12 metres high. There are no signs higher than the buildings to which they relate.
- The overly high signs referred to were approved for different reasons under superseded planning regulations and outdated DCP's. They are not comparable or reliable precedents.
- Bathurst Council in 2017 rejected a proposed Caltex blade sign 9 metres high only 200 metres away on the same road, so considerably lower, because it breached the same DCP height limit provision, and because it was accepted that perpetuation and increasing size of commercial signage in Durham St was not compatible with the values the community place on its heritage city today.

Bathurst District Historical Society
Cox's Road Project Group
Amazing Bathurst

NETWORK PARTNERS

Greening Bathurst
National Trust of NSW
Bathurst Family History Group

Bathurst Town Square Group
Miss Traill's House
Boundary Road Reserve Landcare Group

www.heritagebathurst.com

support@heritagebathurst.com

1

BATHURST – HERITAGE CITY

- There are a number of pole and blade signs in the precinct which do conform to the current DCP.

WALL SIGN

A 51 square metres wall sign is proposed on the Rankin St frontage, extending from ground level to above the gutter line. We object to the size of this sign. It is grossly excessive and detracts from the proposed building itself, turning it into little more than a giant billboard.

The DCP states a strategic objective ... *“to permit signage and colour schemes of a type, scale and location that will enhance the heritage elements of an historic setting, without detracting from its significance, particularly with respect to the Bathurst CBD and within heritage conservation areas.”* We submit this sign fails in respect to the scale and detracting requirements.

The DCP also says *“the size of the sign and its contents/design (letters, number and symbols) must complement the scale of the building to which they relate.”* This sign is grossly out of scale with the proposed building and therefore fails this size and scale test also.

We ask that the size of this sign be reduced by at least 70%.

COMPLIANCE

BHN asks Council to enforce its existing signage rules and so send a message that businesses are welcome in Bathurst, but on Bathurst's terms.

ZONING

Part of the site is zoned residential – that area currently occupied by the house proposed to be demolished. We ask how it is possible for a fast food restaurant to operate on a residential site without a change of zoning?

PRESENTATION OF BATHURST

It must be clear to Council that the entrances to our heritage city, both from the east and from the west, are little more than an ever expanding collection of petrol stations, fast food outlets and car yards. This current proposal is just another such example. This presents Bathurst poorly, and it is falling into the same trap as other regional cities, where in time the effect becomes run down and tawdry - the old commercial strip in Kelso is a prime example of this. Better planning is needed.

Bathurst is a heritage city and Australia's oldest inland European settlement. Its heritage is the envy of other cities, and Australia watches what is done here.

We need to consider whether we are to present the entrances to our city as a forest of oversized signs and cheap looking bulky commercial buildings, or do we want to create a visual impression which complements one of our greatest assets, our heritage. How much better is this achieved if the highway businesses are well set back, with good design, modest signage, modest proportions, and importantly, with a green natural foreground.

Bathurst District Historical Society
Cox's Road Project Group
Amazing Bathurst

NETWORK PARTNERS

Greening Bathurst
National Trust of NSW
Bathurst Family History Group

Bathurst Town Square Group
Miss Traill's House
Boundary Road Reserve Landcare Group

www.heritagebathurst.com

support@heritagebathurst.com

BATHURST – HERITAGE CITY

2

Yours sincerely,

Sandy Bathgate
Convenor
Bathurst Heritage Network

Bathurst District Historical Society
Cox's Road Project Group
Amazing Bathurst

NETWORK PARTNERS

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National Trust of NSW
Bathurst Family History Group

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BATHURST – HERITAGE CITY

support@heritagebathurst.com

3

From: Bernard Begg <bernard@ottavogroup.com.au>
Sent: Tuesday, 14 April 2020 9:15 AM
To: Council
Subject: Re: DA 2020/103 Village Bakery

Att: General Manager

Hi

As the owner of 89 Rankin Street I would like to express my concerns regarding the above application. I have no issues with the purpose or DA in general. However in regards to the above application I am concerned the numbers that are included in this report is not showing the potential impact for the intersection on Rankin and Durham street. The reason (in my opinion) why the numbers are low in this survey for cars wanting to turn right from Rankin into Durham street or go straight across the intersection to Rankin Street is that it is far too dangerous. I have witnessed many times very near misses or cars taking a risk.

I understand that RMS is surveying this intersection and considering traffic lights. However this will have a huge impact on potential accidents if this DA is permitted without the assurance of RMS inserting traffic lights.

Are you able to shed light on the RMS stance for this intersection in regards to traffic lights?

Thank you.

Bernard Begg

0477 661 778.

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From: Claire Green <clairelg551973@gmail.com>
Sent: Wednesday, 22 April 2020 2:21 PM
To: Council
Subject: Proposed new development cnr Rankin and Durham Street, Bathurst. Application number 103. Application year 2020.

Attention : General Manager
Bathurst Regional Council

To whom it may concern.

I am emailing you today in regards to the proposed development application number 103. As a resident located in Henry street I have concerns on the impact this development will have on the immediate vicinity of this development including Rankin St, Henry St and Morrisett St.

With most of the homes in this vicinity being of conservation listed due to their age. The residents in these areas have limited off street parking options. With most residents requiring to use the road in front of their premises as their main parking option. The development of such a business at the proposed site would in my opinion significantly impact residents accessing their normal parking spaces due to potential customers of this business utilising residential parking when attending the proposed business.

The drive through option proposed is also a concern as being a resident of Bathurst I witness on more than a regular occasion issues with the drive through option on the next street over in George St due to KFC. On many occasions this particular drive through causes significant traffic congestion and many near miss collisions. To have a second street that accesses Durham St for the residents in the immediate vicinity to also potentially become a congested and potential dangerous access and egress for residents would be significantly limiting their options to access Durham St safely from their residential properties.

Due to thrifty car /truck hire on Durham St not having an appropriate size business lot to accommodate their fleet. Rankin street is already inundated with trucks that are parked for pre and post rental. To go ahead with this proposed development with cause a further and unnecessary widespread impact on further residents. With thrifty utilising residential parking further afield within this general area.

An additional concern is the proposed business hours for this business. Other businesses within this vicinity do not operate these extended hours and those that do are not located this close to residential properties. The impact of traffic affecting residents home time would be unfairly and significantly impacted.

Being located in Henry Street I am aware that there are families with young children who are often out in the street on their bikes under supervision of their parents. This potential significant rise in traffic that this proposed business may cause would impact the ability and safety of these children to play in their own street.

I ask that you please take my concerns on board when determining this application.
I thank you for your time in reading my email.

Many thanks

Kindest Regards

Claire Green
26 Henry Street
Bathurst, 2795, NSW

From: Sarah Watterson <wattos100@gmail.com>
Sent: Wednesday, 22 April 2020 6:37 PM
To: Council
Subject: Development Application (10 - 2020 - 103 - 1)

To the General Manager

This is a submission in relation to the DA for The Village Bakery.

While I have no objection to the proposed DA I am concerned that this may cause Thrifty to broaden the area within which they park their vehicles. Currently Thrifty parks numerous vehicles along Rankin Street. The bakery will possibly draw customers towing caravans etc who will use both Durham and Rankin Streets to park their long vehicles as the DA does not have parking for longer vehicles. This has the potential to cause Thrifty to park their vehicles further down Rankin Street and possibly Henry Street. It is noted that heritage consideration has been given to the design and construction of the proposed building in the DA as it is within a Heritage Conservation Area. Thrifty frequently has between 8-10 vehicles (which are effectively billboards on wheels) parked along Rankin Street which already detracts from the heritage significance of the streetscape in this area. The proposed development will only exacerbate this.

I am not sure if this is the correct format to make a submission. I was unable to find "Further details on the making of submissions may be found on Council's website <http://www.bathurst.nsw.gov.au>" as suggested in the DA Tracker (I searched for "submission").

Thank you

Sarah Watterson
16 Morrisset Street, Bathurst
0438 375 636

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The National Trust Of Australia (New South Wales)



Bathurst & District Branch

PO Box 201
Bathurst NSW 2795

General Manager
Bathurst Regional Council
158 Russel Street
Bathurst NSW 2795

Dear Sir,

Re: DA DA2020/103 - The Village Bakery

The Bathurst and District Branch of the National Trust of Australia (NSW) has viewed the development application DA2020/103 for erection of a new fast food outlet - "The Village Bakery", on the corner of Rankin St and Durham St in the Bathurst Conservation Area.

The National Trust appreciates the efforts the developer has gone to in the basic design of the building which presents well as a replacement building within the heritage conservation area and development of an essentially vacant commercial site.

However, the design and acceptability of the building is seriously compromised by the obvious attempt to modify the building to accommodate a large advertising wall to enable signage which is inconsistent with the principles within the DCP and does not comply with the regulations in the DCP.

The Trust objects to the proposed signage in two significant respects:

- The pylon sign is significantly over the size stipulated in the DCP.
- The wall signage also does not comply with the DCP.

The Trust requests that the developer be required to submit a revised development application including plans for signage which comply with the DCP. The Trust would then be in a position to review the amended proposal prior to its consideration at a discussion forum.

Yours sincerely

Iain McPherson

Chairperson

23 April 2020

2020/103/027

To Wayne McDonald

Development Control Planner

Bathurst Regional Council

27/04/20

I refer to letter sent to me in regards to DA 2020 / 103 my concern is to the possible location of the showing on the map of the Rubbish Dumpster Bin at the back of the premises as my unit 3 / 44 Rankin st faces the fence to where that bin will be located and therefore the Smell / Vernon and Noise will have an impact on my premises .

Regards Patrick McCarthy

405 Freemantle Road Mount Rankin

Bathurst City Council

26 APRIL 2020

TO WHO IT MAY CONCERN:

RE: DA (10-2020-103-1) Development of 113 Durham Street

Concerns:

Traffic management
Car parking
Operating hours

Traffic management – The current plans will increase the number of cars that use Rankin Street North of Durham. This will subsequently increase noise of people and cars using the street. To reduce the impact of this noise on the surrounding residents the hours of operation will need to be reduced.

The increased foot traffic in the area will lead to rubbish being deposited by customers. The placement of bins needs to be more considered.

A concern is restricted access to Rankin Street caused by customers due to queuing. A prime example is KFC, cars queue south and north of George Street across to gain access KFC this is because the drive through is not of sufficient length.

Car parking – 5 parking spots allocated to staff and 25 to customers is not adequate. There are issues with Thrifty Car Rentals parking on the street, parking as many as 20 cars, trucks and mini buses and 4WDs. The bakery will further reduce the number of street car spaces available to residents. With regards to KFC hardly any one uses the car park and hence the drive through is an issue and with McDonald's there is an overflow council car park for busy times.

Operating hours – The previous operating hours of the last business, a car sales yard, was substantially less then the requested hours outlined in the development application. Furthermore, less people per hour visit a car sales business compared to a bakery. The operating hours need to be reduced to lower the impact of this development on the neighbours. Furthermore, delivery trucks should be excluded from delivering during before 7 am and after 8 pm. The noise of trucks idling and reversing sounds before 7 am and after 8 pm will be highly noticeable during the quieter times of the day.

The noise of people taking and receiving an order is a concern to the surrounding residents. The location of the ordering station is not taking into consideration how noise travels and the impact of the noise pollution on the surrounding neighbours.

In conclusion the current property size and parking allocation is insufficient to handle the needs of the development and the proposed hours need to be reduced to lower the impact of the business to the surrounding residents. I propose that the drive through is removed to increase parking to the site. Noise will be contained within the building. The operating hours, including the delivery of stock, of the bakery needs to take into consideration the residential area that surrounds the property.

Could you please provide me with further updates regarding the development application for this site and I would like to be involved with any future discussions.

Kind regards,

L Zandstra

RECEIVED

28 APR 2020

DEVELOPMENT APP: FIN: JM: DA /2020/103.

BATHURST REGIONAL COUNCIL

BATHURST REGIONAL COUNCIL

28 APR 2020

TINA MCCLINTOCK

Unit 4/44 RANKIN ST

BATHURST NSW 2795

27/4/2020

Dear Ms FINN,

REF. 2020/103/029

These are my concerns, I hope Council take my concerns listed below and not just dismiss them for the sake of more money for Council. I too am a Rate payer and this is my home and Well being I am concerned about.

- In submission, only photos of established Take away premises were lodged. No photos of the boarding residential homes were shown. There are elderly people that reside either side and behind. In fact it impacts on units behind.
- Photo used in Koala Development photo Fig. 7 was an old photo and does not show Residential unit block behind Bakery but shows a vacant block of land.
- Submission only appears to be concerned with signage, landscaping, screening from street than it does for the already established home owners personal residences. We matter too, so does our well being.
- My main bedroom window + front door are situated right where the garbage bins are presently situated on the plans. Only a colourbond fence separates it. Garbage will be deposited by staff at all hours of the day + night. Garbage trucks will be coming, I would think several times a week to empty them, with truck reversing Beeps, banging of bins etc. My sleep will be interrupted due to this.
- With the bins being there this leaves the prospect of

DEPBS

(2)

- rodents, feral cats and dogs. Rotting food odours/smells straight to me.
- Business hours are listed as 5AM-11PM, but in fact Bakers/staff will need to be onsite prior to this time to prepare and bake goods. I would think from 3AM, so added noise to their car arrivals; noise coming from inside Bakehouse, as your aware noise travels especially early hours + night.
- Positioning of overhead lighting will be an issue also as it may go straight into my bedroom windows. As down in this back corner it will need to be lit due to the garbage bins and car park spaces.
- Also down there, a retaining wall appears to going to be constructed. This leaves it open to patrons climbing up and looking into my home with the potential to jumping the fence.
- The Drive Thru sweeps around the back of the Bakery, adding to the noise. People talking, music playing etc. Cannot the Drive Thru sweep across the front of the Bakery.

All in All, we are residents, these are our homes, we should be and are entitled to have a quiet place to live and not have a commercial business impact on us. We already reside here, they are being allowed to move here.

With the proposed building, we will have to put up with, increased noise, lighting, interfering with our sleep which in turn our Well being. Residents in the units also go to work to We will only get peace between 11pm - 3am 4HRS.

- Hours of construction need to be addressed also. Currently 7am-6pm

3.

this is too early and too late. Better hours would be 8AM-5PM Mon-Fri. No SATURDAY or SUNDAY or PUBLIC HOLIDAYS. This is right on the boundaries of residential homes not situated in the middle of a Commercial site.

I would like to be advised in writing to me directly, of any proposed meetings regarding this construction. Not by notices in local papers. As I'm sure you are aware, you have to purchase local papers now and not all residents do this.

I know you will sweep this to one side and not consider my concerns. But I at least, expect a reply in writing addressing each concern. Money talks doesn't it at the end of the day.

Yours Sincerely
Shetel

TINA McWINTOCK.

BATHURST REGIONAL COUNCIL

28 APR 2020

RECEIVED

P.O. Box 1144

Bathurst 2795

26.4.2020

BATHURST REGIONAL COUNCIL

TO BATHURST REGIONAL COUNCIL

RE - DEVELOPMENT APPLICATION NO 2020/103

28 APR 2020

105-113 DURHAM ST.

REF 2020/103/030

I FIRMLY DISAGREE WITH THIS DEVELOPMENT TAKING PLACE.

I RECENTLY BOUGHT A UNIT AT 44 RANKIN ST, BECAUSE
A OF ITS CONVENIENT POSITION FROM THE HEART OF BATHURST
 FOR WHEN I NO LONGER DRIVE,
B BECAUSE OF IT BEING IN A NICE, QUIET AREA OF
 RANKIN ST.

WITH THIS NEW DEVELOPMENT ON THE CORNER, WE WILL

- 1) LOSE OUR PRIVACY
- 2) WE WILL NATURALLY HAVE NOISE, FROM CHANGING OF POTS AND PANS ETC, AND THE EMPTYING OF BOTTLES AND CANS OUT THE BACK OF THE BUILDING FROM 5AM-11PM.
- 3) WE WILL HAVE EXHAUST FANS AND AIR CONDITIONING NOISE
- 4) A COOKING ODOUR FOR MANY HOURS OF THE DAY.
- 5) A 2 LANE DRIVEWAY WHERE ORDERS WILL BE GIVEN OVER A SPEAKER, 15 METRES FROM MY PROPERTY.
- 6) ALL THIS IS GOING TO HAPPEN FROM 5AM TILL 11PM (SEVEN DAYS A WEEK ???).

THE HOUSE NEXT DOOR TO MY UNIT HAS A BACKYARD WIDTH OF LESS THAN 15 METRES, AND THIS IS ALL I HAVE SEPARATING THIS DEVELOPMENT AND MY PROPERTY, AND AS THE COOKING AND BAKING AREA IS AT THE BACK, IT PRACTICALLY BRINGS IT INTO LINE WITH MY BEDROOM WINDOW. WHO NEEDS THAT AT 5AM??

THERES A ROW OF 8 UNITS IN MY BLOCK ALL WITH BEDROOMS FACING TOWARDS THIS NOISY ENVIRONMENT AT 5AM

8 UNITS ON ONE BLOCK MEANS HIGHER DENSITY LIVING.

THE RESIDENTS AROUND THIS AREA, ARE ALREADY HAVING A PROBLEM FROM ALL THE THRIFTY VANS PARKED ALONG RANKIN ST. AT TIMES CLIENTS RENTING THESE VANS COLLECT THEM DURING THE VERY EARLY HOURS OF THE MORNING, AND DISTURB THE NEIGHBOURS WITH THEIR LOUD CONVERSATIONS AND LAUGHTER ETC; BEFORE REVING UP THEIR TRUCK TO BE ON THEIR MERRY WAY. WHY DOESNT THRIFTY BUY THE DOUBLE BLOCK FOR THEIR OFFICE AND THE PARKING OF TRUCKS, SO THAT WE DONT GET TRUCKS LIVING BOTH SIDES OF THE STREET IN OUR AREA. THAT WE'RE EXPECTED TO PUT UP WITH.

ANOTHER ENTRANCE OFF DURHAM ST INTO THIS BAKERY (ON A BUSY HIGHWAY) IS NOT NEEDED, AS THERES ALREADY AN ENTRY FROM RANKIN ST. ITS DANGEROUS. "OH THERES A VILLAGE BAKERY; LETS GO IN", AND CREATE HAVOC WHEN THEY SLAM ON THEIR BRAKES WITH THE CARS BEHIND THEM, AND AS THAT IS THE MAIN ROUTE THROUGH BATHURST OUT OF TOWNERS WONT BE AWARE THAT ITS THERE UNTIL THEY ARE ON TOP OF IT.


AND AS FOR BREAD - CAKES, WE HAVE BERNARDIS HALF A BLOCK AWAY ALREADY.


I DO NOT WANT THIS DEVELOPMENT TO PROCEED, AS ALL I HAVE SEPARATING MY PROPERTY FROM THIS DEVELOPMENT IS A 15 metre PARCELS OF LAND. I AM SURE THE DEVELOPER WOULDN'T WANT HIS BEDROOM WINDOW JUST BESIDE THIS ENVIRONMENT FOR 18 HOURS A DAY, EITHER.

HOPING ALL THESE THOUGHTS ARE CONSIDERED.

Bernadette Healy
P.O. Box 1144
BATHURST

Bathurst Conservation Area Management Strategy (BCAMS)

Address of Building: 113 Durham Street		BCAMS Rating: 2
Type of Building/Current Use: Commercial building		Zoning: B3 Commercial
		Period of Construction: 1950/60s
		Representative
Heritage Listings: Located within the Bathurst Heritage Conservation Area.		
Brief History: The previous were demolished prior to this building being constructed. The current building was constructed in 1953.		
Physical Description: The building is a modern square commercial building. The building is sited in the middle of the lot.		
Condition Description: No information has been submitted.		
Heritage Significance (2) Significant in a local context (1930s-50s)		Streetscape Rating (0) Neutral
Special Vegetation: The site does not contain any mature trees.		
Comments The building was constructed in the 50s and a typical building of this period. This building has low heritage significance and has a neutral streetscape rating.		Integrity (0) Identified as intrusive under Streetscape rating

Address of Building: 105 Durham Street		BCAMS Rating: 6
Type of Building/Current Use: detached dwellings		Zoning: R1 General Residential
		Period of Construction: 1950/60s
		Representative
Heritage Listings: None. Located within the Bathurst Heritage Conservation Area.		
Brief History: The building was constructed in 1953. No further information has been provided.		
Physical Description: The dwelling is free standing. It is constructed of render brick with a colour bond roof. The dwelling has a hipped roof with a single return.		
<p>The building has had an unsympathetic flat roof addition the front of the dwelling and this included a small hip over the front door.</p> <p>The dwelling at 103 Durham Street appears to have a mirror reverse. These buildings have similar setbacks and building footprints.</p>		
Condition Description: No information has been submitted.		
Heritage Significance (2) Significant in a local context (1930s-50s)		Streetscape Rating (3) Contributory
Special Vegetation: The site does not contain any mature trees.		

Attachment 7.2.3.14

Comments The proposed dwelling is representative of a 1950's interwar dwelling. The building has been altered unsympathetically which could be reversed. The subject being is built at similar time to the 103 Durham Street.	Integrity (1) Altered unsympathetically – Reversible
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24 September 2020

SF2020/081498; WST20/00014/05

General Manager
Bathurst Regional Council
PMB 17
BATHURST NSW 2795
(By email only)

Attn: Fern-Alice Finn, Development Control Planner

Dear Ms Finn,

**DA 2020/0103: Lot 1 DP 852500, Lot A DP 197473; 105-113 Durham St, Bathurst
Proposed take-away fast food premises (bakery)**

I refer to the additional information received from the applicant on 1 September 2020 in relation to the above development application (DA) referral to Transport for NSW (TfNSW) via the NSW Planning Portal.

From review of the submitted documentation, TfNSW understands that:

- There is a history of cross-traffic and rear-end collisions at the intersection of Durham Street (Great Western Highway, a State classified road) and Rankin Street, adjacent to the project site.
- TfNSW has secured funding and scheduled works to close the median strip at the intersection, restricting cross-traffic and right turn movements from Rankin Street. Right turns from Durham Street into Rankin would remain permitted as there exist two Channelised Right (CHR) turn lanes to facilitate these movements safely. Road works are planned for completion by mid-2021.
- The proposal is for an eat-in and takeaway bakery with a drive-through facility, a two-storey building with an internal area of approximately 360 m² on the ground floor, 38 internal and 12 external seats.
- 25 parking spaces are proposed onsite, with drive-through lane capacity of up to 15 vehicles within the site boundary, measured from the meal pickup point.
- The proposal includes a 7.4m wide x 5.2m high (38.5m²) building sign and 9.1m high pylon sign (4m² face) visible from the highway. Concurrence must be obtained from TfNSW under Section 18 (large advertisements visible from highway) of the *State Environmental Planning Policy (SEPP) No 64 – Advertising and Signage*.
- The *RTA Guide to Traffic Generating Developments* (2002) gives indicative trip generation rates for takeaway fast-food premises of 100 (average KFC) and 180 (average McDonald's) vehicles per hour. The proposal requires referral to TfNSW pursuant to Section 104 of the *SEPP (Infrastructure) 2007*.

Transport for NSW

51-55 Currajong Street PARKES NSW 2870 | PO Box 334 PARKES NSW 2870 DX20256
P 6861 1449 | W development.western@rms.nsw.gov.au | ABN 18 804 239 602

In accordance with Section 104 of the *State Environmental Planning Policy (Infrastructure) 2007*, TfNSW offers the following comments to Council as the consent authority:

- The above-mentioned TfNSW planned road works at the intersection of Durham and Rankin Streets, which are anticipated by mid-2021, would prevent site traffic from re-entering the highway by turning right in a northwest-bound direction. The proposed site layout is generally compatible with this traffic safety work.
- If Council proposes to modify the site layout in a way that differs from the DA plans and this letter, by imposing consent conditions, TfNSW strongly advises a final opportunity be given for TfNSW to recommend conditions of consent to improve traffic safety and efficiency outcomes.
- Prior to DA approval, Council as the consent authority is required to be satisfied that the proposed access driveways between the highway and the site meet the requirements of Section 101 of the *SEPP (Infrastructure) 2007*. Vehicular access is to be obtained via a road other than the classified road, to the extent it is safe and practicable to do so.
- TfNSW submits that any driveway between the highway and the northern carpark (113 Durham Street) is to be prohibited by a consent condition.
- Any ingress driveway to the site directly from the highway would result in an unacceptably high risk of collisions due to vehicles decelerating on approach to the site, especially with the overlap and conflicts with the Rankin Street intersection.
- Similarly, if the proposed ingress were changed to an egress-only, vehicle conflict points would be introduced close to Rankin Street with little benefit to onsite or highway circulation. Such a change should not be supported given the combined ingress/egress on Rankin Street is safe and practicable.

TfNSW concurs to the proposed signage, provided that the signage is to comply with the requirements of the *Transport Corridor Outdoor Advertising and Signage Guidelines, 2017*. Signage is not to be objectionably glaring or luminous, in accordance with the limits in Table 5.

- In addition:
 - Signage is not to impede sight lines of traffic and/or pedestrians within, when passing, entering or departing the subject land. In particular noting this site is on the corner of an intersection; and
 - Signage and associated structures are to be wholly located within the subject land.
- Under *SEPP No 64* Section 13(1)(b), Council's assessment of the proposal is to have regard to the criteria in the SEPP Schedule 1. It appears the signs would be unlikely to pose a hazard for traffic in isolation. However, Council as the consent authority should continue to limit proliferation or clutter of many advertising signs within short distances along Durham Street, in accordance with the Guidelines, to avoid a worsening of potential driver distraction and reaction times as the CBD continues to develop.

Pursuant to Section 138(2) of the *Roads Act, 1993*, TfNSW concurs to the proposed egress-only driveway on the southern side of the building (105 Durham Street) as it would provide a practicable and safe means for drive-through traffic and service trucks to exit the site without having to recirculate to Rankin Street.

It should be noted:

- TfNSW has previously advised Council staff by emails on 27 July and 24 August 2020 that the proposal represents a significant intensification of traffic compared to historic site uses and background traffic, and there is therefore considered to be a nexus for Section 101 to be enforced, irrespective of the proposed ingress driveway making use of an existing layback.
- Prior to construction of any works within the Durham Street road reserve, the detailed design shall be provided to TfNSW by sending to development.western@rms.nsw.gov.au for review and concurrence pursuant to Section 138(2) of the *Roads Act 1993*. Details are to include (unless varied to the satisfaction of Council and TfNSW):
 - Widening the egress-only driveway at 105 Durham Street so a 12.5m rigid truck can exit the site using only the parking lane and nearside travel lane. Design swept paths are to be confirmed on the drawings.
 - Removal and reinstatement of all other redundant driveway laybacks on Durham Street to standard kerb and gutter and footway formation.
 - Proposed stormwater drainage works which it is understood may include a new kerb inlet pit, modifications to an existing pit and associated pipe connections.
 - Dependent on the design details, the developer may be required to privately finance and perform work on State classified road assets in which TfNSW has a financial interest. If this is the case, a formal Works Authorisation Deed (WAD) would be required between the developer and TfNSW prior to works commencing.
- Prior to commencement of construction works, the proponent is to contact the TfNSW Field Traffic Manager on 1300 656 371 to determine if a Road Occupancy Licence (ROL) is required. In the event a ROL is required, the proponent is to obtain the ROL prior to works commencing within three (3) metres of the travel lanes of the State road.
- To negate future issues with access and servicing requirements, the lots that make up the site are to be consolidated prior to any Occupation Certificate.

Please be advised that under the provisions of the *Environmental Planning & Assessment Act 1979* it is the responsibility of the consent authority to assess the environmental implications, and notify potentially affected persons, of any referral agency conditions.

(Continued over page)

Please forward a copy of Council's determination to TfNSW at development.western@rms.nsw.gov.au when it is sent to the applicant. If you wish to discuss this matter further, please contact Bevan Crofts, Development Assessment Officer on (02) 6861 1449.

Yours faithfully



Holly Davies
A/Senior Manager Regional Customer Services
Western Region



Premise Australia Pty Ltd

ABN: 82 620 885 832

154 Peisley St, Orange NSW 2800

02 6393 5000

orange@premise.com.au

premise.com.au

Our Ref: 219469_LET_004A.docx

26 October 2020

The General Manager
Bathurst Regional Council
PMB 17
BATHURST NSW 2795

Attention: Fern-Alice Finn

Dear Ms Finn

DEVELOPMENT APPLICATION 2020/103 – DEMOLITION, FOOD AND DRINK PREMISES, CAR PARK, RETAINING WALLS AND SIGNAGE

We write with respect to the above development application and the meeting held on site on 16 October 2020. Present were Robert Stevenson, Mark Stanford and David Walker for the applicant and Neil Southorn and Richard Denyer for Bathurst Regional Council.

As a result of the matters discussed at the meeting please find attached to this correspondence amended plans (**Attachment 1**) reflecting the following changes:

- Re-location of the garbage storage area closer to the western boundary;
- Additional landscaping;
- A reduction in the height of the proposed pylon sign to 8.5 metres;
- Removal of the proposed access point to the northern car park area from Durham Street. A single car parking space close to this former entrance has also been removed and replaced with additional landscaping. For the avoidance of doubt, based on the proposed level of seating, the proposed development remains compliant (and in fact exceeds) Council's parking requirements.

A revised landscaping plan is also provided at **Attachment 2**.

We also confirm the following as a result of discussions on site, noting that the matters discussed are addressed under relevant headings:

Noise and hours of operation

As discussed on site, whilst the applicant contends that it has been adequately demonstrated via the lodged noise impact assessment that the development satisfies the applicable and adopted noise criteria applying to the development, we note and understand Council and the communities concerns about the potential for residual impacts to amenity. It is therefore proposed that hours of operation would be amended to 5:30 am – 10 pm, Monday to Sunday, including public holidays. This is a later starting time and earlier close time than proposed by the DA.

It is further confirmed that deliveries would be scheduled to occur between 4:30 am and 5:30 am daily, to reduce the likelihood of conflict with the operation of the drive through. In the unlikely event of delays to deliveries, and arrival after store opening at 5:30 am, a site traffic management plan would be implemented, as reflected at **Attachment 3**. This demonstrates that the site can safely and efficiently receive deliveries without detriment to the operation of the store or the surrounding traffic network. To further minimise the potential for noise impacts from deliveries on adjacent receivers, it is confirmed that the delivery truck, when arriving before 5:30 am, would stand on the southern side of the building for unloading (away from nearby residential receivers and close to the highway) and the truck engine would be turned off whilst unloading is occurring. We note that Council is currently assessing a DA for redevelopment of the land to the south, including demolition of the dwelling at 103 Durham St, thus ensuring that the vehicle is located away from any directly adjacent residential receiver.

Further clarification around site operation is also provided as follows:

- The applicant for the development currently operates a wholesale bakery in Dubbo and two retail outlets in the Central West, one in Orange and one in Dubbo. As such, the applicant has extensive experience in the best and most efficient manner to manage the operation of these stores to minimise disturbance and disruption to the locality.
- Operations at the subject site would typically be expected to commence from 4:00 am, and would be limited to receiving and managing the morning delivery (as discussed above), and preparing and heating some pre-made foods ready for store operation at 5:30 am. While earlier start times are possible in busy periods, this would be the exception rather than the rule. Nonetheless, consent is sought to reflect these occasional earlier starting times and this earlier time has been factored into the supplied noise impact assessment, to ensure that compliance can be achieved.
- Pre-made foods would be prepared at the applicant's Dubbo wholesale premises and delivered to the site daily via the delivery mentioned above, noting that these would be scheduled to be delivered between 4:30 am and 5:30 am as discussed.
- The morning delivery vehicle would also take recycling waste back to Dubbo for disposal via the applicant's bulk recycling arrangements. This minimises the extent of recyclable material needing to be stored at the site.
- During early morning operations, staff would be limited to no more than 2-3 people and, aside from receiving the delivery, all operations would be contained within the building.
- During initial cooking periods (ie, typically 4:30 am – 5:30 am), the use of plant and equipment (heating and cooling etc) would be kept to the minimum necessary to operate the kitchen area of the facility only.

For all of the above reasons, the applicant is confident that the site will operate and be managed in a such a way to ensure that impacts to the local area are minimal and acceptable.

Heritage

The development entails the proposed demolition of the existing dwelling at 105 Durham St. As noted via the lodged heritage impact statement, the dwelling at 105 Durham Street has minimal heritage value in its own right and a marginal contributory value in the context of the heritage conservation area.

The dwelling at 105 Durham Street is a free-standing rendered brick house, with a lightweight metal roof. It, like the adjacent building to the south (103), was built post World War 2 to provide low cost housing during a period of rapid suburban expansion. The building is considered to be generally unremarkable and similar in appearance and quality to the many other dwellings built during this period throughout Australia in this time period. It is neither rare or unique, and is considered to have a neutral impact on the heritage conservation area.

The streetscape of Durham Street contains (or contained) a range of dwellings built in the 1800's, which reflect the specific character and style of that period. However, many of these early dwellings have been since been demolished or unsympathetically altered. Many parcels of land, particularly in proximity to the subject site, have been redeveloped with, often unsympathetic, commercial buildings including associated signage. The dwelling at 105 Durham Street is from a much later time period and offers little in the way of contributory value to this early history of the city of Bathurst. The remaining heritage fabric of the street must be viewed in the context of this lost and altered heritage and the commercial infill development.

The dwelling at 105 Durham Street is not considered to:

- Be important in the course, or pattern, of the local area's cultural or natural history;
- Have strong or special associations with the life or works of a particular person, or group of people, of importance in the local area's cultural and natural history;
- Be important in demonstrating aesthetic characteristics and/ or a high degree of creative achievement in the local area;
- Have a strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons;
- Have the potential to yield information that will contribute to an understanding of the local area's cultural or natural history;
- Possess uncommon, rare or endangered aspects of the local area's cultural or natural history;
- Be important in demonstrating the principal characteristics of a class of the local area's cultural or natural places or cultural or natural environments.

Notwithstanding the above points, the building remains in a generally reasonable state of repair, and therefore adaptive re-use of the existing dwelling in the proposed scheme was considered in the initial concept development phase.

As stated elsewhere, the applicant operates a number of facilities in the Central West region of the type proposed via this application. The applicant therefore has a good appreciation of the requirements associated with running a successful and viable commercial operation. The dwelling at 105 Durham Street was constructed in the 1950's to a residential standard that was acceptable at that time. It displays little in the way improvement or upgrade since its initial construction, and would be unlikely to meet modern residential construction standards. Commercial standards are another significant step beyond residential and introduce particular challenges, particularly with the reuse of existing buildings and their upgrade for commercial purposes. At the point of upgrade, current building standards must be satisfied.

The use of the existing dwelling as a component of the proposed operation was considered to represent an unviable option for the following reasons:

- Retaining and incorporating the building into the proposed development represents significant challenges in the context of delivering a commercial kitchen, drive through and eating arrangements. The extent of changes required to the building to deliver these aspects would have left little of the original fabric in place.
- The costs of adaptive alteration of the existing dwelling would be cost prohibitive, therefore impacting on the viability of the development and threatening its success. This applies for a range of reasons, not least the need for fire safety upgrades to achieve an appropriate fire rating level;
- The setback of the dwelling to the southern property boundary would be unworkable in the context of the proposed drive through lane, as it would inhibited capacity to provide:
 - Sufficient on site queuing length;
 - An egress to the highway with sufficient separation to the intersection with Rankin Street to ensure the safe and efficient operation of the classified road;
- The absence of distinct and unique heritage characteristics in the dwelling would have lead to a poor quality design outcome in terms of integration with the new aspects of the building;
- The required building size of the new building, to accommodate the project requirements, would have lead to a much larger new building attached to the existing building, with the resulting structure provide limited contribution to the streetscape;
- The proposed building has been carefully designed and sited, including revisions to the design to address Council comments, to provide a building that will positively contribute to the streetscape and add value to the character of the conservation area. The recommendations of the submitted heritage statement, together with the points raised above, ensure that the proposed building provides a complimentary development for the city. This same outcome could not have been confidently achieved had the adaptive re-use of the existing dwelling been pursued.

For all of the above reasons, it is considered that the demolition of the dwelling at 105 Durham Street is justified.

Odour and rubbish collection

As discussed on site, it is confirmed that rubbish collection would occur daily via kerb side collection methods, to be carried out by a private contractor under contract. Through regular collection, odour issues are considered unlikely. This is further managed by utilising an enclosed waste storage area. As noted, above this storage area has been relocated away from the shared boundary with the residential receivers to the east. We also note, as discussed on site, that the nature of waste associated with the bakery is not typically odorous, and given both the regularity of the proposed collection and the enclosed storage area, is considered unlikely to give rise to unacceptable odour impacts.

The applicant has no objection to a condition of consent requiring the preparation of a management plan to ensure a regular odour monitoring regime and regular cleaning of the waste storage area. Through these measures, any minor residual impacts can be effectively managed.

Intersection impacts and access

As discussed on site, it is understood by Council that Transport for NSW (TfNSW) propose an intersection upgrade at the Durham/Rankin Street intersection to restrict certain movements. South-east and north-

west bound vehicles exiting Durham Street would be restricted from turning right out of these streets, or from travelling straight across, and would be limited to left turns only. Council staff have indicated they understand the upgrade is both funded and scheduled to be carried out in mid-2021. The proposed bakery, subject to approvals, would not likely be open and operational until approximately October 2021. Thus, there is minimal likelihood of the bakery commencing operations before intersection works are completed.

It is acknowledged by the lodged traffic study that the level of service of a number of movements at the intersection, particularly movements out of Rankin Street into Durham Street, and movements across Durham Street, is currently poor.

In the event the bakery became operational before the proposed TfNSW intersection upgrade is completed we understand there is some concern from Council staff that the proposed bakery may result in detrimental impacts to the operation of the Rankin/Durham Street intersection.

In the unlikely scenario that the intersection works are delayed, and not completed before the bakery commences operation, there is the potential for some minor impacts to the operation of the intersection.

If the cross over period is short (ie, intersection upgrade works have commenced but not completed), impacts would be short lived and negligible, and action by the applicant is not considered warranted.

If works have not commenced on the intersection upgrade, there is a potential for an increase in movements, with the likely most affected movement being for south-west bound traffic on Rankin Street, seeking to make a right out of Rankin Street after exiting the bakery.

The applicant suggest two temporary measures that could be adopted, if required, to alleviate these impacts:

1. Provide a temporary exit from the south-western end of the proposed car park to Durham Street, and installation of a temporary bollard on the Rankin Street exit to ensure that all vehicles leave the site to Durham St; or
2. At the applicants cost, provision of a temporary traffic island/blister at the Durham/Rankin Street intersection to ensure that all south-west bound traffic is required to turn left onto Durham St. This would remove the ability for vehicles to proceed straight through the intersection or turn right. As the left turn movement currently operates with a level of service of A during the evening peak hour period, no significant impact to this movement is expected as a result of the additional traffic. Table 3.2 of the lodged traffic study considered this intersection arrangement and confirmed that the left turn movement would remain at a LOS of A after the bakery became operational and the intersection upgrade works were completed. The proposed temporary arrangement is consistent with the proposed TfNSW intersection upgrade arrangement. This therefore represents a reasonable outcome that would reflect the final permanent arrangement once built.

We trust that the above addresses the residual concerns outlined by Council during our site meeting and we look forward to a positive resolution to this application.



Please contact the undersigned with any questions regarding the above.

Yours faithfully

Premise Australia Pty Ltd

A handwritten signature in black ink, appearing to read "DWalker".

DAVID WALKER

Senior Town Planner

Attachments: 4 –

1. Amended application drawings – 219469_01G_A001-A013
2. Amended landscape plan – Outscape
3. Draft site delivery management plan
4. Delivery plan - Drawing TP01



Attachment 3 – Draft Site Delivery Management Plan

This plan is proposed to provide for site based management in relation to the receipt of delivery vehicles at the property.

The site is 105-111 Durham Street, Bathurst.

The subject site is proposed to host a bakery with drive through that will operate between the hours of 5:00 am to 10 pm, Monday to Sunday. The drive-through would commence operation at 5:30 am.

The applicant owns and operates a wholesale bakery business in Dubbo and retail outlets in Dubbo and Orange. Deliveries are provided from the wholesale site in Dubbo to the retail sites in Dubbo and Orange, and will also service the proposed retail site in Bathurst. The wholesale business also delivers to a range of third party businesses in the central west region. Deliveries include some pre-made bakery supplies for preparation, sale and consumption in association with the retail stores, as well as baked goods for sale (loaves of bread etc).

The delivery vehicle is owned and operated by the applicant and third party deliveries are not expected or required.

The delivery vehicle will be a rigid vehicle of up to 12.5 metres in length. Smaller vehicles may sometimes be used, but not larger.

Based on the anticipated and planned delivery schedule, the delivery vehicle will arrive at the Bathurst store between the 4:30 am and 5:30 am, prior to the store opening, although it is noted that early and later deliveries could occasionally occur, such as due to delivery delays, mechanical issues etc. The noise assessment completed in relation to the development application assumed that delivery could occur any time during the night time period.

For deliveries arriving before 5:00 am, the vehicle will:

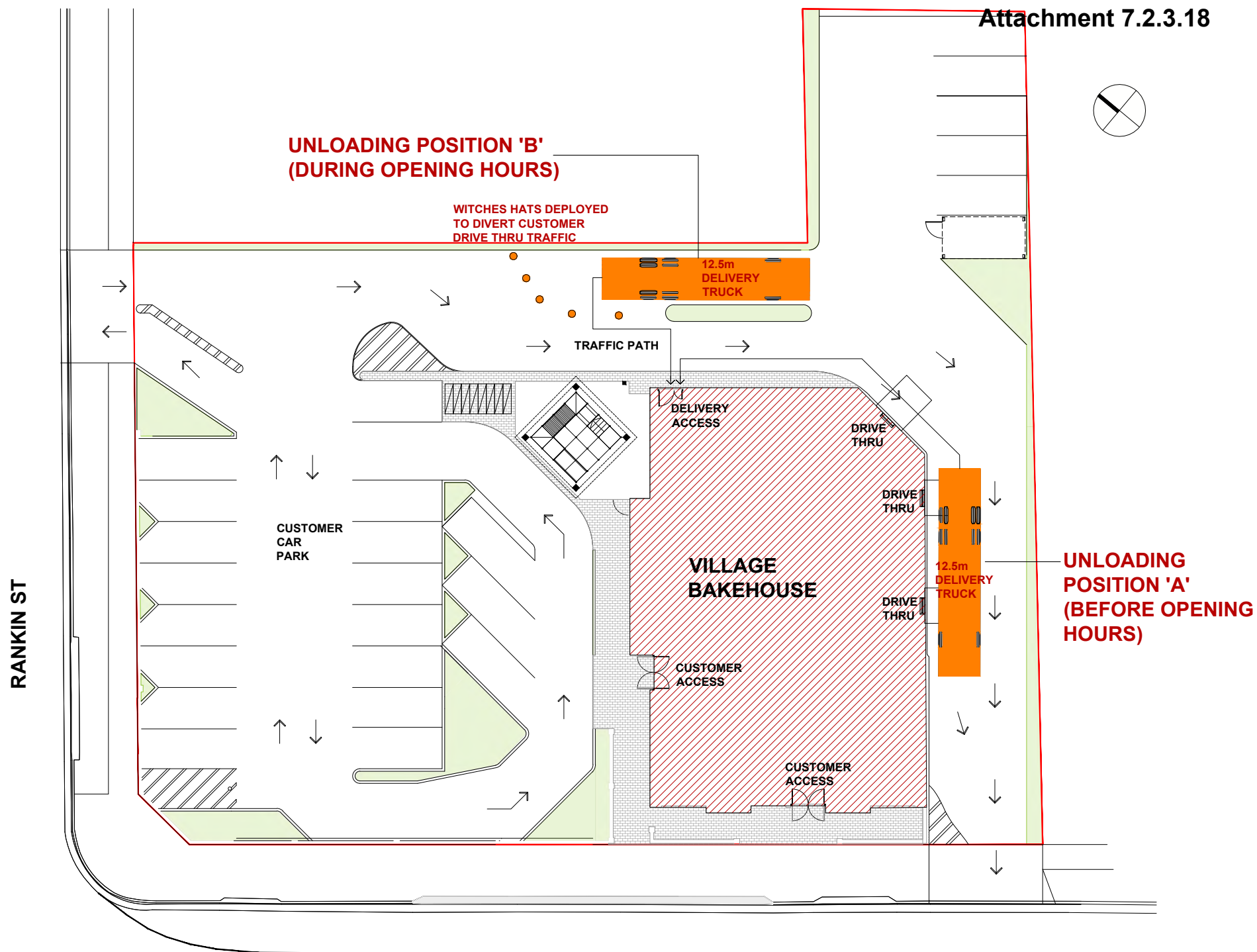
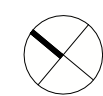
- enter the site via the proposed access from Rankin Street;
- Continue through the proposed eastern drive through lane, around the building and stand adjacent to the western boundary - refer **Drawing TP01**;
- Remain on site for no more than 30 minutes (normally around 15 minutes for unloading and loading);
- Have the engine switched off during unloading and loading (of waste material for transfer back to Dubbo);
- Will leave the site in a forward direction to Durham Street.

In the unlikely and limited scenario where the truck is delayed and cannot arrive before 5:00 am (for a pre-5:30 am departure), the following steps will be followed:

- The driver of the delivery vehicle will contact the storage manager or senior staff member by phone at least 10 minutes before arrival;
- Upon notification of the imminent arrival of the delivery vehicle, the site manager or other staff member will cordon off the eastern drive through lane via the placement of traffic cones at the northern end of the drive through lane in the position marked on the drawing at **Drawing TP01**.



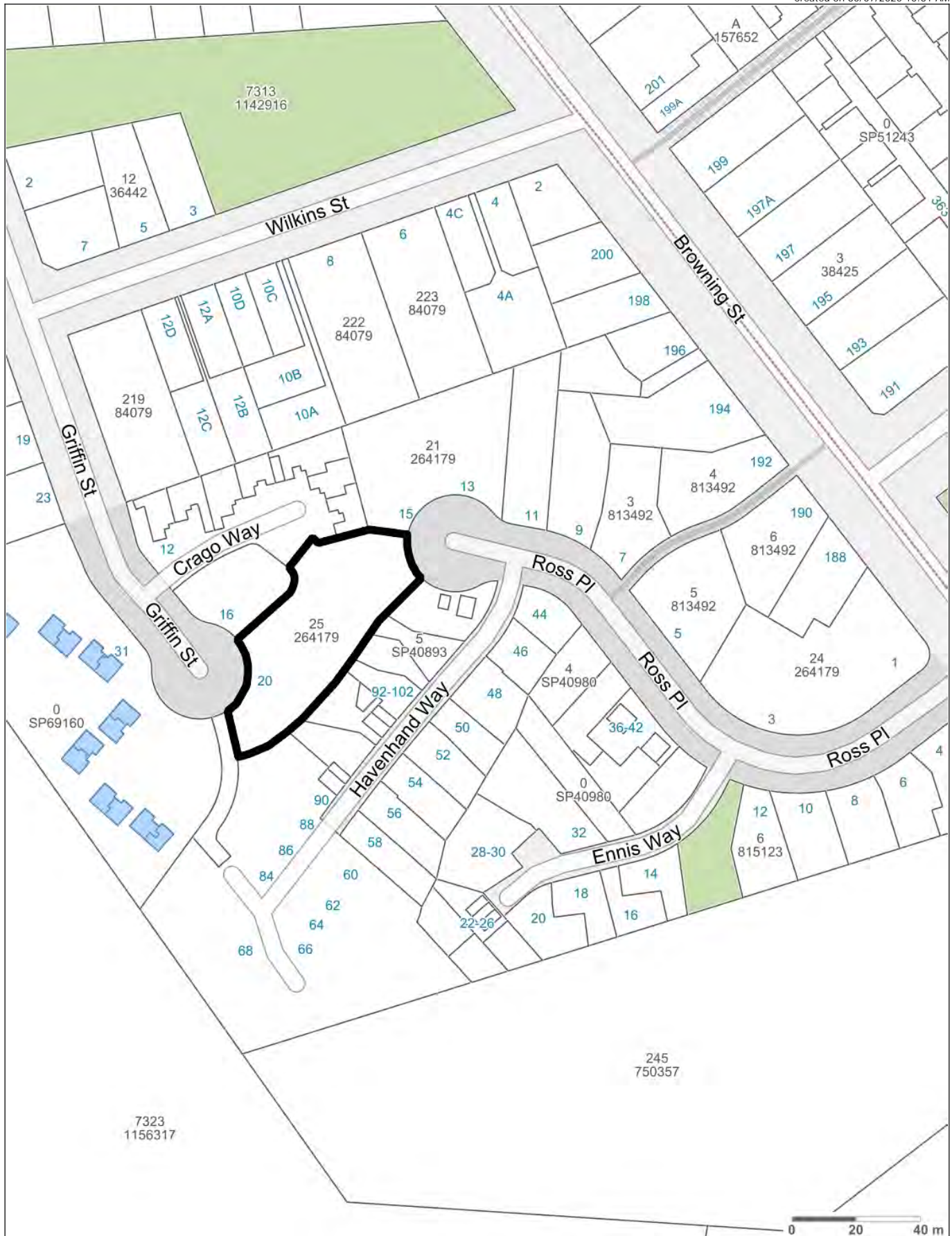
- The staff member will wear appropriate personal protection equipment to ensure they are clearly visible to drivers within vehicles in the drive through lane.
- The staff member will remain on station until the delivery truck arrives.
- The western drive through lane will continue to operate.
- The staff member will temporarily move the traffic cones to enable the delivery vehicle to enter the site and then replace the cones to ensure no light vehicles enter the eastern lane.
- The delivery vehicle will stand in the eastern drive through lane in the position marked on the drawing at **Drawing TP01**.
- Deliveries will be hand trollyed into the rear door of the building and any returning recyclable materials will be loaded in the same way;
- The delivery driver will provide notice of imminent departure to the staff member and this staff member will use a stop/go lollipop to briefly hold patron vehicles in the position marked on the drawing at **Drawing TP01** while the delivery vehicle exits the site via the drive through lane.
- The delivery vehicle will leave the site in a forward direction to Durham Street.



Alternate Recommendation

That Council:

- (a) oppose the variation(s) to Clause 5.6 "Parking, Access and Manoeuvring Areas" of *Bathurst Regional Development Control Plan 2014*.
- (b) as the consent authority, refuse consent pursuant to Section 4.16 of the *Environmental Planning and Assessment Act 1979* to Development Application No. 2020/103 for the following reasons:
 - (i) The development is not consistent with an objective of the B3 Commercial Core zone under *Bathurst Regional Local Environmental Plan 2014*, being "*protect and conserve the historic and scenic quality of the Bathurst central business district as a key economic and social asset*".
 - (ii) The development is not consistent with an objective of the R1 General Residential zone under *Bathurst Regional Local Environmental Plan 2014*, being "*to enable commercial development that is compatible with the amenity of the area...*".
 - (iii) The proposed demolition of the existing dwelling house could impact the historic significance and scenic quality of the Bathurst Heritage Conservation Area and/or set an unwanted precedent for the ongoing demolition of contributory buildings. It has not been strongly demonstrated that the replacement development will have other planning benefits that sufficiently outweigh the contribution that the existing dwelling house currently provides towards the significance of the Bathurst Heritage Conservation Area and streetscape (*Helou v Strathfield Municipal Council [2006]*).
 - (iv) The noise generated by the development as a result of the extended hours of operation, early hours of delivery, high traffic and pedestrian generation and location of drive-through, speaker, loading/unloading and carparking facilities within proximity to neighbouring dwellings, is likely to affect the amenity of the surrounding residential area.
 - (v) Insufficient information has been submitted to Council to determine whether odour generated by the development will have an adverse impact on the amenity of the surrounding residential area.
 - (vi) The cumulation of all external lighting and illuminated and floodlit signage will increase the level of illumination currently experienced in Durham Street and Rankin Street and the amount of light spillage currently experienced by the surrounding residential properties.
- (c) notify those that made submissions; and
- (d) call a division



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

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Drawn By: Daniel Dwyer

Date: 30/07/2020

Projection: GDA94 / MGA zone 55

Map Scale: 1:1547 @ A4



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Drawn By: Daniel Dwyer

Date: 30/07/2020

Projection: GDA94 / MGA zone 55

Map Scale: 1:1547 @ A4

DA 2020/127
20 Griffin Street, Mitchell

**7.2.7 DEVELOPMENT APPLICATION NO. 2020/127 –
NINE TWO-STOREY RESIDENTIAL UNITS,
FRONT FENCES, TREE REMOVAL AND NINE
LOT STRATA SUBDIVISION AT 20 GRIFFIN
STREET, MITCHELL. APPLICANT: NEMCO
DESIGN PTY LTD. OWNER: BOULANGERIE
MENAI PTY LTD**

File No: 2020/127

RECOMMENDATION:

That Council:

- (a) support the variation to the residential density and front building line setback development standards prescribed in the 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. 2020/127, 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:
 - (i) Prior to the issue of the Construction Certificate the developer is to submit to Council a Construction Management Plan which includes (but is not limited to) the following:
 - a) Traffic management, including:
 - i) Loading, unloading area and material storage areas;
 - ii) Access to adjoining properties; and
 - iii) Parking areas (for construction workers and surrounding properties).
 - b) Noise.
 - c) Soil and water management
 - d) Waste management
 - e) Stabilisation and monitoring of adjoining buildings.
 - f) Vibration.
 - g) Proposed methods of communication, including:
 - i) Communication with adjoining property owners;
 - ii) Communication with the general public; and
 - iii) Complaints management.
- (c) notify those that made submissions of its decision; and
- (d) call a division.

REPORT:

The Site

Council has received a Development Application (DA) for nine two-storey residential units, front fences and a nine lot strata subdivision at 20 Griffin Street, Mitchell, described as Lot 25, DP 264179.

See location plan and aerial photo at [attachment 1](#).

The subject site is currently vacant except for concrete footpaths connecting Griffin Street, Ross Place and Crago Way and an electrical substation in the southern corner.

The subject site has frontage to Griffin Street and Ross Place.

Ross Place is not currently a public road. The 70 metres or so at the end Griffin Street is similarly not currently a public road. Instead, these roads are under the care and control of NSW Land and Housing Corporation. The NSW Land and Housing Corporation undertook much of the development in the vicinity of the land. Crago Way to the west of the site is privately owned land. The owners of 20 Griffin Street have entered into an agreement with NSW Land and Housing Corporation to provide legal access to the site until such time as Griffin Street and Ross Place are dedicated to Council. It should be noted that Council has not yet agreed to dedication of these roads. Transferring the roads to Council will be a separate process independent of this Development Application.

The adjoining and adjacent properties comprise:

- 84-90 Havenhand Way – two storey semi-detached residential units.
- 92-102 Havenhand Way – single storey detached residential units.
- 15 Ross Place – detached single storey dwelling.
- 12 Crago Way – single storey semi-detached residential units.
- 16 Crago Way – detached single storey dwelling.
- 31 Griffin Street – three storey residential apartment buildings.

Summary of attachments

Attachment No.	Description
1	Location plan and aerial photo
2	Plans of proposed development
3	Statement of Environmental Effects
4	Request to Vary Density Development Standard
5	Request to Vary Front Setback Development Standard
6	Shadow diagrams
7	Crime Risk Assessment Report
8	Submissions
9	Applicants response

History of the Site

Until recently the subject site was owned and maintained by NSW Land and Housing Corporation. The subject site was used as a public thoroughfare and open space corridor linking Griffin Street, Ross Place and Crago Way. The site was recently sold by NSW

Land and Housing Corporation into private ownership.

Despite its use as a public thoroughfare and open space corridor, the land has historically been and is currently zoned for residential purposes.

The proposal

The proposal involves:

- Construction of nine two storey residential units (7 x two-bedroom units and 2 x three-bedroom units) with attached single carports;
- Brick/timber slat front fences to Griffin Street and Ross Place;
- Removal of three trees; and
- Nine lot strata subdivision.

Plans of the proposed development are at **attachment 2** and the Statement of Environmental Effects at **attachment 3**.

The following table outlines the configuration of the proposed units.

Unit	Number of Bedrooms
1	2
2	2
3	2
4	2
5	3
6	2
7	2
8	2
9	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*. The proposal is defined as *multi dwelling housing*. Multi dwelling housing is permissible with consent in the R1 General Residential zone. The proposal is consistent with the objectives of the zone.

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

- (1) *The objectives of this clause are as follows—*
 - (a) *to achieve planned residential density,*
 - (b) *to ensure that the area and dimensions of a lot are able to accommodate development that is consistent with the objectives and development controls for dual occupancies, multi dwelling houses or residential flat buildings,*
 - (c) *to minimise any likely adverse impact of such development on the amenity of adjoining neighbourhoods.*
- (2) *Development consent must not be granted to development for the purposes of a dual occupancy on a lot unless the lot is at least the minimum lot size shown on the Minimum Lot Size—Dual Occupancy Map for that lot.*

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

The *Minimum Lot Size – Multi Dwelling Housing & Residential Flat Buildings Map* for this locality indicates a minimum lot size of 900m². The subject site has an area of 2056m² and therefore multi dwelling housing is permissible.

Clause 4.3 Height of buildings

- (1) *The objectives of this clause are as follows—*
 - (a) *to establish the maximum height limit to which buildings may be erected in certain locations.*
- (2) *The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.*

The Height of Buildings Map for this locality indicates a maximum height limit of 9 metres. The proposed buildings will have a maximum overall height of approximately 6.5 metres.

Clause 7.5 Essential Services

Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required—

- (a) *the supply of water,*
- (b) *the supply of electricity,*
- (c) *the disposal and management of sewage,*
- (d) *stormwater drainage or on-site conservation,*
- (e) *suitable vehicular access.*

Water

Water mains are located within the subject site.

Electricity

Electricity infrastructure is located within the subject site.

Sewage

Sewer mains are located within the vicinity of the subject site. A sewer main extension will be required, at the developer's cost.

Stormwater

Stormwater will be conveyed to Griffin Street and Ross Place.

Access

The subject site has frontage to both Griffin Street and Ross Place. Griffin Street and Ross Place are not currently public roads and are instead under the care and control of NSW Land and Housing Corporation. The owners of 20 Griffin Street have entered into an agreement with NSW Land and Housing Corporation to provide legal access to the site until such time as Griffin Street and Ross Place are dedicated to Council.

Bathurst Regional Development Control Plan 2014

Bathurst Regional Development Control Plan 2014 – Chapter 4 Residential Development

The site is contained within Precinct 1 pursuant to the *Bathurst Regional Development Control Plan 2014* (DCP). Multi dwelling housing (residential units) are permissible with consent in the precinct. The proposal complies with the objectives of the Precinct and the development standards for residential units with the exception of those noted below:

Development Standard	Permissible	Proposed	Compliance
Minimum lot size	900m ²	2056m ²	Yes
Density	88 persons per site hectare (site equivalent 18.09 persons)	107 persons per site hectare (site equivalent 22 persons)	No ¹
Height	Two- storey maximum	Two-storey with maximum overall height of approx. 6.5 metres	Yes
Setback – Front	6 metres	Griffin Street front setback – 5 metres for front porch of Units 1 and 9 Ross Place front setback – 5 metres for carport of Unit 5	No ²
Setback – Side (two storey units)	1.5 metres	Minimum 1.5 metres	Yes
Car parking – Resident	1 space per dwelling	Single carport for each unit	Yes
Car parking - Visitor	For 1 or 2 bedroom dwellings 1 visitors space per 4 dwellings (or part thereof) – 2 spaces required For 3 or more bedroom dwellings 1 visitors space per 2 dwellings (or part thereof) – 1 space required	3 visitor parking spaces provided	Yes
Accessway Width	3-6m wide	6 metres	Yes
Open space area	30m ² for 2 bedroom dwellings 40m ² for 3 bedroom dwellings	Unit 1 (2 bed) – 30m ² Unit 2 (2 bed) – 30m ² Unit 3 (2 bed) – >30m ² Unit 4 (2 bed) – >30m ² Unit 5 (3 bed) – 40m ² Unit 6 (2 bed) – 30m ² Unit 7 (2 bed) – 30m ² Unit 8 (2 bed) – >30m ² Unit 9 (3 bed) – >40m ²	Yes
Open space width	4m wide	Unit 1 – 4 metres Unit 2 – 4 metres Unit 3 – >4 metres	Yes

		Unit 4 – >4 metres Unit 5 – >4 metres Unit 6 – 4 metres Unit 7 – 4 metres Unit 8 – >4 metres Unit 9 – >4 metres	
<p>¹ DCP Variation – Density</p> <p>The subject site is within Residential Precinct 1 where a maximum density of 88 persons per site hectare applies. The equivalent maximum density permitted for the site is 18.09 persons. The density proposed is 107 persons per site hectare, the site equivalent being 22 persons. A more compliant development could be achieved by deletion of one three-bedroom unit (equivalent to 3.3 persons) which would mean the development is closer to but still marginally in exceedance of the maximum density.</p> <p>The applicant has submitted a request to vary the density development standard (see <u>attachment 4</u>). The justification for the variation provided by the applicant is summarised as follows:</p> <ul style="list-style-type: none"> • The site is big with an area of 2056m²; • The site has two access points; • There will be big common landscaped areas and landscaped private open space areas; • The actual site coverage is low with a Floor Space Ratio of 0.38:1; • Privacy is achieved; • The DCP & LEP Objectives are met; and • Neighbouring properties will not be burdened by the higher density. <p>It is considered that the variation to the density development standard can be supported for the following key reasons:</p> <ul style="list-style-type: none"> • The suburb of Mitchell is already characterised by one storey, two storey and three storey residential unit complexes; • The Floor Space Ratio is 0.38:1; • The total site coverage is 55.4% meaning that 44.6% of the site will be open space and landscaping; • Minimum 1.5 metre side setback to the side boundaries is met or exceeded for all units; • The proposal is consistent with the Objectives of the Residential Density development standard for Precinct 1 which read as follows: <ul style="list-style-type: none"> - <i>To provide for a mixed residential character, with an emphasis on medium density housing.</i> - <i>To enable a greater proportion of the population to live closer to the Bathurst CBD and the services and facilities located in the central area of the City.</i> 			
<p>² DCP Variation – 6 metre front setback</p> <p>The minimum front setback for new residential development is 6 metres. Front setbacks proposed are as follows:</p> <ul style="list-style-type: none"> • Unit 1 – 5.399 metres to front porch – a variation of 0.601 metres • Unit 9 – 5.014 metres to front porch – a variation of 0.986 metres • Unit 5 – 5.069 metres to carport – a variation of 0.931 metres <p>The applicant has submitted a request to vary the front setback development standard (see <u>attachment 5</u>). The justification for the variation provided by the applicant is summarised as follows:</p> <ul style="list-style-type: none"> • The lot is an irregular shape; • The encroachments are minor; • The encroachments are to articulation zones (porches & carport) not to main walls of dwelling; • The non-compliances will not cause negative impact on solar access or visual privacy; and • All other setback standards are met. <p>It is considered that the variation to the density development standard can be supported for the</p>			

following reasons:

- The variation is very minor and therefore is not discernible from a compliant setback;
- The encroachments are at cul-de-sac heads where setbacks are already staggered and inconsistent;
- The encroachment is by open structures (porches & carport) and not by solid walls.

Council's attention is drawn to Subsection 4.15(3A) of the Environmental Planning and Assessment Act 1979, as amended, which provides that:

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—

- 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*
- 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*
- may consider those provisions only in connection with the assessment of that development application.*

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

Overshadowing

The Bathurst Regional Development Control Plan 2014 provides that:

- New development should not significantly affect access to sunlight of existing or likely future development on other property between 9.00am and 3.00pm, particularly living areas and usable open space. At least two hours sunlight to indoor and outdoor living areas of adjoining properties is to be maintained between 9.00am and 3.00pm on June 21.*
- The overshadowing diagrams should be provided in 1-hour intervals for the period 9.00am and 3.00pm on 21 June.*

Shadow diagrams have been submitted at one-hour intervals between 9.00am and 3.00pm on 21 June. See shadow diagrams at **attachment 6**.

Properties at 90 Havenhand Way through to 102 Havenhand Way will be impacted by overshadowing on 21 June to varying degrees. The following table outlines the anticipated impacts.

Property	Description of Overshadowing
90 Havenhand Way	Minor overshadowing of open space area up until 12.00pm, no overshadowing from 1.00pm onwards.
92 Havenhand Way	Minor overshadowing of open space area up until 1.00pm. Shadows likely to reach building at 2.00pm.
94 Havenhand Way	Minor overshadowing of open space area up until 1.00pm. Shadows reach building at 9.00am and start to cover from 1.00pm.
96 Havenhand Way	Minor overshadowing of open space area up until 1.00pm. Shadows likely to reach building at 2.00pm.

98 Havenhand Way	Minor overshadowing of open space area up until 1.00pm. Shadows reach building at 12.00pm and start to cover from 1.00pm onwards.
100 Havenhand Way	Minor overshadowing of open space from 2.00pm. Shadows likely to reach building at 3.00pm
102 Havenhand Way	Minor overshadowing of open space from 2.00pm. Shadows reach building at 3.00pm.

Adjoining properties in Crago Way, Ross Place and at 84-88 Havenhand Way will not be impacted by overshadowing at any time on 21 June.

With the north-east/south-west orientation of the site and the narrowness of the site, it would be very difficult to develop without having some shadowing impact on neighbouring properties.

Adjoining properties at 90-102 Havenhand Way will achieve the minimum 2 hours sunlight on 21 June as required by the DCP.

Crime Prevention Through Environmental Design (CPTED)

A Crime Risk Assessment Report submitted with the application can be found at **attachment 7**.

In accordance with the agreed protocol, the Development Application was referred to NSW Police Service for consideration under the principles of *Crime Prevention Through Environmental Design (CPTED)*. NSW Police Service have provided the following comments and recommendations:

*After conducting a Safer by Design Evaluation for this development application the crime risk rating has been identified on a sliding scale of low, moderate and high. The rating for this development is overall **Moderate Crime Risk**.*

If the treatments and risk control measures as per the Crime Prevention through Environmental Design (CPTED) are implemented as per the following recommendations, then the risk would be significantly reduced.

Recommendations

Due to the nature of the development, identified crime risks and issues, NSWPF recommend the following:

1. Lighting/Surveillance/Technical – No lighting plan submitted. - High Risk

Lighting must meet the minimum Australian standard for public streets, car parks and pedestrian access.

The following treatments are recommended:

- *Sensor lighting to all vestibule and walkways including outdoor areas.*
- *Sensor lights should be vandal resistant and projected away from buildings towards pathways – not towards windows and doors.*
- *Adequate street lighting at Griffin St and Ross Place.*

Surveillance/Technical Supervision – No CCTV plan included.

Consideration should be given to the installation of a CCTV network and the following treatments are recommended:

- *Installation of CCTV cameras at the front and rear of each premise.*
- *Installation of back to base alarm systems in each Unit.*

2. Territorial Reinforcement- Moderate Risk - No reference to signage included.

Access points should be clear, legible and useful. Signage is best located at (or prior to) junctions requiring people to make decisions for example driveways and footpaths.

It is noted that reference is made to building entries, ensure that each Unit is clearly marked with Unit number. This will enhance way finding and assists emergency services identify a location if required.

The applicant has referenced that all residents be vigilant and proactive in reducing crime but does not expand on how this will be achieved. As the area has a moderate level of crime, in comparison to other Bathurst areas it will be appropriate to implement measures that are more permanent in respect to security.

Signage:

- *All ingress and egress points to be well defined and clearly marked with signage.*
- *Trespassers will be prosecuted signage clearly visible around entrance/exit points.*
- *Premises monitored by CCTV.*
- *Visitor car park signage clearly visible*
- *Erect shared driveway signage and 10kph signage*
- *Install speed humps to slow down traffic.*

The plans depict that each Unit will have a carport space. It is recommended for the security of motor vehicles that each Unit has a lockable garage to reduce the risk of steal from motor vehicle, motor vehicle theft and malicious damage. Item 5. Of the Crime Risk Assessment report states that if no vehicle under a carport then “neighbours will be keeping an eye on the Unit if the owner is not there”. We would argue that the increase of break and enters occur when residents are out. Whilst NSW Police encourage neighbours to look out for each other, this should be used in conjunction with other known crime prevention methodologies.

3. Environmental Maintenance – Moderate Risk

Area image can impact feelings of safety and danger: Landscaping can be used to enhance the appearance of the development and assist in reducing opportunities vandalism. However, landscaping can provide concealment and entrapment areas for people involved in criminal activities. Plants that block natural sight lines lessen natural surveillance.

From the plans there appears to be a considerable amount of landscaping and shrubbery surrounding the Units.

Recommend the following treatments

- *Shrubs should on average not be above 900mm in height. Consider pruning the shrubs/trees in the front yard to reduce concealment.*
- *When selecting and maintaining vegetation, consideration should be given to the*

possibility of areas becoming overgrown and concealment opportunities on the maturity of the vegetation.

- *A safety convention is to have 3- 5 metres of cleared space on either side of paths.*
- *Develop a maintenance plan as clean, well maintained areas often exhibit strong territorial cues.*

Reference is made to the planting of blackthorn with a mature size of 1 metre, which falls into line with the basic recommendations for landscaping. Consideration should be given to an alternate species to replace the Myall Wattle as this tree is outside the guidelines from a crime prevention perspective.

4. Access Control – Low Risk

Barriers help to restrict, channel and encourage the movement of people and vehicles into and out of designated areas.

Recommend the following treatments

- *Electronic communications/entry system to each Unit.*
- *Security screen doors to all entry/exit points.*
- *Polycarbonates and impact resistant glass/glazing to all windows.*
- *Key operated to all windows.*
- *The main entry/exit doors to all buildings should be fitted with single cylinder locksets (Australian Standards) which comply with the building code of Australia.*
- *Each letterbox to be designed so that each one can be locked by the owner.*
- *Reference is made to the 1.8m boundary fencing, ensure that the entire property is full fenced.*
- *Consider the access driveway from Ross Place as an alternate to Griffin Street.*
- *Consider security gating to the entrance for residents only and accompany intercom for visitors.*
- *Consider only one entrance /exit points not two. The alternate to be fully fenced off.*

Key crime prevention elements from the above recommendations have been identified on the plans for the proposed development including:

- Each unit must have CCTV camera footage at the front and rear of each premise.
- Each unit must have a back to base alarm system fitted to each premise.
- All ingress and egress points to be well defined by signage.
- Trespasser signage to be clearly shown at all ingress and egress points.
- Common CCTV footage around the premise to be monitored.
- Visitor car spaces to have visible signage.
- Shared driveway signage and a maximum of 10kph speed limit on the premise.
- 3 speed humps to be installed throughout the shared driveway with signage to indicate the speed humps.
- All carports to have a lockable swing garage door.
- When a neighbour is not at home then the neighbours should keep an eye on the unit.
- Shrubs to be no higher than 900mm.
- Electronic intercom system to each unit.
- Automated security screen gates and doors to ingress and egress premises.
- Impact resistant glazing to all windows.
- Key operated windows and doors.
- All entry doors to be single cylinder locksets.

- Letter boxes to have a lock and key.

The NSW Police Service recommendation that there be only one entry/exit point has not been incorporated as the provision of fences and gates at both street frontages is considered adequate to deter unauthorised access to the complex. The recommendation for fully enclosed garages as opposed to carports has been partially adopted with the applicant proposing lockable garage doors to the front of each carport.

Tree Removal

Three native trees on the site will require removal – a *Casuarina cunninghamiana* approx 5m in height, a *Brachychiton populensus* approximately 4 metres in height, and a *Callitris columellaris* approx 7 metres in height. Vegetation onsite is classified as Urban Grassy Box Woodland, however removal of three young trees will not cause significant impact to urban habitat. There were no hollows or nests observed in the trees during the site inspection however an inspection should be completed prior to felling to ensure fauna are not present or impacted.

Public Notification

In accordance with the Community Participation Plan 2019 the Development Application was advertised and notified to adjoining property owners from 11 May 2020 to 25 May 2020. During the advertising and notification period a total of two (2) submissions were received (see submissions at **attachment 8**).

In accordance with Council's adopted COVID-19 procedure, the submissions were referred to the applicant for consideration and provision of a response to the matters raised.

The table below summarises the issues raised, and the responses provided by the applicant.

Summary of submission from Mr G Bryson

- The overall height of the proposed buildings will be imposing and oppressive to adjoining single storey residences.
- Overshadowing is extensive and will shadow adjoining properties from Autumn to Spring. Further, shadow diagrams do not show complete footprint of adjoining buildings.
- The proposed development is over the prescribed maximum density.
- As pedestrian access will no longer be available through the site pedestrians are likely to seek alternative routes through private property.
- There are on-going issues with crime in the area.
- The proposal is creating anxiety amongst adjoining and surrounding residents.
- The proposal will diminish the appeal of the adjoining units which will mean lesser quality tenants.
- There is no sense of community in the suburb of Mitchell because there is no community space.
- Construction impacts, such as dust, will be difficult to manage given the slope of the site.
- The proposed buildings lack architectural merit.

Summary of submission from Ms S van Steensel

- The overall height of the proposed buildings will be imposing and oppressive to adjoining single storey residences.

- Overshadowing is extensive and will shadow adjoining properties from Autumn to Spring. Further, shadow diagrams do not show complete footprint of adjoining buildings.
- The properties adjoining the site are all single storey, so the proposed development is not in keeping with adjoining properties.
- The proposed development is over the prescribed maximum density.
- There are on-going issues with crime in the area. The proposed development will reduce passive surveillance to and from Havenhand Way and will provide new concealment areas for criminals.
- The proposed development will add to the existing noise issues from residents and vehicles.
- Adjoining and surrounding properties will become less desirable and therefore attract less desirable tenants.

Applicant's Response to Submissions

- The LEP prescribes a maximum overall building height of 9 metres and the buildings proposed are less than 9 metres.
- The proposal results in overshadowing of the adjoining properties to the north-east but not to the extent that results in non-compliance with Council's Development Control Plan.
- The design of the proposed development is similar and sympathetic to the adjacent single storey dwellings and the adjacent two and three storey multi dwelling complexes.
- All crime prevention measures recommended by NSW Police will be implemented.

See applicant's full response at **attachment 9**

Council's Response to key items in submissions

Design & Scale

While the design of the proposed units is modern, the use of a variety of external materials and the use of different window styles provides architectural interest and good articulation. The overall height and scale of the proposed units is consistent with that of the adjoining two storey residential units at 84-90 Havenhand Way and the adjacent three storey residential apartment buildings at 31 Griffin Street. The proposed units do not exceed the 9-metre maximum overall building height prescribed in the LEP.

Overshadowing

See discussion on overshadowing above.

Density

See discussion on density above.

Construction Impacts

A condition will be imposed to ensure that a detailed Construction Management Plan is submitted prior to the issue of the Construction Certificate and this will ensure that procedures are implemented to minimise impact on adjoining and adjacent properties during construction.

Crime

See discussion on crime and crime prevention above.

Agency Referrals

Essential Energy

As there is electricity infrastructure on the subject site, including a substation and underground power lines, the proposal was referred to Essential Energy in accordance with Clause 45 of State Environmental Planning Policy (Infrastructure) 2007. Essential Energy raised no objections to the proposed development and did not raise any concerns with potential safety risks arising from the proposed development but did make the following comments:

1. *If the proposed development changes, there may be potential safety risks and it is recommended that Essential Energy is consulted for further comment.*
2. *As part of the subdivision, easement/s are to be created for any existing or new electrical infrastructure, using Essential Energy's standard easement terms current at the time of registration of the plan of subdivision. Refer to Essential Energy's Contestable Works team for requirements via email contestableworks@essentialenergy.com.au.*
3. *Any existing encumbrances in favour of Essential Energy (or its predecessors) noted on the title of the above property should be complied with, noting that all proposed improvements must be outside of all easements.*
4. *Essential Energy has an existing 11kV / LV pad-mount substation located on this property. In addition to any easement, minimum separation / clearances and segregation for fire risk from the substation to any building, fence, planting, retaining walls or other development must be maintained at all times. Refer to Essential Energy's policy CEOM7098 Distribution Underground Design Construction Manual and the latest industry guideline currently known as ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure prior to any works being carried out in this location.*
5. *Council should ensure that a Notification of Arrangement (confirming satisfactory arrangements have been made for the provision of power) is issued by Essential Energy with respect to all proposed lots which will form part of the subdivision, prior to Council releasing the Subdivision Certificate. It is the Applicant's responsibility to make the appropriate application with Essential Energy for the supply of electricity to the subdivision, which may include the payment of fees and contributions. Despite Essential Energy not having any safety concerns, there may be issues with respect to the subdivision layout, which will require Essential Energy's approval.*
6. *In addition, Essential Energy's records indicate there is electricity infrastructure located within the property and within close proximity to the property. Any activities within these locations must be undertaken in accordance with 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.*

7. *Prior to carrying out any works, a “Dial Before You Dig” enquiry should be undertaken in requirements of Part 5E (Protection of Underground Electricity Power Lines) of the Electricity Supply Act 1995 (NSW).*
8. *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) 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.*

CONCLUSION:

Council has received a Development Application (DA) for nine two-storey residential units, front fences and a nine lot strata subdivision at 20 Griffin Street, Mitchell. The subject site has frontage to both Griffin Street and Ross Place. Griffin Street and Ross Place are not currently public roads and are instead under the care and control of NSW Land and Housing Corporation. The owners of 20 Griffin Street have entered into an agreement with NSW Land and Housing Corporation to provide legal access to the site until such time as Griffin Street and Ross Place are dedicated to Council. As the proposal comprises two storey residential units, it was advertised and notified to adjoining property owners. Two submissions were received. Issues raised in the submissions have been addressed in this report. Non-compliances with DCP standards relating to density and front setbacks have been addressed in this report. It is recommended that the Development Application be approved.

FINANCIAL IMPLICATIONS:

Nil

BATHURST COMMUNITY STRATEGIC PLAN – OBJECTIVES AND STRATEGIES:

Objective 4: Enabling sustainable growth.

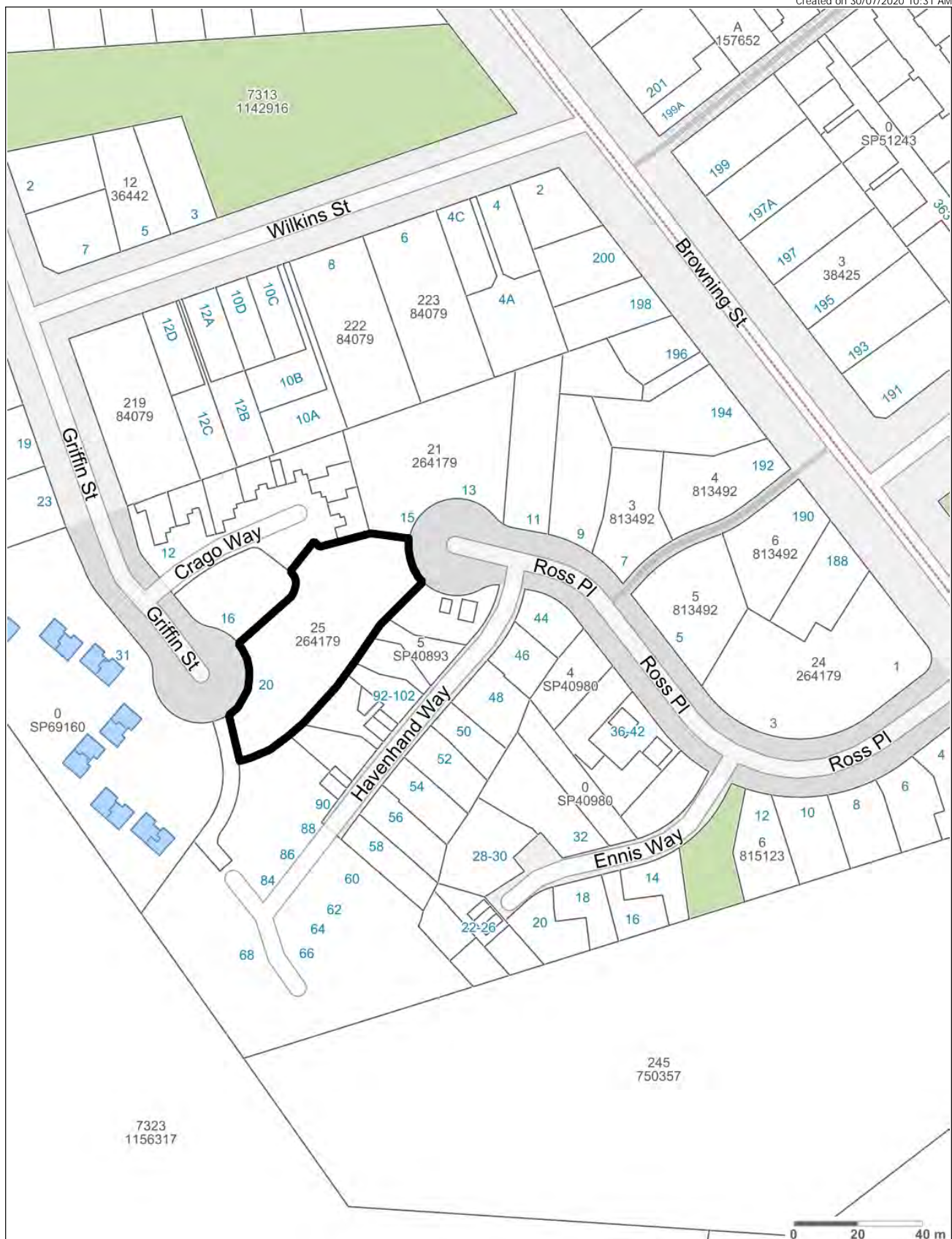
Strategy 4.6 Plan for, assess and regulate development activity.

COMMUNITY ENGAGEMENT:

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

ATTACHMENTS:

1. Location Plan and aerial [7.2.7.1 - 2 pages]
2. Plans of proposed development [7.2.7.2 - 16 pages]
3. Statement of Environmental Effects [7.2.7.3 - 9 pages]
4. Request to Vary Density Development Standard [7.2.7.4 - 3 pages]
5. Request to Vary Front Setback Development Standard [7.2.7.5 - 4 pages]
6. Shadow Diagrams [7.2.7.6 - 1 page]
7. Crime Risk Assessment Report [7.2.7.7 - 5 pages]
8. Submissions [7.2.7.8 - 4 pages]
9. Applicants response [7.2.7.9 - 1 page]



Important Notice!

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Drawn By: Daniel Dwyer

Date: 30/07/2020

Projection: GDA94 / MGA zone 55

Map Scale: 1:1547 @ A4



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

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Date: 30/07/2020

Projection: GDA94 / MGA zone 55

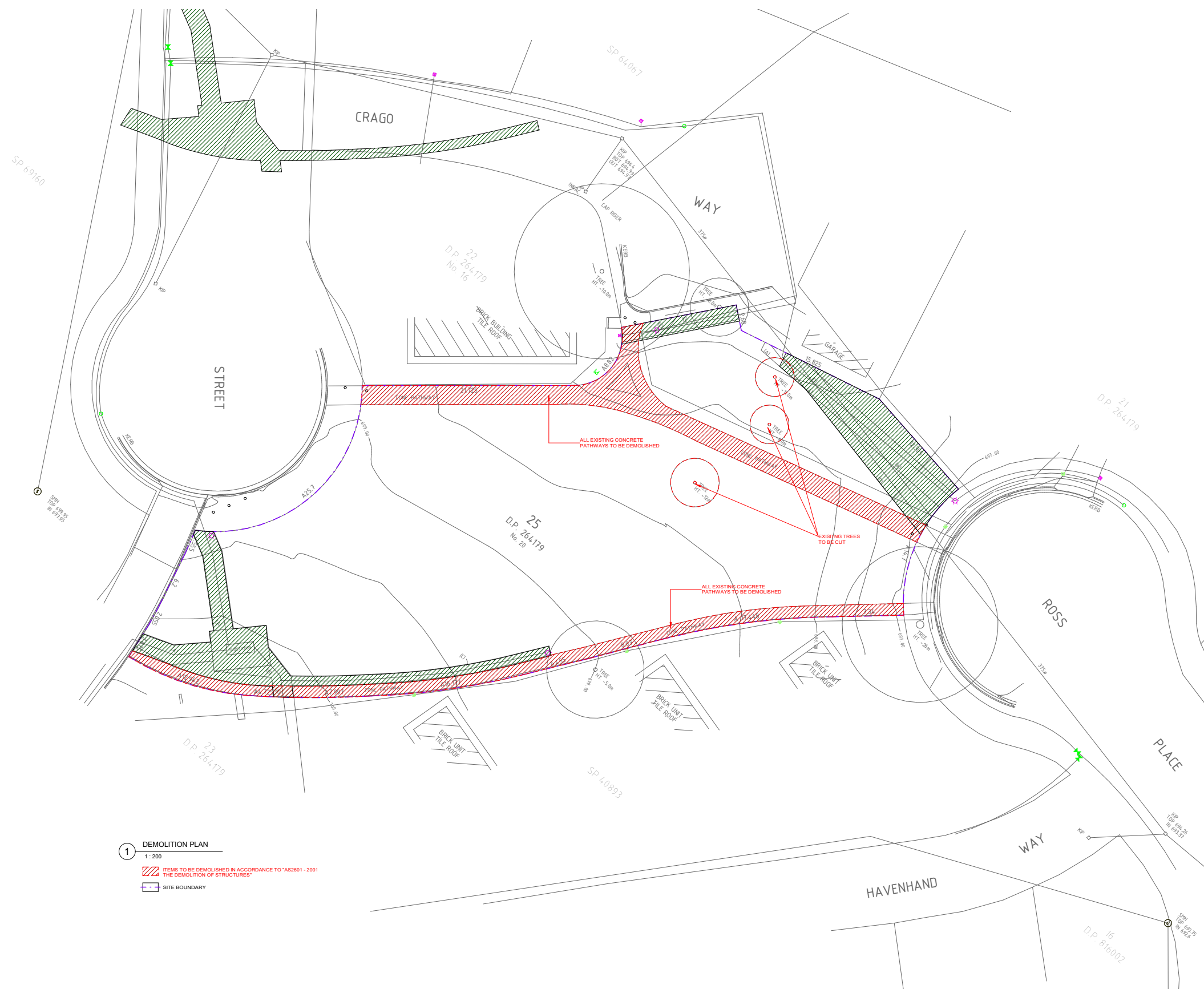
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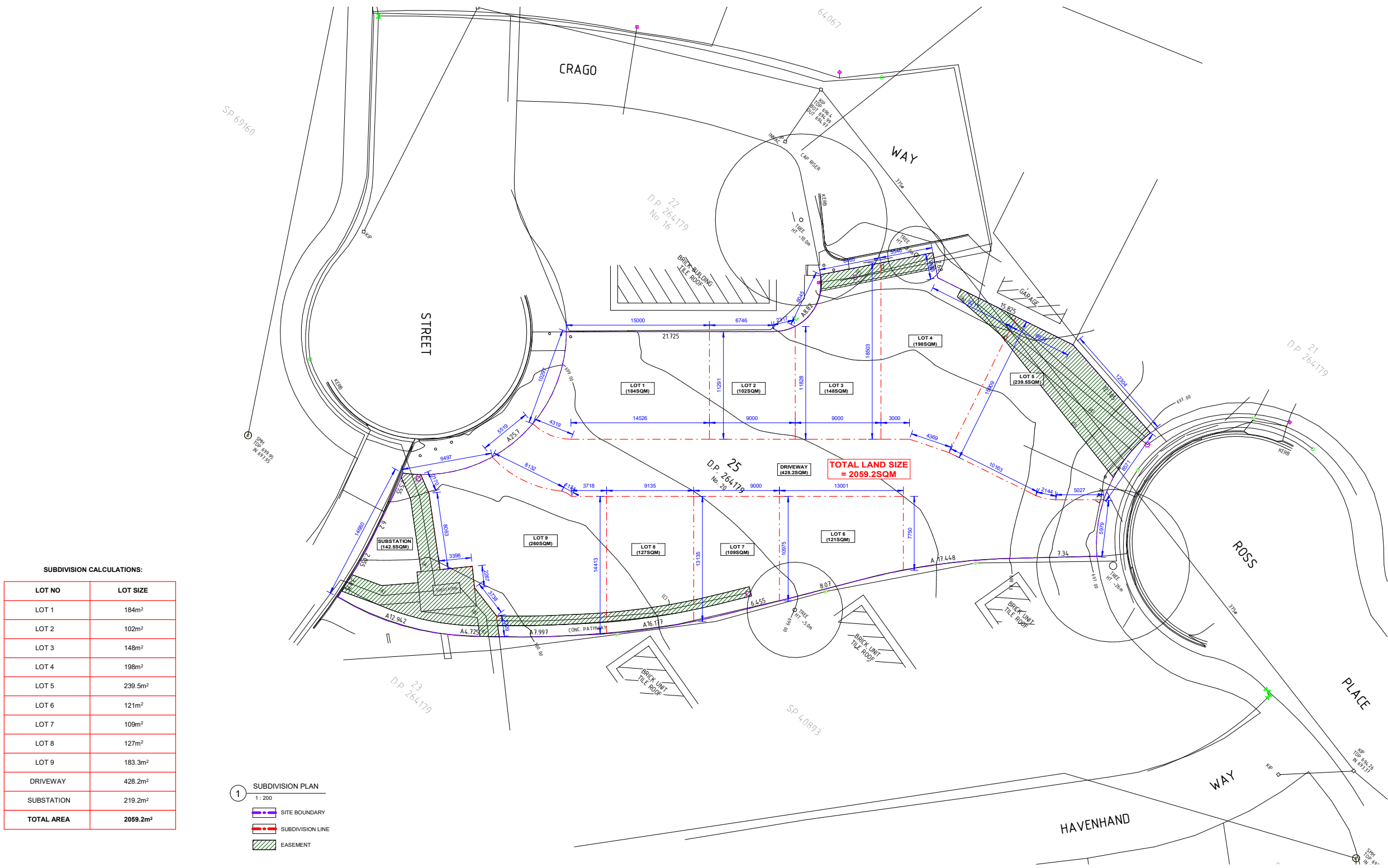
DA 2020/127
20 Griffin Street, Mitchell

PROPOSED MULTI DWELLING AT 20 GRIFFIN ST, MITCHELL

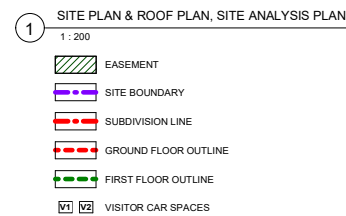
DRAWING LIST	
Sheet Number	Sheet Name
A00	COVER SHEET
A01.01	DEMOLITION PLAN
A01.02	SUBDIVISION PLAN
A01.03	SITE PLAN & ROOF PLAN, SITE ANALYSIS PLAN
A01.04	WASTE MANAGEMENT PLAN & SEDIMENT & EROSION CONTROL PLAN
A01.05	LANDSCAPING PLAN
A01.06	GROUND FLOOR SETBACK PLAN
A01.07	FIRST FLOOR SETBACK PLAN
A01.08	SITE CALCULATIONS
A02	PROPOSED GROUND FLOOR PLAN
A03	PROPOSED FIRST FLOOR PLAN
A04	ELEVATIONS - PART 1
A05	3D MODEL
A06	3D MODEL
A07	WINDOWS & DOOR SCHEDULE
A08	SCHEDULE OF FINISHES & FRONT FENCE ELEVATION
A09.01	SHADOW DIAGRAM - 21ST JUN
A10.01	NOTIFIATION PLAN



[illegible]

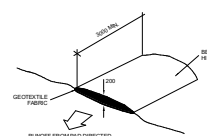


- EACH UNIT MUST HAVE CCTV CAMERA FOOTAGE AT THE FRONT & REAR OF EACH PREMISE
- EACH UNIT MUST HAVE A BACK TO BASE ALARM SYSTEM FITTED TO EACH PREMISE
- ALL INGRESS & EGRESS POINTS TO BE WELL DEFINED BY SIGNAGE
- TRESSPASSER SIGNAGE TO BE CLEARLY SHOWN AT ALL INGRESS & EGRESS POINTS
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- ALL CARPORTS TO HAVE A LOCKABLE SWING GARAGE DOOR
- WHEN A NEIGHBOUR IS NOT AT HOME THEN THE NEIGHBOURS SHOULD KEEP AN EYE ON THE UNIT
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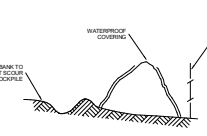




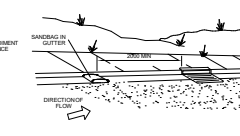
- 1 WASTE MANAGEMENT PLAN & SEDIMENT & EROSION CONTROL PLAN
1:200
- SITE BOUNDARY
 - SEDIMENT CONTROL FENCE
 - TEMPORARY FENCE



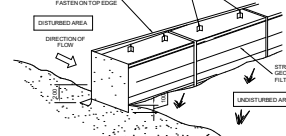
VEHICLE ACCESS TO SITE
VEHICLE ACCESS TO THE BUILDING SITE SHOULD BE RESTRICTED TO A SINGLE POINT SO AS TO REDUCE THE AMOUNT OF SOIL DEPOSITED ON THE STREET PAVEMENT.



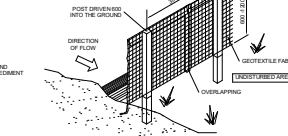
BUILDING MATERIAL STOCKPILES
ALL STOCKPILES OF BUILDING MATERIAL SUCH AS SAND AND SOIL MUST BE PROTECTED TO PREVENT SOIL RUN OFF FROM THE STOCKPILES. THEY SHOULD NEVER BE PLACED IN THE STREET GUTTER WHERE THEY WILL DRAG AWAY WITH THE FIRST RAINFALL.



SANDBAG KERB SEDIMENT TRAP
IN CERTAIN CIRCUMSTANCES EXTRA SEDIMENT TRAPPING MAY BE REQUIRED IN THE STREET GUTTER.



STRAW BALE DETAIL
N.T.S.



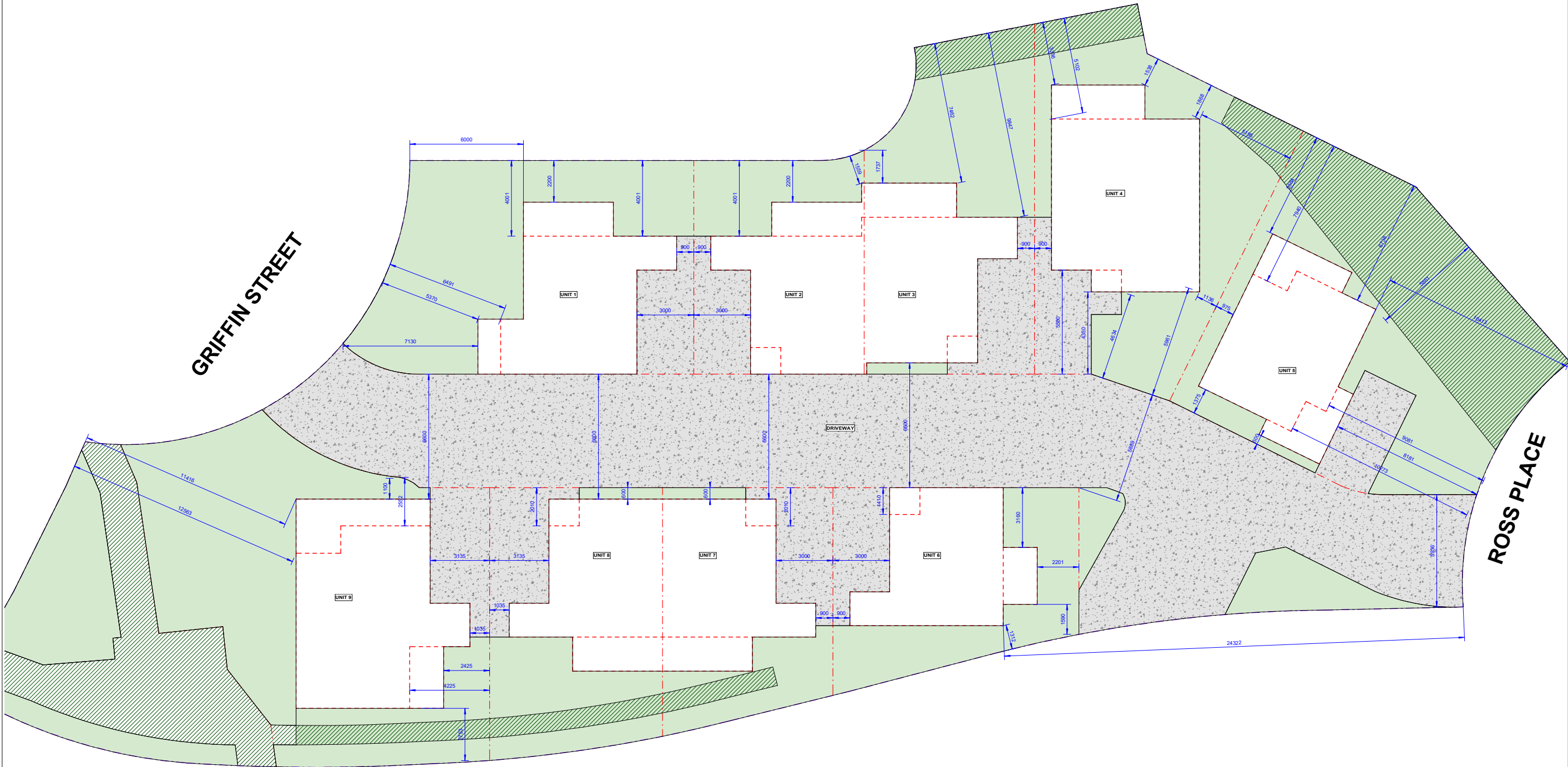
SEDIMENT AND EROSION FENCE DETAIL
N.T.S.

PROPOSED MULTI DWELLING 20 GRIFFIN ST. MITCHELL LOT 25 DP 264179	
WASTE MANAGEMENT PLAN & SEDIMENT & EROSION CONTROL PLAN	
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ADDRESS: SUITE 2, LEVEL 2, 101 BARRACLOUGH ST. MITCHELL, SA 5035 TEL: 08 8368 8888 WWW.HEMCODESIGN.COM.AU	
JOB NUMBER: 19177 DRAWN BY: A.N. DATE: 24.01.2020 SCALE: AS SHOWN	
CIVIL NUMBER: A87.84 DATE: 24.01.2020 SCALE: AS SHOWN	
ORIGINAL: 41	

LANDSCAPING NOTES:

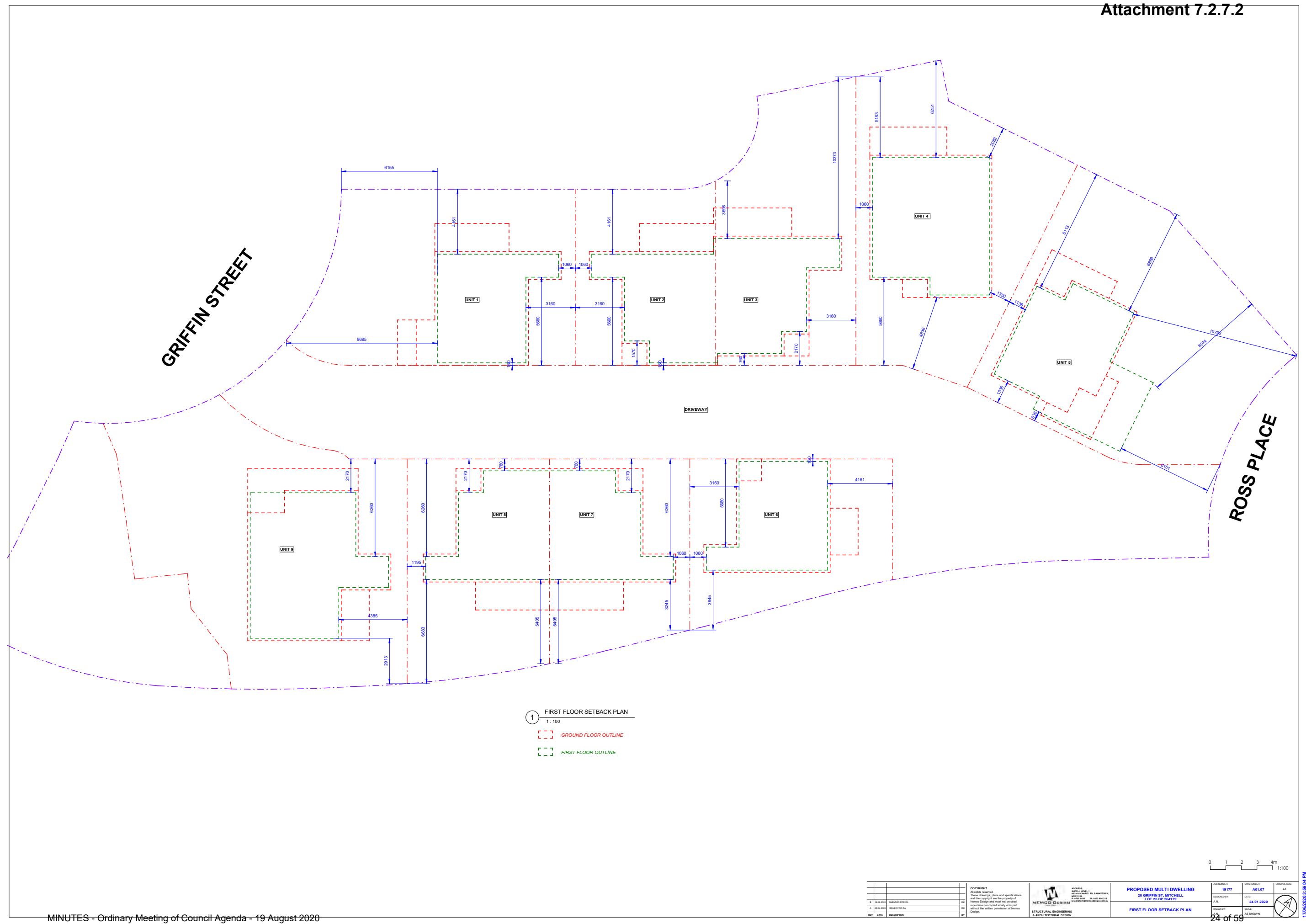
- Garden beds are to incorporate weed control mats, mowing edges and are to be mulched to a minimum depth of 80mm.
- An automated drip or trickle irrigation system is to be installed in preference to manual or spray watering systems
- The use of advanced trees and shrubs, as well as the use of turf rather than grass seed is recommended.
- Maintenance of landscaping to ensure survival of plants will be a continuing requirement of any development consent.

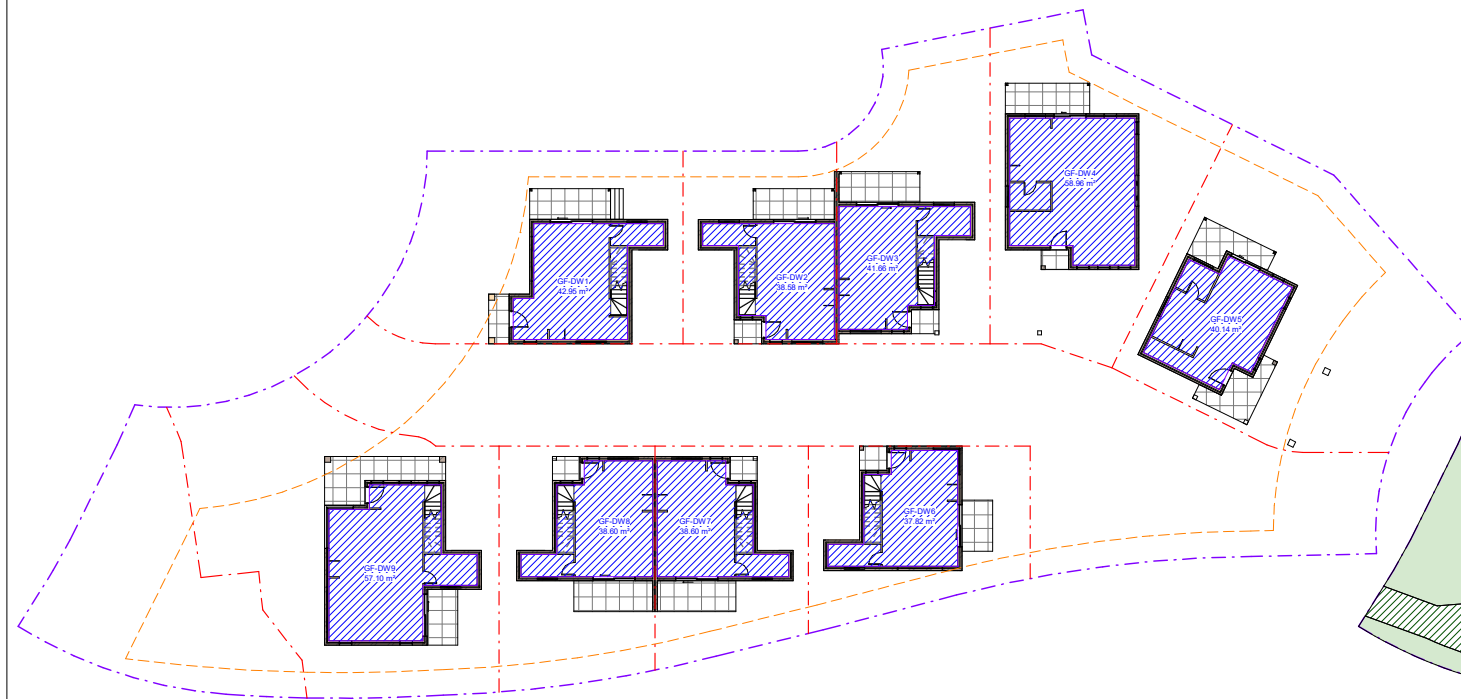




1 GROUND FLOOR SETBACK PLAN
1 : 100

■ EASEMENT
■ SITE BOUNDARY
■ SUBDIVISION LINE
■ GROUND FLOOR OUTLINE

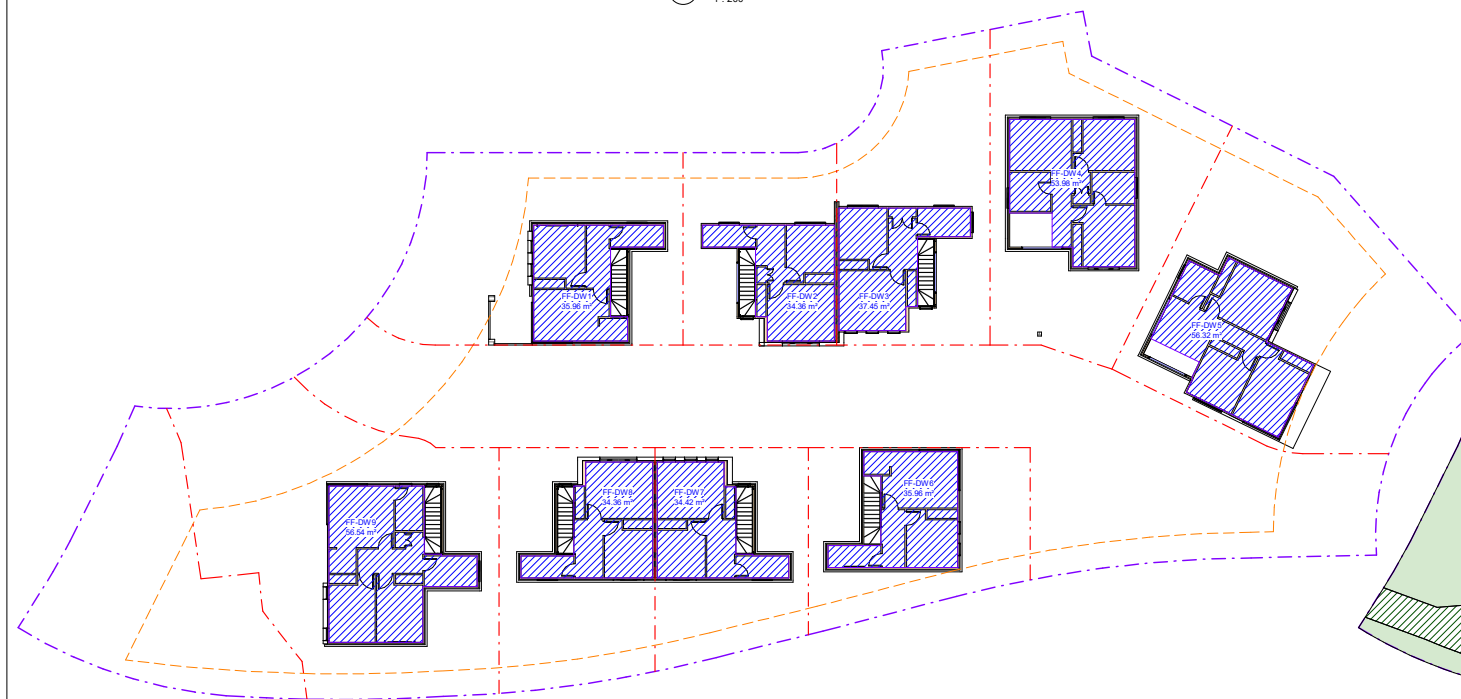




1 FSR - Ground Floor
1 : 200



3 SITE COVERAGE
1 : 200



2 FSR - First Floor
1 : 200

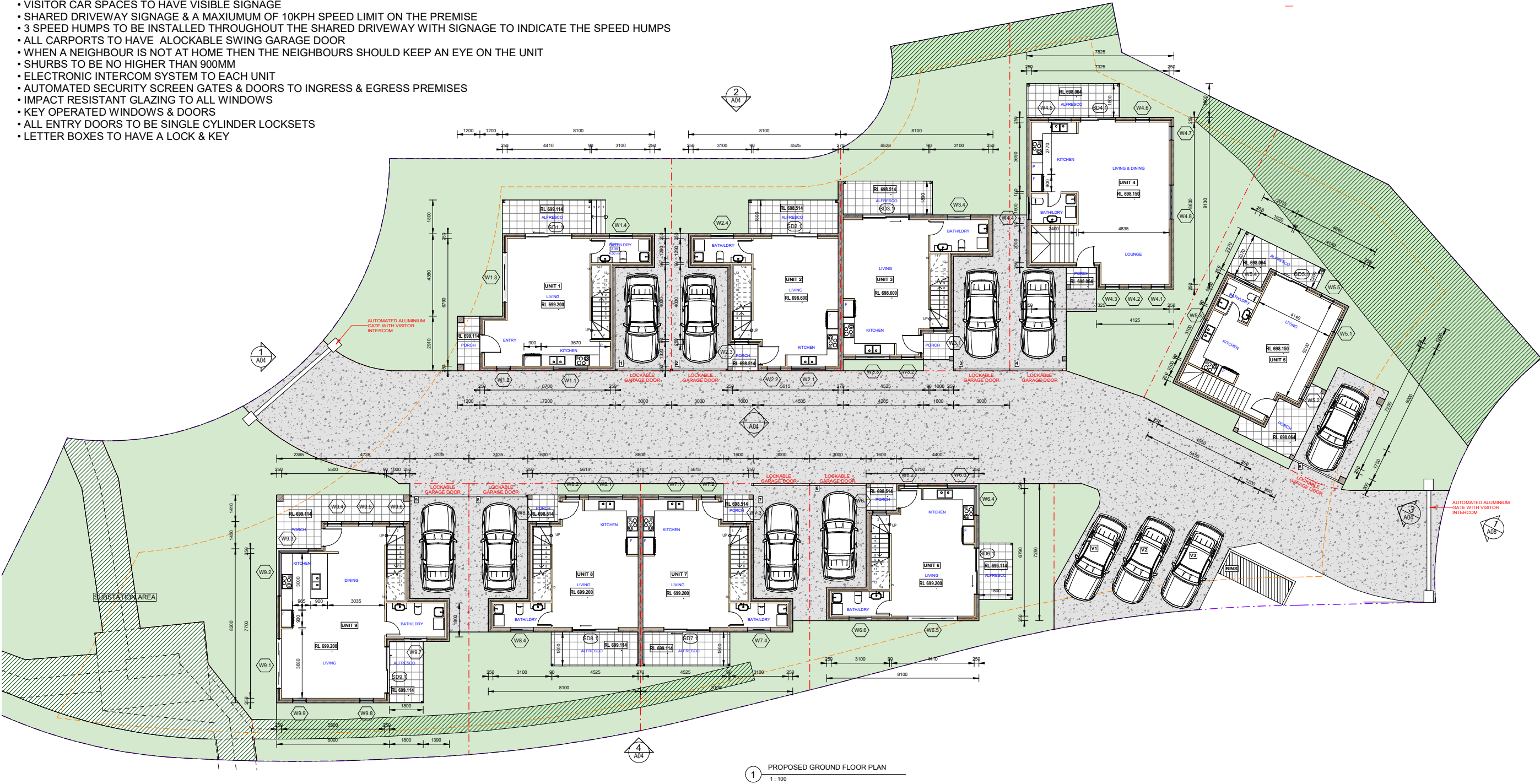


4 LANDSCAPING
1 : 200

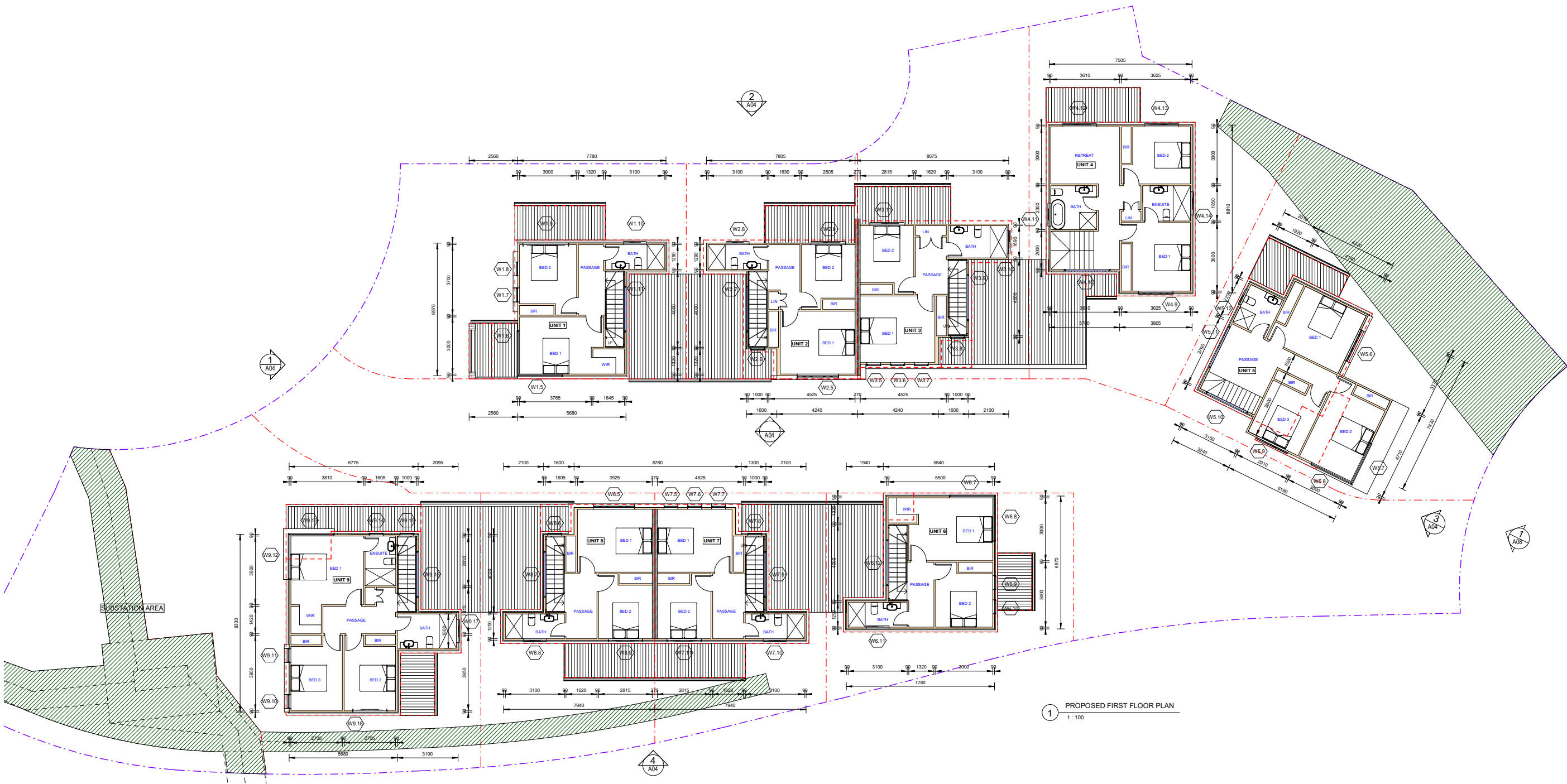
SITE CALCULATIONS FOR WHOLE SITE	
FLOOR AREA CALCULATIONS	
SITE AREA	2059.2m²
AREA OF THE PROPOSED GROUND FLOOR	394.41m²
AREA OF THE PROPOSED FIRST FLOOR	379.35m²
PROPOSED TOTAL FLOOR AREA	773.76m²
SITE COVERAGE CALCULATIONS	
PROPOSED SITE COVERAGE	1140m² = (55.4%)
INC. (DWELLINGS, PORCHES, ALFRESCOS & DRIVEWAYS)	
LANDSCAPING CALCULATIONS	
PROPOSED TOTAL LANDSCAPED AREA	920m² = (44.6%)

CRIME PREVENTION REPORT NOTES:

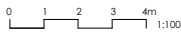
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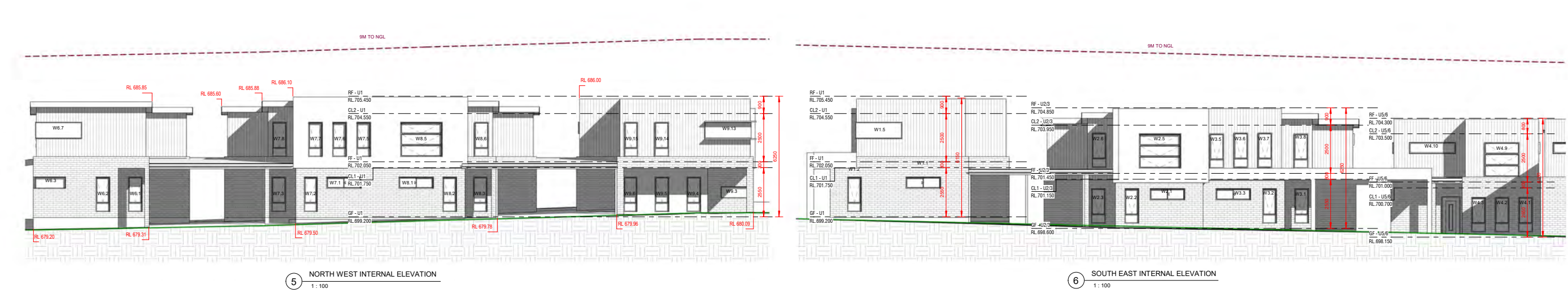
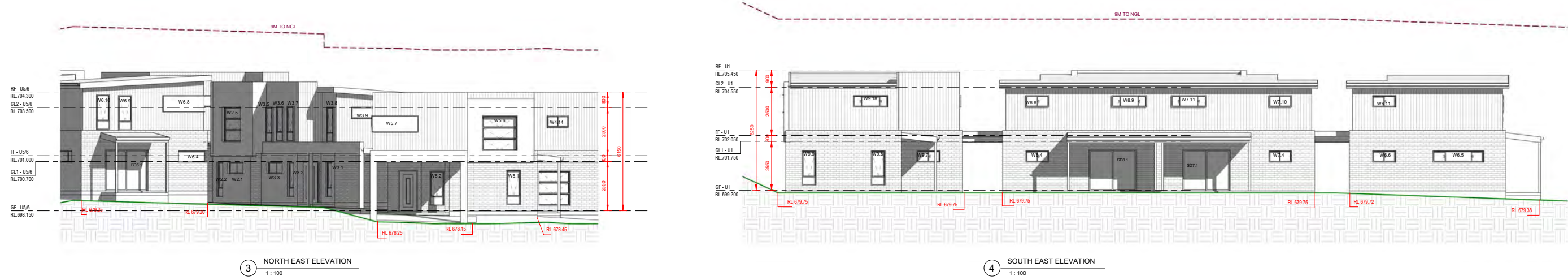
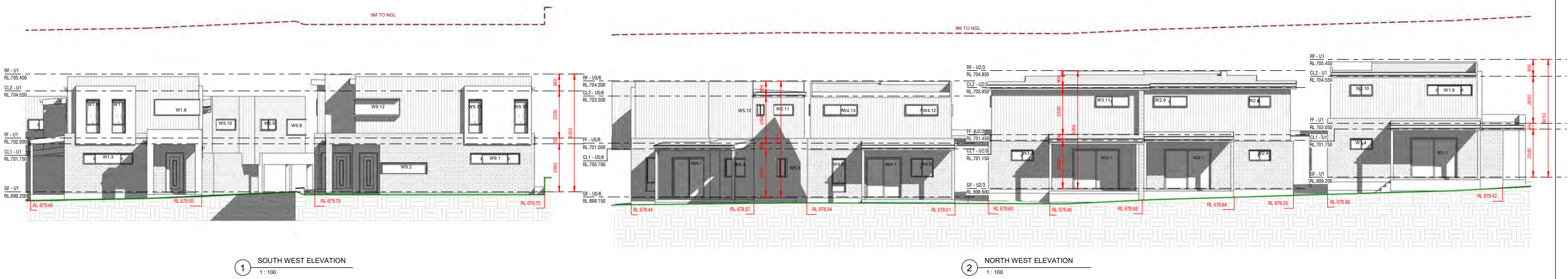
1 PROPOSED GROUND FLOOR PLAN
1:100



1 PROPOSED FIRST FLOOR PLAN
1:100



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DESIGNED BY: A.N.		DATE: 24.01.2020		SCALE: AS SHOWN		
DRAWN BY: S.A.T.		DATE: 24.01.2020		SCALE: AS SHOWN		
REV:		DESCRIPTION:				





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NO	DATE				DESIGNED BY: A.N.	DATE: 24.01.2020	
1	20.01.2020				DRAWN BY:	SCALE:	
2	20.01.2020				20.01.2020	AS SHOWN	



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JOB NUMBER:	19177	DWG NUMBER:	A06	ORIGINAL SCALE:																		
DESIGNED BY:	A.N.	DATE:	24.01.2020																			
DRAWN BY:		SCALE:	AS SHOWN																			
NO.	DATE	REV	DESCRIPTION	BY																		
1	18.01.2020		AMENDED FOR I.A.																			
2	20.01.2020		REVISIT FOR I.A.																			

Mark	Height	Width	Area	Level
W1.1	600	1810	1.09 m ²	GF - U1
W1.2	1800	730	1.31 m ²	GF - U1
W1.3	600	2650	1.59 m ²	GF - U1
W1.4	600	1210	0.73 m ²	GF - U1
W1.5	850	2410	2.06 m ²	GF - U1
W1.6	850	2410	2.05 m ²	FF - U1
W1.7	1800	730	1.31 m ²	FF - U1
W1.8	1800	730	1.31 m ²	FF - U1
W1.9	600	2410	1.45 m ²	FF - U1
W1.10	600	1210	0.73 m ²	FF - U1
W1.11	600	2410	1.45 m ²	FF - U1

SLIDING DOOR SCHEDULE - DW1				
Mark	Height	Width	Area	Level
SD1.1	2100	2410	5.06 m ²	GF - U1
Grand total: 1			5.06 m ²	

WINDOW SCHEDULE - DW2				
Mark	Height	Width	Area	Level
W2.1	600	1810	1.09 m ²	GF - U/2/3
W2.2	1800	730	1.31 m ²	GF - U/2/3
W2.3	1800	730	1.31 m ²	GF - U/2/3
W2.4	600	1210	0.73 m ²	GF - U/2/3
W2.5	1800	2170	3.91 m ²	FF - U/2/3
W2.6	1800	730	1.31 m ²	FF - U/2/3
W2.7	600	2410	1.45 m ²	FF - U/2/3
W2.8	600	1210	0.73 m ²	FF - U/2/3
W2.9	600	1810	1.09 m ²	FF - U/2/3
Grand total: 9			12.92 m ²	

SLIDING DOOR SCHEDULE - DW2				
Mark	Height	Width	Area	Level
SD2.1	2100	2410	5.06 m ²	GF - U2/3
Grand total: 1			5.06 m ²	

WINDOW SCHEDULE - DW3				
Mark	Height	Width	Area	Level
W3.1	1800	730	1.31 m ²	GF - U/2/3
W3.2	1800	730	1.31 m ²	GF - U/2/3
W3.3	600	1810	1.09 m ²	GF - U/2/3
W3.4	600	1210	0.73 m ²	GF - U/2/3
W3.5	1800	730	1.31 m ²	FF - U/2/3
W3.6	1800	730	1.31 m ²	FF - U/2/3
W3.7	1800	730	1.31 m ²	FF - U/2/3
W3.8	1800	730	1.31 m ²	FF - U/2/3
W3.9	600	2410	1.45 m ²	FF - U/2/3
W3.10	600	1210	0.73 m ²	FF - U/2/3
W3.11	600	1810	1.09 m ²	FF - U/2/3
Grand total: 11			12.95 m ²	

SLIDING DOOR SCHEDULE - DW3				
Mark	Height	Width	Area	Level
SD3.1	2100	2410	5.06 m ²	GF - U2/3
Grand total: 1			5.06 m ²	

WINDOW SCHEDULE - DW4				
Mark	Height	Width	Area	Level
W4.1	1800	730	1.31 m ²	GF - U5/6
W4.2	1800	730	1.31 m ²	GF - U5/6
W4.3	1800	730	1.31 m ²	GF - U5/6
W4.4	600	1210	0.73 m ²	GF - U5/6
W4.5	1000	1210	1.21 m ²	GF - U5/6
W4.6	1800	730	1.31 m ²	GF - U5/6
W4.7	1800	730	1.31 m ²	GF - U5/6
W4.8	1800	1810	3.26 m ²	GF - U5/6
W4.9	1800	1810	3.26 m ²	FF - U5/6
W4.10	600	2410	1.45 m ²	FF - U5/6
W4.11	600	1210	0.73 m ²	FF - U5/6
W4.12	600	1810	1.09 m ²	FF - U5/6
W4.13	600	1810	1.09 m ²	FF - U1
W4.14	600	1210	0.73 m ²	FF - U5/6
Grand total: 14			20.09 m ²	

SLIDING DOOR SCHEDULE - DW4				
Mark	Height	Width	Area	Level
SD4.1	2100	1810	3.80 m ²	GF - U5/6
Grand total: 1			3.80 m ²	

WINDOW SCHEDULE - DW5				
Mark	Height	Width	Area	Level
WS.1	1800	730	1.31 m²	GF - U/5/6
WS.2	1800	730	1.31 m²	GF - U/5/6
WS.3	1000	1210	1.21 m²	GF - U/5/6
WS.4	1000	1210	1.21 m²	GF - U/5/6
WS.5	1800	730	1.31 m²	GF - U/5/6
WS.6	1800	1810	3.26 m²	FF - U/5/6
WS.7	850	2410	2.05 m²	FF - U/5/6
WS.8	850	2410	2.05 m²	FF - U/5/6
WS.9	600	1810	1.09 m²	FF - U/5/6
WS.10	600	2410	1.45 m²	FF - U/5/6
WS.11	600	2410	1.45 m²	FF - U/5/6
WS.12	600	850	0.51 m²	FF - U/5/6
Grand total: 12			18.21 m²	

SLIDING DOOR SCHEDULE - DW5				
Mark	Height	Width	Area	Level
SD5.1	2100	1810	3.80 m²	GF - U5/6
Grand total: 1			3.80 m²	

WINDOW SCHEDULE - DW6				
Mark	Height	Width	Area	Level
W6.1	1800	730	1.31 m²	GF - U1
W6.2	1800	730	1.31 m²	GF - U1
W6.3	600	1570	0.94 m²	GF - U1
W6.4	600	1570	0.94 m²	GF - U1
W6.5	600	2650	1.59 m²	GF - U1
W6.6	600	1210	0.73 m²	GF - U1
W6.7	850	2410	2.05 m²	FF - U1
W6.8	850	2410	2.05 m²	FF - U1
W6.9	1800	730	1.31 m²	FF - U1
W6.10	1800	730	1.31 m²	FF - U1
W6.11	600	1210	0.73 m²	FF - U1
W6.12	600	2410	1.45 m²	FF - U1
Grand total: 12			15.73 m²	

SLIDING DOOR SCHEDULE - DW6				
Mark	Height	Width	Area	Level
SD6.1	2100	2410	5.06 m ²	GF - U1
Grand total: 1			5.06 m ²	

WINDOW SCHEDULE - DW7				
Mark	Height	Width	Area	Level
W7.1	600	1810	1.09 m ²	GF - U1
W7.2	1800	730	1.31 m ²	GF - U1
W7.3	1800	730	1.31 m ²	GF - U1
W7.4	600	1210	0.73 m ²	GF - U1
W7.5	1800	730	1.31 m ²	FF - U1
W7.6	1800	730	1.31 m ²	FF - U1
W7.7	1800	730	1.31 m ²	FF - U1
W7.8	1800	730	1.31 m ²	FF - U1
W7.9	600	2410	1.45 m ²	FF - U1
W7.10	600	1210	0.73 m ²	FF - U1
W7.11	600	1810	1.09 m ²	FF - U1
Grand total: 11			12.95 m ²	

SLIDING DOOR SCHEDULE - DW7				
Mark	Height	Width	Area	Level
SD7.1	2100	2410	5.06 m ²	GF - U1
Grand total: 1			5.06 m ²	

Mark	Height	Width	Area	Level
W8.1	600	1810	1.09 m ²	GF - U1
W8.2	1800	730	1.31 m ²	GF - U1
W8.3	1800	730	1.31 m ²	GF - U1
W8.4	600	1210	0.73 m ²	GF - U1
W8.5	1800	2170	3.91 m ²	FF - U1
W8.6	1800	730	1.31 m ²	FF - U1
W8.7	600	2410	1.45 m ²	FF - U1
W8.8	600	1210	0.73 m ²	FF - U1
W8.9	600	1810	1.09 m ²	FF - U1
Grand total: 9			12.92 m ²	

SLIDING DOOR SCHEDULE - DW8				
Mark	Height	Width	Area	Level
SD8.1	2100	2410	5.06 m²	GF - U1
Grand total: 1			5.06 m²	

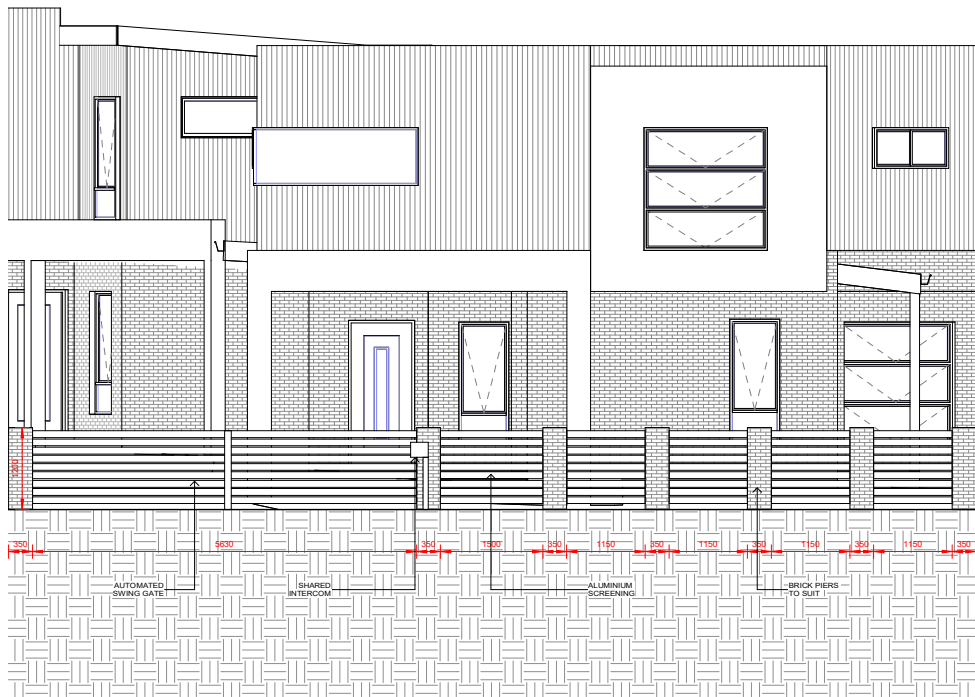
WINDOW SCHEDULE - DW9				
Mark	Height	Width	Area	Level
W9.1	600	2650	1.59 m ²	GF - U1
W9.2	600	2410	1.45 m ²	GF - U1
W9.3	600	1570	0.94 m ²	GF - U1
W9.4	1800	730	1.31 m ²	GF - U1
W9.5	1800	730	1.31 m ²	GF - U1
W9.6	1800	730	1.31 m ²	GF - U1
W9.7	600	1210	0.73 m ²	GF - U1
W9.8	1800	730	1.31 m ²	GF - U1
W9.9	1800	730	1.31 m ²	GF - U1
W9.10	1800	730	1.31 m ²	GF - U1
W9.11	1800	730	1.31 m ²	FF - U1
W9.12	850	2410	2.05 m ²	FF - U1
W9.13	850	2410	2.05 m ²	FF - U1
W9.14	1800	730	1.31 m ²	FF - U1
W9.15	1800	730	1.31 m ²	FF - U1
W9.16	600	2410	1.45 m ²	FF - U1
W9.17	600	1210	0.73 m ²	FF - U1
W9.18	600	1810	1.09 m ²	FF - U1
Grand total: 18			23.89 m ²	

SLIDING DOOR SCHEDULE - DW9				
Mark	Height	Width	Area	Level
SD9.1	2100	2410	5.06 m ²	GF - U1
Grand total: 1			5.06 m ²	

				<p>COPYRIGHT All rights reserved. These drawings, plans and specifications and the copyright are the property of Nemco Design and must not be used, reproduced or copied wholly or in part without the written permission of Nemco.</p>  <p>ADDRESS: SUITE A LEVEL 1, 88 GLEBE DRIVE, L, KARAOONDRA, VIC 3082 TEL: 03 9462 3000 FAX: 03 9462 3001 WWW.NEMCODESIGN.COM.AU</p>	<p>PROPOSED MULTI DWELLING 20 GRFFIN ST, MITCHELL LOT DP SP 284179</p>		<p>JOB NUMBER 19177</p> <p>DWG NUMBER A07</p> <p>ISSUED BY DATE 24.01.2020</p> <div style="text-align: center;"> NORTH</div>	<p>ORIGINAL SIZE A1</p>
E	SUBMITTALS	INDICATED FOR QA	QA					
E	SUBMITTALS	INDICATED FOR QA	QA					
RWD	DESCRIPTION		BY	<p>STRUCTURAL ENGINEERING & ARCHITECTURAL DESIGN</p>	<p>WINDOWS & DOOR SCHEDULE</p>	<p>DRAWN BY SCALE AS SHOWN</p>		



1 SCHEDULE OF FINISHES



01: SELECTED BRICK 02: TIMBER WALL 03: ALUMINIUM WINDOWS & DOORS 04: VIVID WHITE RENDER 05: COLORBOND ROOF 06: CLADDING

STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed:

1 – MULTI DWELLING HOUSING

2 – STRATA TITLE SUBDIVISION INTO NINE (9) LOTS

**@ 20 GRIFFIN ST, MITCHELL
NSW 2795**

Prepared by:

Date:

20/04/2020



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Statement of Environmental Effects for Multi Dwelling Housing

1. Introduction

This Statement of Environmental Effects accompanies a Development Application for:

1. Construction of Multi Dwelling Housing
2. Strata Title Subdivision into nine (9) Lots

at 20 Griffin Street, Mitchell NSW 2795.

It should be read in conjunction with the architectural drawings prepared by Nemco Design Pty Ltd.

This statement provides an outline of the subject and surrounding sites, a description of the proposal and an assessment under:

- Bathurst Regional Local Approvals Policy 2018
- Bathurst Regional Local Environmental Plan 2014
- Bathurst Regional Development Control Plan 2014
- State Environmental Planning Policy (Building Sustainability Index: Basix) 2004

2. Site Analysis

2.1. Site Description

The site at 20 Griffin Street, Mitchell is registered as Lot 25 in DP264179. It is situated in the north-eastern part of Mitchell between the following streets: Ross Pl on the north, Havenhand Way on the east, Griffin St on the south and Crago Way on the west. The site is irregular in shape with average width of 28.5 m and average length of 72.1 m. The site area is 2,059 sqm.

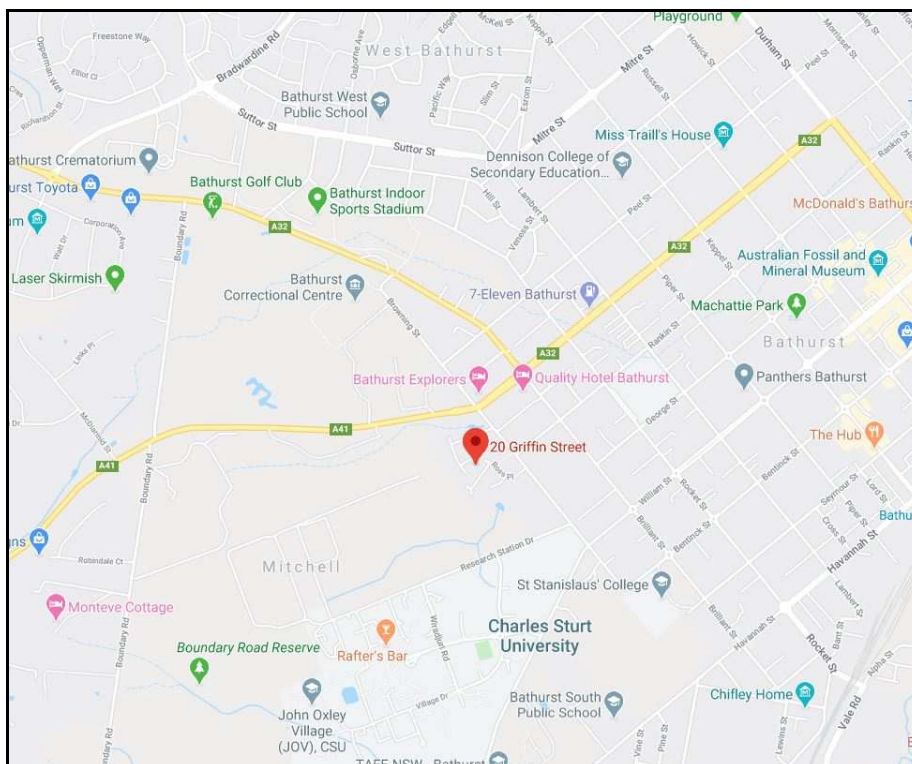


Figure 1. Map View (source: Google Maps)

Project Address: 20 Griffin St, Mitchell NSW 2795

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Figure 2. Site location & context (source: Nearmaps)

2.2. Existing Site

The site currently is a vacant lot.

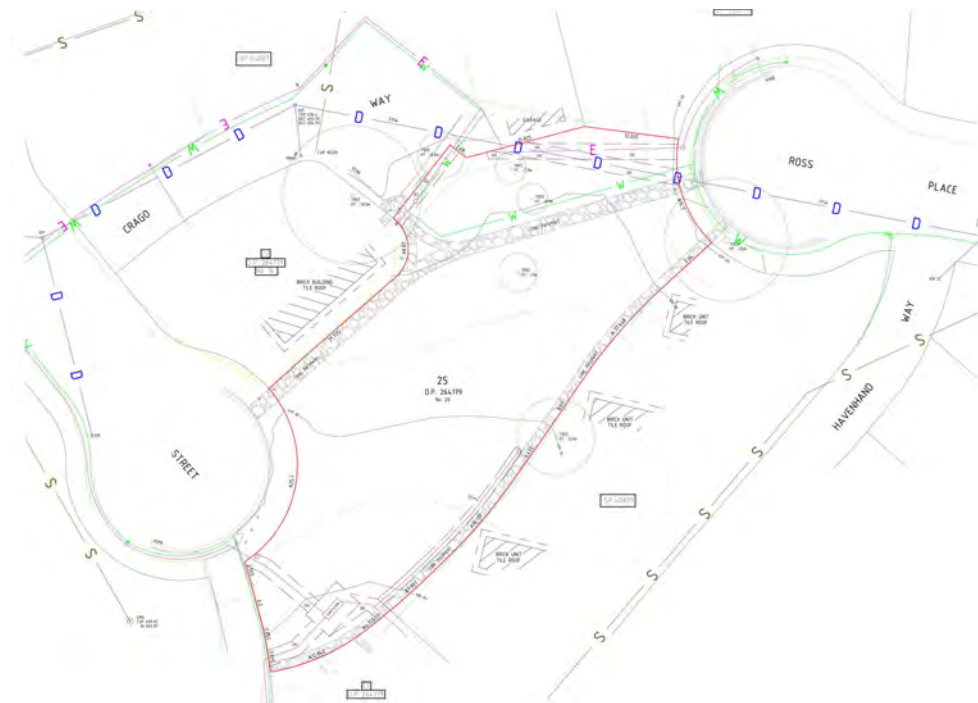


Figure 3. Site Survey



Figure 4. Site Photos (source: Internet)

3. Surrounding Area

The site is located in an established residential area within close proximity to the heart of town, schools and university. Surrounding developments consist primarily of detached dwelling houses and multi dwelling housing.

4. Proposed Development

4.1. Subdivision Proposal

Subdivision proposal is to subdivide lot at 20 Griffin St, Mitchel into nine (9) lots.

The existing lot is approx. (as per Survey Plan):

- 2,059.2 m²
- 28.5 m average width
- 72.1 m average length

Proposed lot sizes will be:

- Lot 1: 184 m²
- Lot 2: 102 m²
- Lot 3: 148 m²
- Lot 4: 198 m²
- Lot 5: 239.5 m²
- Lot 6: 121 m²

Statement of Environmental Effects for Multi Dwelling Housing

- Lot 7: 109 m²
- Lot 8: 127 m²
- Lot 9: 183.3 m²
- Substation: 219.2 m²
- Driveway: 428.2 m²

4.2. Dwelling Proposal

It is proposed to construct 7 x 2-bedrooms dwellings + 2 x 3-bedrooms dwellings (total 20 persons).

More specifically the proposal will include the following works:

Units 1, 2, 3, 4, 6, 7 & 8

Ground Floor

Each Unit will consist of:

- Open Entry/Living/Kitchen Area, Combined Bath & Laundry
- Alfresco min. 8 sqm
- 1 x covered Car Space
- Covered Porch
- Private Open Space (POS) directly accessible from Living Room

First Floor

Each Unit will consist of:

- 2 x Bedrooms
- Bath
- Passage

Units 5 & 9

Ground Floor

Each Unit will consist of:

- Open Entry/Living/Kitchen Area, Combined Bath & Laundry
- Alfresco min. 8 sqm
- 1 x covered Car Space
- Covered Porch
- Private Open Space (POS) directly accessible from Living Room

First Floor

Each Unit will consist of:

- 3 x Bedrooms
- Bath
- Passage

The design of all dwellings is based on energy efficiency principles with windows to living areas. The simple design of the proposed new houses provides adequate solar and wind access to all dwellings in all habitable areas. The ceiling height in all dwellings increases the overall look of the rooms giving the house openness from inside and making it look more spacious. The front, rear and side setbacks of all dwellings are as per the DCP requirements.

The front facades of the proposed dwellings are designed to have a non-symmetrical look when viewed from the streets.

Project Address: 20 Griffin St, Mitchell NSW 2795

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Statement of Environmental Effects for Multi Dwelling Housing

4.3. Floor Space Ratio

There is no maximum floor space ratio specified for this site in planning controls.

FSR proposed: 773.8 m² (38% of Site Area)

4.4. Private Open Space

The proposal complies with the Design Guidelines and the relevant sections of the DCP for private open space being 30 & 40 m² for 2- and 3-bedrooms, respectively.

LOTS 1, 2, 3, 4, 6, 7 & 8 = 30 m² POS with min. dimension of 4 m.

LOTS 5 & 9 = 40 m² POS with min. dimension of 4 m.

4.5. Stormwater

Drainage will be linked to council stormwater system, as per Planning Diagrams.

5. Compliance Table

As per Bathurst Regional Local Environmental Plan 2014 and Bathurst Regional Development Control Plan 2014 – Part 4 – Residential Development.

Standard	Required	Provided	Compliance
1. Zoning	R1, B1 or B3 for Medium Density Housing	R1	YES
2. Min. Lot Size	550 m ²	2,056 m ²	YES
3. Site Density (number of persons permissible on a site) Two (2) bedroom dwelling = 2.2 persons Three (3) bedroom dwelling = 3.3 persons	For Precinct 1: (2059.2 x 88) / 10,000 = 18.12	7 Dwellings x 2 persons = 14 persons 2 Dwellings x 3 persons = 6 persons Total: 20 persons	YES
4. Setbacks 4.1. Front Setback 4.2. Side Setback 4.3. Rear Setback	<ul style="list-style-type: none"> 6 m, unless the existing streetscape is already established at 8m 1.5 m 1.5 m 	Min. 6.38 m to GF – Unit 1 Min. 7.39 m to GF – Unit 9 Min. 6.57 m to FF – Unit 1 Min. 6.43 m to FF – Unit 9 Min. 1.31 m to GF – Unit 6 N/A	YES
5. Building Height	<ul style="list-style-type: none"> 9 m 	Less than 9 m	YES
6. FSR	<ul style="list-style-type: none"> Based on merit 	773.8 m ² (0.38)	YES
7. Number of Floors	<ul style="list-style-type: none"> Max. 2 for R1 	2 floors provided	YES
8. Wall Length	<ul style="list-style-type: none"> Max. 10 m 	Less than 10 m provided	YES
9. Private Open Space (for each dwelling)	<ul style="list-style-type: none"> Min. area for 2 Bedrooms = 30 m² Min. area for 3 Bedrooms = 40 m² Min. dimensions 4m To be located behind front building line Study calculated as Bedroom for POS Min. 20 m² of POS to be located next to Living Should be generally north facing 	30 m ² for 2 Bedrooms Unit 40 m ² for 3 Bedrooms Unit	YES

Statement of Environmental Effects for Multi Dwelling Housing

10. Solar Access 10.1. Neighbouring Dwellings	<ul style="list-style-type: none"> Provide min. 2 hours of sunlight to living rooms and POS between 9 am & 3pm on 21st Jun Provide diagrams in 1-hour intervals 	2 hours provided As per Shadow Diagram Plan	YES
11. Car parking	<ul style="list-style-type: none"> 1-2-bedroom dwellings – 1 covered car parking space per dwelling and 1 visitor space per 4 dwellings 3- or more bedroom dwellings – 1 covered car parking space per dwelling and 1 visitor space per 2 dwellings 	1 covered car space per Dwelling 2 visitor car spaces provided	YES
12. Landscaping	<ul style="list-style-type: none"> To be proposed between property boundary and the buildings Trees & shrubs to be planted Landscaping bays to be provided 	Refer to Landscaping Plan	YES
13. Cut & Fill	Max. 1 m	Not more than 1 m	YES

6. Residential Character

6.1. Proposed Design

The proposal is consistent with the existing residential character in regard to setbacks to the proposed dwellings, locations of the private open space to the rear of the lots and location of car spaces. The façade of all houses is well articulated with the overall design. All care has been taken to ensure the privacy of neighbouring properties. Windows are well designed to allow enough sunlight to pass through and enlighten all houses during most of the daytime. All the areas are well ventilated and serve openness to all dwellings.

6.2. Design features

Various design features complement the houses such as variations in height, stepped façade, and variety of architectural elements in front and alfresco in rear.

6.3. Dwelling configuration

The proposed houses comply with the preferred configuration for new dwellings, by windows to the principal living room facing the street and private courtyards facing the side and rear boundary. All car spaces are architecturally integrated within the building form.

7. Design Details

7.1. Significant Landscapes

The site is not situated in an area of any significant and landscape precincts. Proposed Landscaping Plan is attached.

7.2. Energy Efficiency

Development proposal is compliant with the requirements of the Basix Certificate. Basix Certificate is attached.

7.3. Garden Design & Fences

Rear and side boundaries fencing shall generally be 1.8 m in height. Front fence as per plan. Hedging proposed in front of the fence to provide privacy.

8. Construction & Site Management

8.1. Construction Management / Demolition

Waste Management Plan and Sediment & Erosion Control Plan details have been shown on the drawings.

All care will be taken to avoid unnecessary disturbance to the site and/or adjoining properties throughout the construction and demolition process.

There will be a skip bin on site for all construction rubbish to collect in. Rubbish produced from any demolition works will be transported to council waste disposal site. Any asbestos or old fibro disturbed will be treated as an asbestos hazard and handled and disposed of according to regulation. All new construction materials will be ordered accordingly so as to reduce the limit of waste on site.

8.2. Noise Reduction

Site works, building works and demolition works, including the delivery of materials or equipment to and from the property will be carried out between the hours of 7 am and 6 pm only from Mondays to Fridays and between 8 am and 4 pm only on Saturdays. No construction works or deliveries for the construction will take place on Sundays or public holidays.

8.3. Building Services

All appliances will be as per the BASIX requirements. Clothes Drying Line and Rainwater Tanks will be installed as per BASIX Certificate.

9. Conclusion

Nemco Design is pleased to submit this Statement of Environmental Effects and accompanying information for proposed Multi Dwelling Housing at 20 Griffin St, Mitchell.

This Statement of Environmental Effects for the proposed development has considered:

- The circumstances of the case;
- An analysis of the subject site and the surrounding locality;
- An analysis of the proposal against the provisions of Bathurst LEP2014, as well as DCP2014, and any other relevant statutory controls that apply to the site.

It can be seen, that proposed development satisfies most of the requirements set up in Bathurst LEP & DCP.

The proposed multi-dwelling development at 20 Griffin St, Mitchell will be in keeping with the strategic aims of the Bathurst LEP and be sympathetic to the existing residential developments providing aesthetic continuity.

The conclusion of this report is that the proposal is suitable for development in this location.

Under all the circumstances of the case, it is therefore recommended to Council for favourable consideration.

Project Address: 20 Griffin St, Mitchell NSW 2795

Page 9 of 9

Email: abraham@nemcodesign.com.au
Mobile: 0422 606 228
Office: 9709 5556
Address: Level 1, Suite 4, 402-410
Chapel Rd, Bankstown



VARIATION: SITE DENSITY

PROPOSAL:

- 1) Multi Dwelling Housing**
- 2) Strata Title Subdivision into 9 Lots**

@ 20 Griffin St, Mitchell, NSW 2795
Lot 25, DP 264179

Clause justified:

Bathurst Regional DCP 2014; Part 4 – Residential; 4.2 Residential Density

Prepared by:

Date:

20/04/2020



Email: abraham@nemcodesign.com.au
Mobile: 0422 606 228
Office: 9709 5556
Address: Level 1, Suite 4, 402-410
 Chapel Rd, Bankstown



To whom it may concern,

The purpose of this document is to justify the proposal of Site Density being more than the maximum number of persons permissible for this lot.

The Population Density should comply with the below (as per 4.2.2 Development standards of Bathurst Regional DCP):

Population density

For the purposes of establishing population densities, occupancy rates will be as follows:

One (1) bedroom dwelling	=	1.5 persons
Two (2) bedroom dwelling	=	2.2 persons
Three (3) bedroom dwelling	=	3.3 persons
Four (4) or more bedroom dwelling	=	3.6 persons

Residential Units in Precinct 1

- a) The residential density is to be no greater than 88 persons per site hectare on lots less than 4000 square metres.
- b) The residential density is to be no greater than 93.5 persons per site hectare on lots greater than 4000 square metres.

Note: Density controls are maximums only, the actual density achievable will be dependent upon site constraints and subsequent building design.

The following formulas will aid in the determination of the site density

88 persons per site hectare	$\frac{\text{Area of land} \times 88}{10,000} =$	Number of persons permissible on a site.
93.5 persons per site hectare	$\frac{\text{Area of land} \times 93.5}{10,000} =$	Number of persons permissible on a site.

The lot at 20 Griffin St, Mitchell is 2,059 sqm; land zoning: R1.

Max. number of persons permissible on site as per DCP:

For Precinct 1:

$$(2059.2 \times 88) / 10,000 = 18.12$$

Email: abraham@nemcodesign.com.au
Mobile: 0422 606 228
Office: 9709 5556
Address: Level 1, Suite 4, 402-410
Chapel Rd, Bankstown



Our proposal includes:

7 Dwellings x 2.2 persons = 15.4 persons

2 Dwellings x 3.3 persons = 6.6 persons

Total: 22 persons

We are out of DCP compliance by 4 persons.

We believe that this non-compliance will not have a negative impact on neighboring lots due to the following reasons:

- Big lot size 2,059 sqm,
- 2 access points for driveway,
- Big landscaped & POS area for every unit,
- Low FSR (0.38),
- Hedges planted along boundaries to provide privacy for subject site & neighboring properties.

In relation to meeting the objectives of the DCP & LEP we believe that proposed higher Site Density will not burden the neighbouring properties in any way.

Conclusion:

We request that Bathurst Council takes on our proposal for a variation to the DCP & LEP based on the below:

- Currently the proposal meets all other council requirements,
- Building heights have been met,
- All other controls have been met,
- We have designed significantly to accommodate for better and efficient design.

Considering these points, we request that Council looks favorably upon our proposal as it currently is. We have demonstrated a proactive approach to ensure all controls are met.

Regards,
Nemco Design

Email: abraham@nemcodesign.com.au
Mobile: 0422 606 228
Office: 9709 5556
Address: Level 1, Suite 4, 402-410
Chapel Rd, Bankstown



VARIATION: FRONT SETBACK

PROPOSAL:

- 1) Multi Dwelling Housing**
- 2) Strata Title Subdivision into 9 Lots**

@ 20 Griffin St, Mitchell, NSW 2795
Lot 25, DP 264179

Clause justified:

Bathurst Regional DCP 2014; Part 4 – Residential Development;
Clause 4.4 General Siting Considerations – All Residential Development

Prepared by:

Date:

16/06/2020



Email: abraham@nemcodesign.com.au
Mobile: 0422 606 228
Office: 9709 5556
Address: Level 1, Suite 4, 402-410
 Chapel Rd, Bankstown



To whom it may concern,

The purpose of this document is to justify the proposal of some units (specifically front porches of Unit 1 & 9 and a carport of Unit 5) having less than the required front setbacks from streets.

The minimum front setback requirement of all units should comply with the below (as per 4.4.2 Development Standards of Bathurst Regional DCP):

Front Building Line Setback

- a) Any part of the building must comply with the building line setbacks specified in the table below.

Location	Minimum Building Line
Within the Bathurst Heritage Conservation Area.	<ul style="list-style-type: none"> Must complement the existing setbacks of surrounding buildings in the vicinity and within the streetscape. Visibility must be maintained on corner allotments.
Outside the Bathurst Heritage Conservation Area	
Normal Allotments	<ul style="list-style-type: none"> 6 metres, unless the existing streetscape is already established at 8 metres.
Corner Allotments	<ul style="list-style-type: none"> The combined distance of the 2 building line setbacks to the 2 roads is to be not less than 8 metres, provided that neither is less than 2 metres.

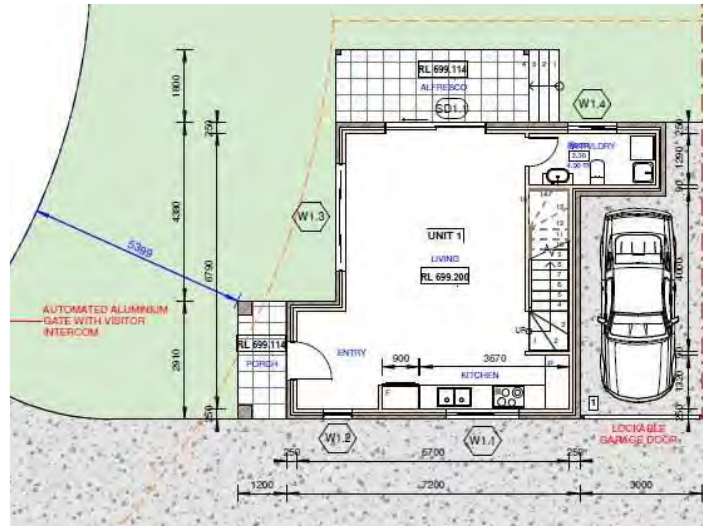
Our proposal includes:

- 5.399 m to front porch of Unit 1
- 5.014 m to front porch of Unit 9
- 5.069 m to carport of Unit 5

We are out of DCP compliance by:

- 0.601 m for Unit 1
- 0.986 m for Unit 9
- 0.931 m for Unit 5

Email: abraham@nemcodesign.com.au
Mobile: 0422 606 228
Office: 9709 5556
Address: Level 1, Suite 4, 402-410
 Chapel Rd, Bankstown



Unit 1



Unit 9



Unit 5

Email: abraham@nemcodesign.com.au
Mobile: 0422 606 228
Office: 9709 5556
Address: Level 1, Suite 4, 402-410
Chapel Rd, Bankstown



We believe that these non-compliances will not have a negative impact on proposed development as well as neighboring lots due to the following reasons:

- Lot shape is irregular,
- Proposed setback encroachments are minor only,
- Proposed setbacks are to articulation zone (porch – U1 & 9) & carport (U5), not to the main walls of dwellings,
- They will not cause any negative impact in terms of solar access or visual privacy,
- We comply with other setbacks requirements.

In relation to meeting the objectives of the DCP & LEP we believe that proposed front setbacks will not burden the neighbouring properties in any way.

Conclusion:

We request that Bathurst Council takes on our proposal for a variation to the DCP based on the below:

- Currently the proposal meets all other council requirements,
- Building heights have been met,
- All other controls have been met,
- We have designed significantly to accommodate for better and efficient design.

Considering these points, we request that Council looks favorably upon our proposal as it currently is. We have demonstrated a proactive approach to ensure all controls are met.

Regards,
Nemco Design



1 SHADOW DIAGRAM - 21ST JUN AT 9AM
1 : 500



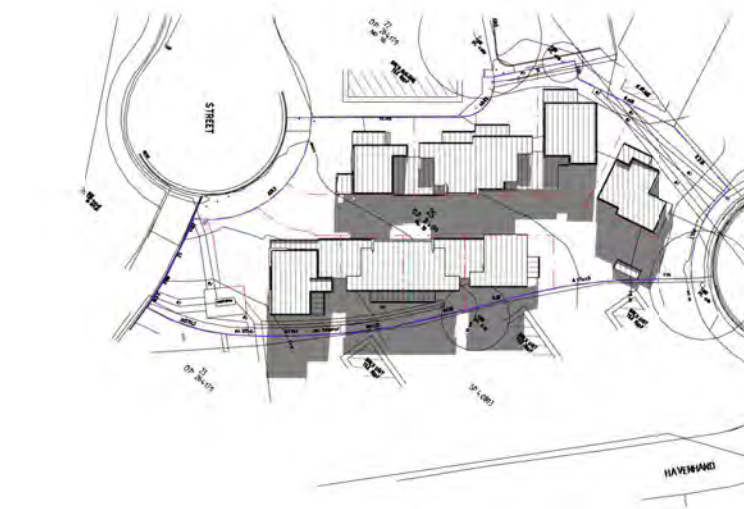
2 SHADOW DIAGRAM - 21ST JUN AT 10AM
1 : 500



3 SHADOW DIAGRAM - 21ST JUN AT 11AM
1 : 500



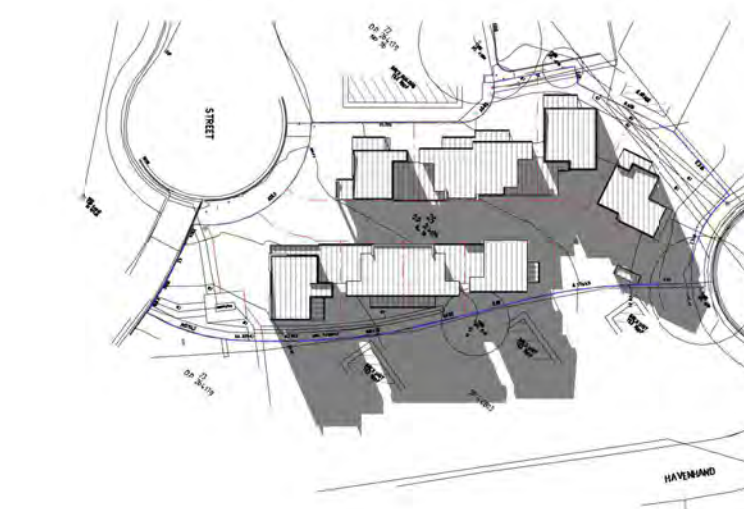
4 SHADOW DIAGRAM - 21ST JUN AT 12PM
1 : 500



5 SHADOW DIAGRAM - 21ST JUN AT 1PM
1 : 500



6 SHADOW DIAGRAM - 21ST JUN AT 2PM
1 : 500



7 SHADOW DIAGRAM - 21ST JUN AT 3PM
1 : 500

CRIME RISK ASSESSMENT REPORT

For Proposed Multi Dwelling Housing

**@ 20 GRIFFIN ST, MITCHELL
NSW 2795**

Prepared by:

Date:

20/04/2020



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1. Introduction

This Crime Risk Assessment Report accompanies a Development Application for Proposed Multi Dwelling Housing at 20 Griffin Street, Mitchell NSW 2795.

It should be read in conjunction with the Development Application prepared by Nemco Design Pty Ltd.

2. Proposed Development

The site is located at 20 Griffin Street, Mitchell NSW 2795. Specifically: Lot 25, DP 264179; Bathurst LGA; Land zoning – R1 – General Residential.

The Proposal includes:

- **Construction of Multi Dwelling Housing** (7 x 2-bedrooms dwellings + 2 x 3-bedrooms dwellings)
- **Strata Title Subdivision into nine (9) lots**

3. Report Priorities, Objectives, and Aim

Report Priority

- a) To determine the best way to protect and enhance residential amenity.

Report Objectives

- a) To identify management options and development control provisions which protect and enhance residential amenity.
- b) To ensure new housing development is constructed in ways that minimise opportunities that promote crime.

Report Aim

- a) To demonstrate that proposed development (design, layout, and dwelling configuration) will have positive impact on crime prevention.

4. Development Type

The following residential developments will be referred to the NSW Police Service under Council's ***Crime Prevention Through Environmental Design (CPTED)*** protocol.

Residential development	
<ul style="list-style-type: none">• Attached dwellings• Boarding houses• Group homes• Multi dwelling units• Residential flat buildings• Seniors housing• Shop top housing	<ol style="list-style-type: none">1. Residential accommodation with 8 or more dwellings, or2. Alterations to accommodation development that will increase the capacity of the development to 8 or more rooms, or3. All new seniors housing, or4. Group homes for more than 8 people, or

The proposed Multi Dwelling Housing at 20 Griffin St, Mitchell falls under above table and Crime Risk Assessment Report is required.

5. Site Analysis

The site at 20 Griffin Street is situated in the north-eastern part of Mitchell between the following streets: Ross Pl on the north, Havenhand Way on the east, Griffin St on the south and Crago Way on the west. Located in an established residential area within close proximity to the heart of town, schools and university will appeal greatly potential residents looking for peace & quite living environment.

6. Crime Opportunity

There is no existing evidence of crimes or anti-social behaviour (e.g. vandalism, graffiti, litter, damage or destruction of any portion of someone's else property or common or shared property).

7. Crime Prevention through Environmental Design (CPTED)

The table below includes 5 different Elements of Crime Prevention as well as information how the proposed aspects of the design or proposed management practices will help to reduce the risk of crime.

Element of Crime Prevention	Proposed Design & Proposed Management Practices
1. Surveillance	<ul style="list-style-type: none"> Natural surveillance – windows facing common driveway as well as back & side of each unit Ligthing for each unit & car space Visual marker between a unit garden and the street
2. Access Control	<ul style="list-style-type: none"> Boundary fences proposed A fence around a garden & property 2 x entry/exit point for cars Building entries obvious and clearly identifiable Visitor car spaces clearly visible Building locks & alarms Windows grills Landscaping (trees, shrubs) as a natural entry barrier
3. Territorial Reinforcement (Community ownership of public space)	<ul style="list-style-type: none"> Common area provided to ensure all owners collectively contribute to protecting of them Common landscaped area to reinforce the bond between neighbours during recreational time Crime stoppers contact numbers visible to all residents Ensure all residents are vigilant and proactive in reducing crime
4. Activity & Space Management	<ul style="list-style-type: none"> Ensure rapid repair of vandalism & graffiti if any All owners to collectively contribute to the maintenance of common areas
5. Areas requiring additional consideration	<ul style="list-style-type: none"> Open car spaces – proposed as attached to create the impression that neighbour has keeping an eye of the unit if the owner is not there

8. Conclusion

Nemco Design is pleased to submit this Crime Risk Assessment Report for proposed Multi Dwelling Housing at 20 Griffin St, Mitchell.

The Report has considered:

- An analysis of the subject site and the surrounding locality,
- Crime opportunity,
- Proposed aspects of design and management practices that have been implemented to prevent crime.

The conclusion of this report is that the proposal is suitable for development in this location and will not have any negative impact on crime in the area.

18 May 2020

100 Havenhand Way
MITCHELL NSW 2795

David Sherley
General Manager
Bathurst Regional Council

Development Application No 2020/127

Dear David

I wish to make a submission in opposition to the proposed development.

I currently own and reside at 100 Havenhand Way Mitchell. A major reason for my purchase of the property was the public land (20 Griffin St Mitchell). I thought that it would remain public land and there would be no development. In the time that I have lived here I have enjoyed the view and the warmth of the sun in winter. The two reasons for wanting to live here are now threatened by the closeness and height of the proposed development.

I have studied the proposed DA and would like you to consider the following points;

- The height of the new buildings and proximity to 92-102 Havenhand Way will be oppressive to the residents. It will dramatically diminish the quality of life of the Havenhand residents.
- The shading diagrams are inadequate. The full footprint of the 92-102 Havenhand Way units is not drawn, so there is no real appreciation of the extent of the shading. I believe that shading will occur from autumn to spring. It will make the units cold, dark and will promote mould. As a consequence it will impose higher energy costs on residents.
- The properties adjoining 20 Griffin St Mitchell are single storey dwellings. The development needs to be in keeping with surrounding properties. Not overshadowing and imposing.
- The proposal says that 22 residents is not an issue, but Council regulations say 18 residents is the maximum.
- Currently there is a public thoroughfare joining Ross Place with Griffin St and Crago Place. On one hand it is convenient, but on the other hand it contributes to anti-social behaviour. This will go under the new development and the public will make a new path through the yards of 90 and 92 Havenhand Way.
- The proposal says that there has been no crime in the area. This is not true. There have been break-ins, arson, domestic violence and drug arrests. With the new development being built so close to existing buildings, it provides concealment for addicts to take drugs and criminals to break into the properties on Havenhand Way. At the moment, with the open space, there is line of sight to all of the streets. The proposal says that the area is quiet, but in reality there are ongoing issues with anti-social behaviour, loud music and loud vehicles driven at speed at all hours of the day and night. This development will just add to the noise and traffic.
- Most of the residents of Havenhand Way are long term residents aged over 50. The current proposal is causing great anxiety. The residents have indicated to me is that they will not

stay, nor will I. Havenhand Way units will only appeal to lesser quality tenants and as a consequence there will be an increase in crime, domestic violence, disturbances, etc.

- The root of the problem is that there is no feeling of community. Mitchell is a dormitory suburb. It has no infrastructure to bring people together on neutral ground. Everyone lives in isolation. There is no shop, or a park to sit in. If there was a community garden or fitness stations for workouts, people would connect. Building developments for development sake and not addressing the issues in the area will only compound the social issues.
- The land slopes towards Havenhand Way and the construction is so close to existing buildings that the builders will not be able to stop dust entering our homes or stop silt and run off collecting against our walls.
- The rendered drawings, to me, lack architectural merit and are very unappealing and will do nothing to add flare to the area.

I declare that I have not made donations or presented gifts to local councillors or council employees at any time.

Yours sincerely

Graeme Bryson

21 May 2020

94 Havenhand Way
MITCHELL NSW 2795

David Sherley
General Manager
Bathurst Regional Council
158 Russell Street
BATHURST NSW 2795

Development Application No 2020/127
20 Griffin Street, Mitchell

Dear David,

I own 94 Havenhand Way Mitchell. Buying this investment property was a chance for me to enter the housing market and although my budget was small I found the location appealing because of the open space behind the property. After renovating I have been able to secure a mature, responsible, long-term tenant. My concern is that this may soon change.

I wish to submit my objection to DA 2020/127 of the following grounds:

- The height of the new buildings are two storey and very close to 92-102 Havenhand Way. These houses will be oppressive to the residents. In effect a two storey wall metres from Havenhand Way home windows.
- The shading diagrams only show the corners of Havenhand Way buildings and does not show the full extent of the shading. I believe that shading will occur from autumn to spring for a large part of the day. My unit will be cold, dark and damp.
- The properties adjoining 20 Griffin St Mitchell are all single storey dwellings. The proposed development is not in keeping with surrounding properties.
- The proposal estimates 22 residents while Council regulations state 18 residents is the maximum.
- I strongly object the DA comments that there has been no crime in the area. This is not true. There have been break-ins, arson, domestic violence and drug arrests. With the new development being built so close to existing buildings, it provides concealment for addicts to take drugs and criminals to break into the properties on Havenhand Way. At the moment there is clear vision from across the vacant land to the houses in Havenhand Way.

- Noise has been an issue in the area with loud music, household arguing and loud vehicles. The situation changes depending on the occupants of a few rental properties with a high turnover of tenants. This development will just add to the noise and traffic.
- The mix of mature long-term residents and a few properties with high tenant turnover will change for the worse if this development goes ahead as proposed. The current residents are ready to move if this development is towering over their homes, with the properties then attracting less desirable tenants.

Thank you for the opportunity to voice my concerns about this proposed development application.

I declare that I have not made donations or presented gifts to local councillors or council employees at any time.

Yours sincerely

Sharon van Steensel
44 Brown Street
PENRITH NSW 2750
0419 163790

RESPONSE TO OBJECTIONS LETTERS

16/06/2020

20 Griffin St, Mitchell – Proposed Multi Dwelling

DA-2020/127

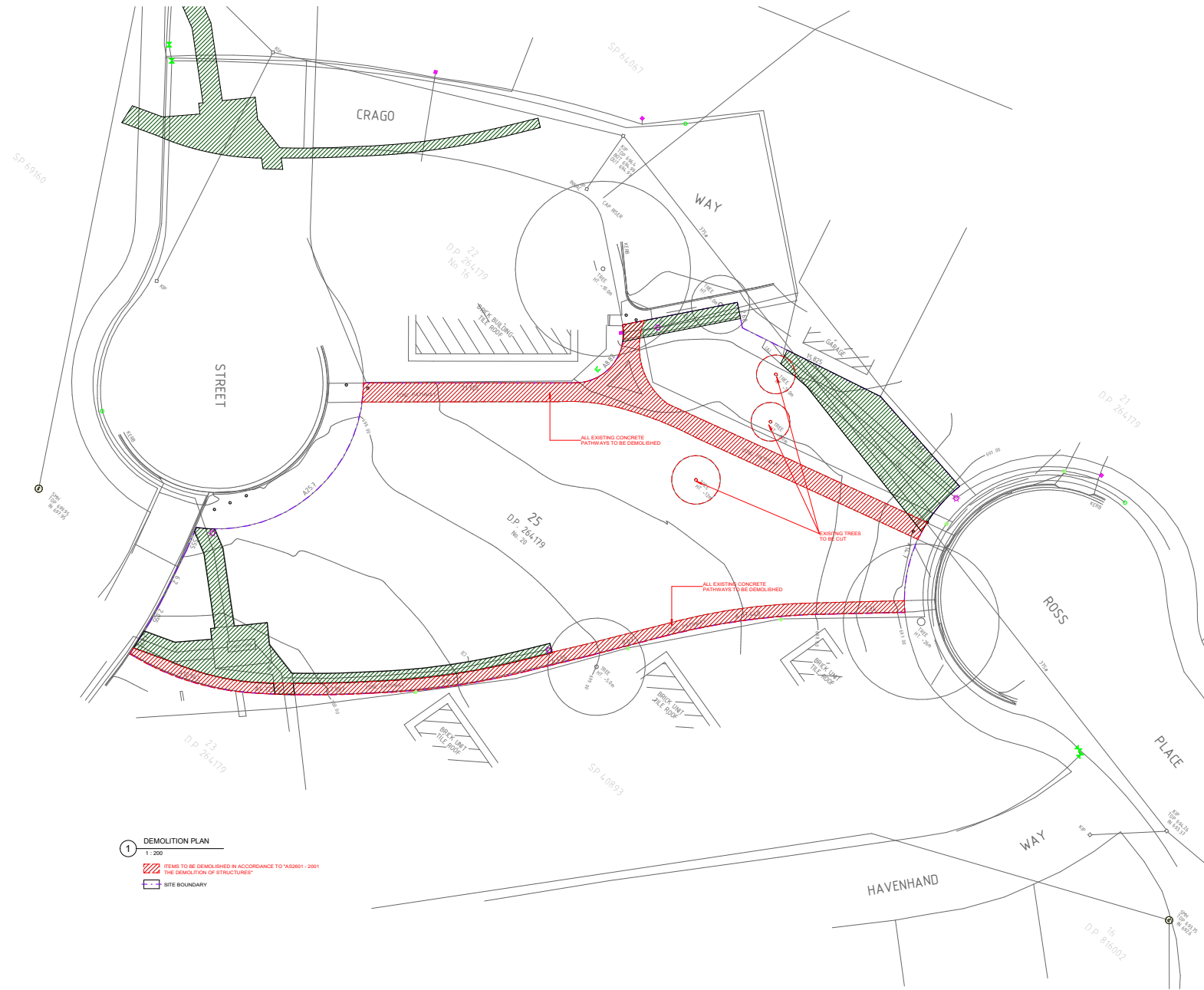
Dear Mr Daniel Dwyer,

The purpose of this letter is to provide written response to two (2) objections letters:

- 1) From Graeme Bryson, dated 18 May 2020, address: 100 Havenhand Way, Mitchell NSW 2795,
- 2) From Sharon van Steensel, dated 21 May 2020, address: 94 Havenhand Way, Mitchell NSW 2795.

Proposed development will not burden the neighbouring properties in any way due to the following reasons:

- 1) Proposed development meets building height restrictions. Maximum proposed building height equals m which is far less than max. allowable 9m.
- 2) Minor overshadowing of neighbouring north-eastern property (92-102 Havenhand Way). Please refer to A09.01 plan for hourly shadows.
- 3) Proposed development will be similar and sympathetic to the existing single dwellings as well as adjacent 2 and 3-storey multi residential dwellings.
- 4) To prevent crime in the area the below will be implemented:
 - Each unit will have CCTV camera footage at the front & rear of each premise
 - Each unit must have a back to base alarm system fitted to each premise
 - All ingress & egress points to be well defined by signage
 - Trespasser signage to be clearly shown at all ingress & egress points
 - Common CCTV footage around the premise will be monitored
 - Visitor car spaces to have visible signage
 - Shared driveway signage & a maximum of 10kph speed limit on the premise
 - 3 speed humps to be installed throughout the shared driveway with signage to indicate the speed humps
 - All carports to have a lockable swing garage door
 - Shrubs to be no higher than 900mm
 - Electronic intercom system to each unit
 - Automated security screen gates & doors to ingress & egress premises
 - Impact resistant glazing to all windows
 - Key operated windows & doors
 - All entry doors to be single cylinder locksets
 - Letter boxes to have a lock & key

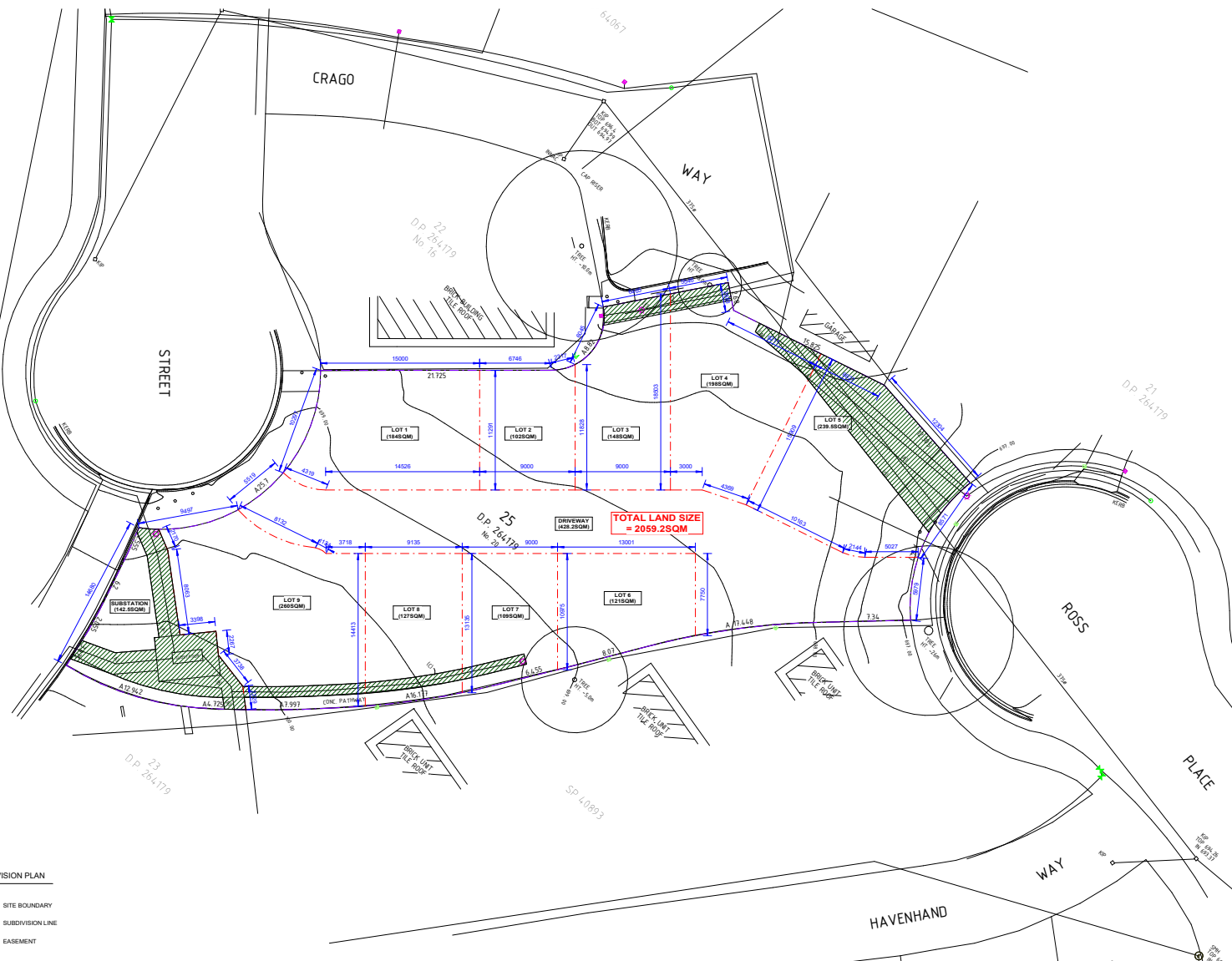


SUBDIVISION CALCULATIONS:

LOT NO	LOT SIZE
LOT 1	184m ²
LOT 2	102m ²
LOT 3	148m ²
LOT 4	198m ²
LOT 5	239.5m ²
LOT 6	121m ²
LOT 7	109m ²
LOT 8	127m ²
LOT 9	183.3m ²
DRIVEWAY	428.2m ²
SUBSTATION	219.2m ²
TOTAL AREA	2059.2m²

1 SUBDIVISION PLAN
1:200

SITE BOUNDARY
 SUBDIVISION LINE
 EASEMENT



CRIME PREVENTION REPORT NOTES:

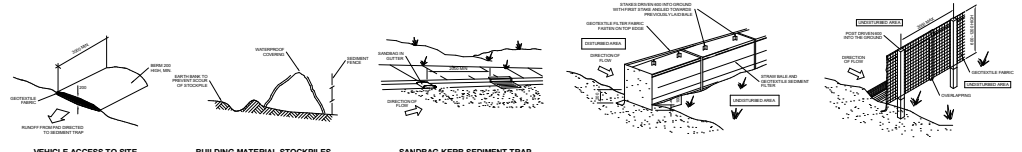
- EACH UNIT MUST HAVE CCTV CAMERA FOOTAGE AT THE FRONT & REAR OF EACH PREMISE
- EACH UNIT MUST HAVE A BACK TO BASE ALARM SYSTEM FITTED TO EACH PREMISE
- ALL INGRESS & EGRESS POINTS TO BE WELL DEFINED BY SIGNAGE
- TRESPASSER SIGNAGE TO BE CLEARLY SHOWN AT ALL INGRESS & EGRESS POINTS
- COMMON CCTV FOOTAGE AROUND THE PREMISE TO BE MONITORED
- VISITOR CAR SPACES TO HAVE VISIBLE SIGNAGE
- SHARED DRIVEWAY SIGNAGE & A MAXIMUM OF 10KPH SPEED LIMIT ON THE PREMISE
- 3 SPEED HUMPS TO BE INSTALLED THROUGHOUT THE SHARED DRIVEWAY WITH SIGNAGE TO INDICATE THE SPEED HUMPS
- ALL CARPORTS TO HAVE A LOCKABLE SWING GARAGE DOOR
- WHEN A NEIGHBOUR IS NOT AT HOME THEN THE NEIGHBOURS SHOULD KEEP AN EYE ON THE UNIT
- SHRUBS TO BE NO HIGHER THAN 900MM
- ELECTRONIC INTERCOM SYSTEM TO EACH UNIT
- AUTOMATED SECURITY SCREEN GATES & DOORS TO INGRESS & EGRESS PREMISES
- IMPACT RESISTANT GLAZING TO ALL WINDOWS
- KEY OPERATED WINDOWS & DOORS
- ALL ENTRY DOORS TO BE SINGLE CYLINDER LOCKSETS
- LETTER BOXES TO HAVE A LOCK & KEY

Attachment 7.2.4.3





- 1 WASTE MANAGEMENT PLAN & SEDIMENT & EROSION CONTROL PLAN
- 1:200
- SITE BOUNDARY
 - SEDIMENT CONTROL FENCE
 - TEMPORARY FENCE



PROPOSED MULTI DWELLING 20 GREYFRIAR STREET DUNDEE DD1 1JH 399.011365 WASTE MANAGEMENT & EROSION CONTROL PLAN		DATE: 18/11/20 DRAWN BY: JH CHECKED BY: JH APPROVED BY: JH SCALE: 1:200 PROJECT NO: 399.011365
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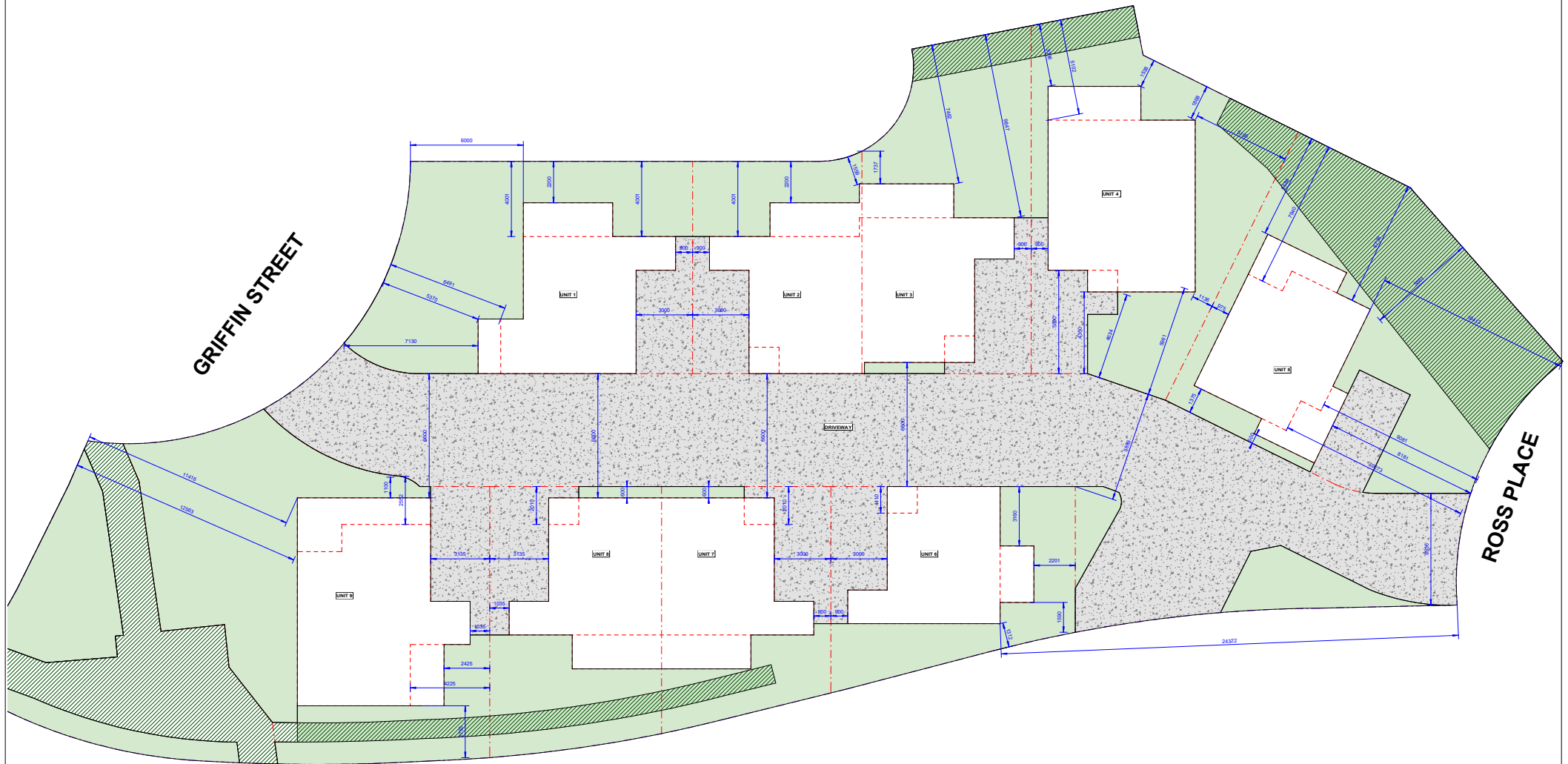
Attachment 7.2.4.3

LANDSCAPING NOTES:

- Garden beds are to incorporate weed control mats, mowing edges and are to be mulched to a minimum depth of 80mm.
- An automated drip or trickle irrigation system is to be installed in preference to manual or spray watering systems
- The use of advanced trees and shrubs, as well as the use of turf rather than grass seed is recommended.
- Maintenance of landscaping to ensure survival of plants will be a continuing requirement of any development consent.



PLANTING SCHEDULE				
SYMBOL	BOTANICAL NAME	COMMON NAME	MATURE SIZE	TYPE
EG	EMERALD GAUITY	EMERALD GAUITY	0.8M	SHRUB
T1-13	ACACIA BINERVIA	MYALL WATTLE	8M	TREE
T14-31	MAGNOLIA TEDDY BEAR	MAGNOLIA	4M	TREE



1 GROUND FLOOR SETBACK PLAN

1:100

- EASEMENT
- SITE BOUNDARY
- SUBDIVISION LINE
- GROUND FLOOR OUTLINE

0 1 2 3 4m 1:100

GRIFFIN STREET

ROSS PLACE

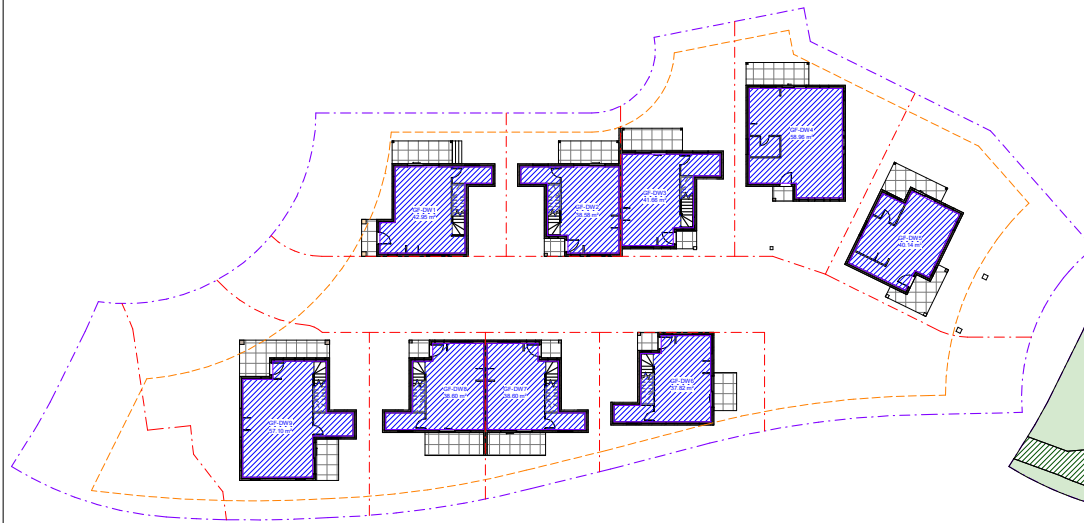
DRIVEWAY

1 FIRST FLOOR SETBACK PLAN
1:100

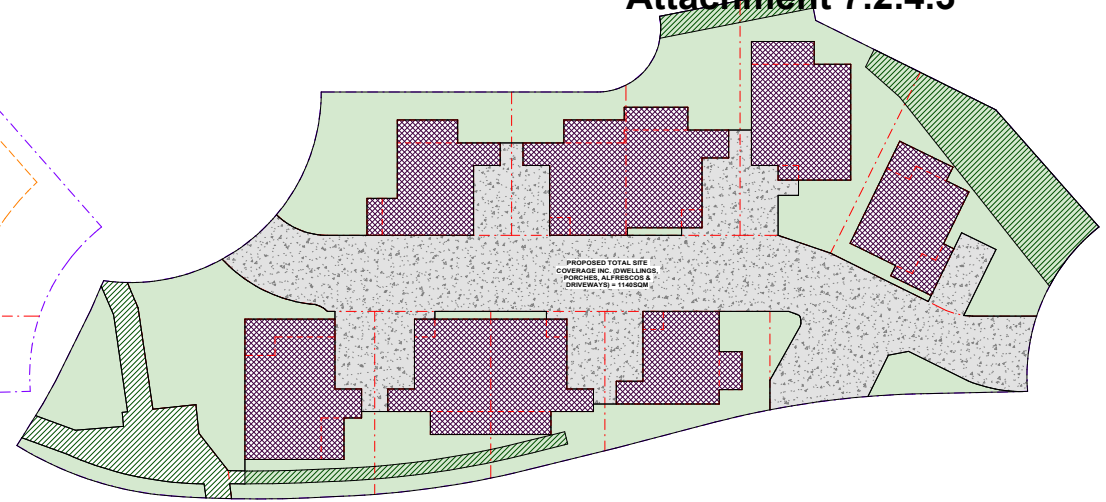
GROUND FLOOR OUTLINE
FIRST FLOOR OUTLINE

0 1 2 3 4m
1:100

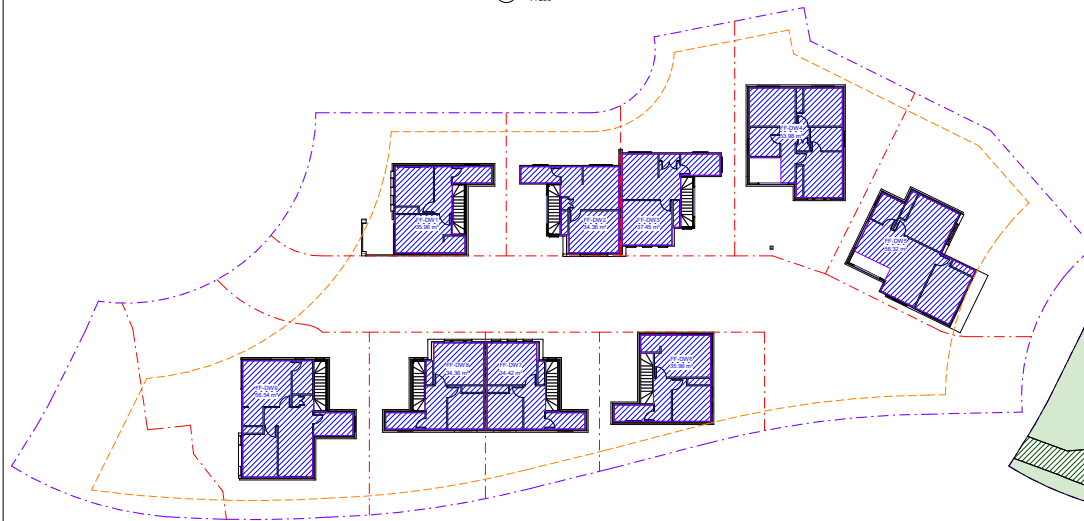
Attachment 7.2.4.3



1 FSR - Ground Floor
1:200



3 SITE COVERAGE
1:200



2 FSR - First Floor
1:200



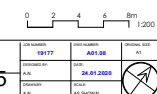
4 LANDSCAPING
1:200

SITE CALCULATIONS FOR WHOLE SITE	
FLOOR AREA CALCULATIONS	
SITE AREA	2029.24sqm
AREA OF THE PROPOSED GROUND FLOOR	584.41sqm
AREA OF THE PROPOSED FIRST FLOOR	379.25sqm
PROPOSED TOTAL FLOOR AREA	773.76sqm
SITE COVERAGE CALCULATIONS	
PROPOSED SITE COVERAGE	1146sqm = (56.4%)
INC. DWELLINGS, PORCHES, ALFRESCOS & DRIVEWAYS	
LANDSCAPING CALCULATIONS	
PROPOSED TOTAL LANDSCAPED AREA	920sqm = (44.8%)

NO.	REVISION	DATE	BY	APP'D
1	ISSUED FOR TENDERS	20/11/2020	W. J. JONES	
2	REVISED FOR TENDERS	20/11/2020	W. J. JONES	
3	REVISED FOR TENDERS	20/11/2020	W. J. JONES	
4	REVISED FOR TENDERS	20/11/2020	W. J. JONES	
5	REVISED FOR TENDERS	20/11/2020	W. J. JONES	
6	REVISED FOR TENDERS	20/11/2020	W. J. JONES	
7	REVISED FOR TENDERS	20/11/2020	W. J. JONES	
8	REVISED FOR TENDERS	20/11/2020	W. J. JONES	
9	REVISED FOR TENDERS	20/11/2020	W. J. JONES	
10	REVISED FOR TENDERS	20/11/2020	W. J. JONES	

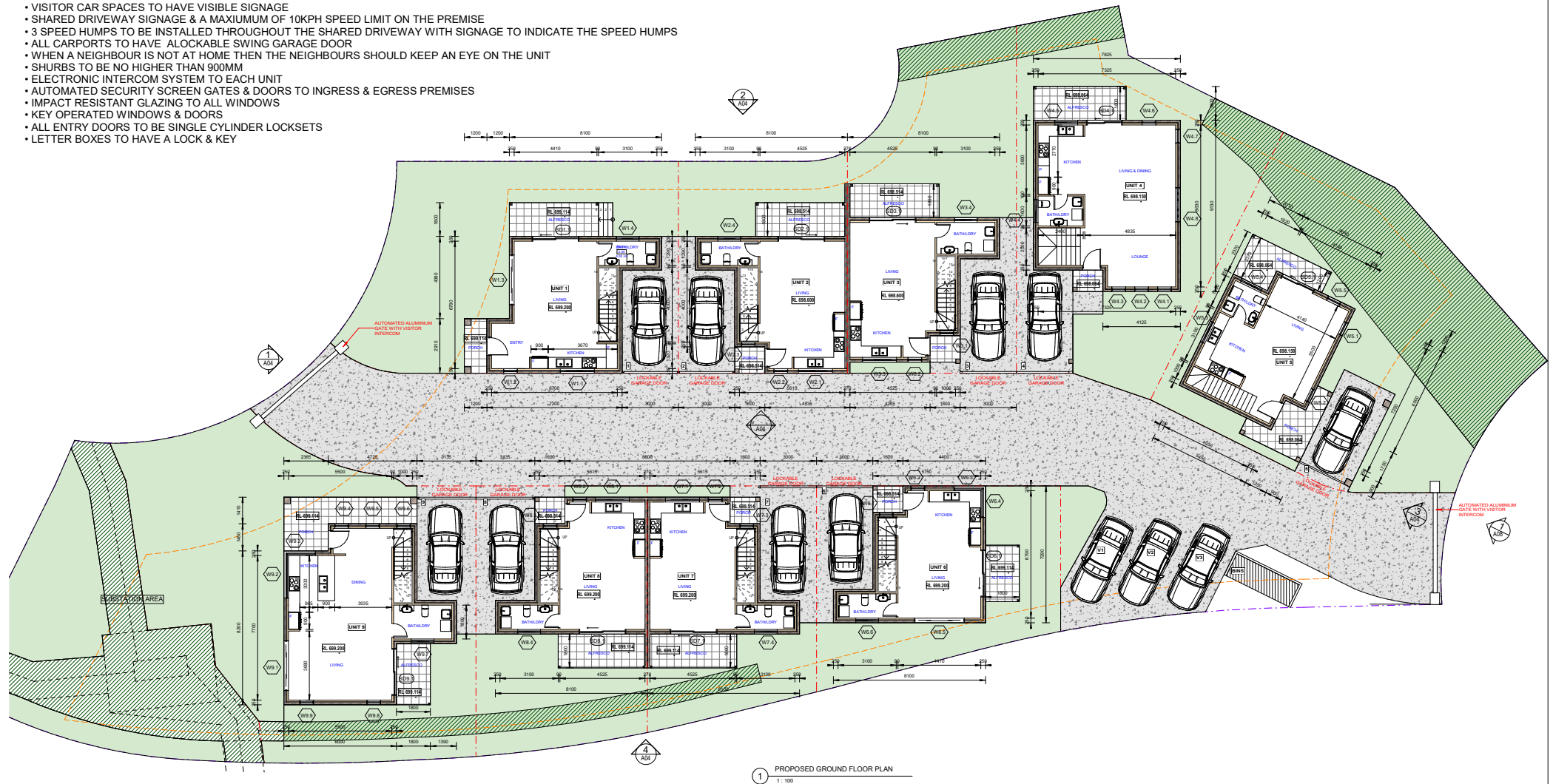


PROPOSED MULTI-DWELLING
20 GREYHOUND STREET
MOUNTAIN VIEW
403 of 1365
SITE CALCULATIONS



CRIME PREVENTION REPORT NOTES:

- EACH UNIT MUST HAVE CCTV CAMERA FOOTAGE AT THE FRONT & REAR OF EACH PREMISE
- EACH UNIT MUST HAVE A BACK TO BASE ALARM SYSTEM FITTED TO EACH PREMISE
- ALL INGRESS & EGRESS POINTS TO BE WELL DEFINED BY SIGNAGE
- TRESSPASSER SIGNAGE TO BE CLEARLY SHOWN AT ALL INGRESS & EGRESS POINTS
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- KEY OPERATED WINDOWS & DOORS
- ALL ENTRY DOORS TO BE SINGLE CYLINDER LOCKSETS
- LETTER BOXES TO HAVE A LOCK & KEY

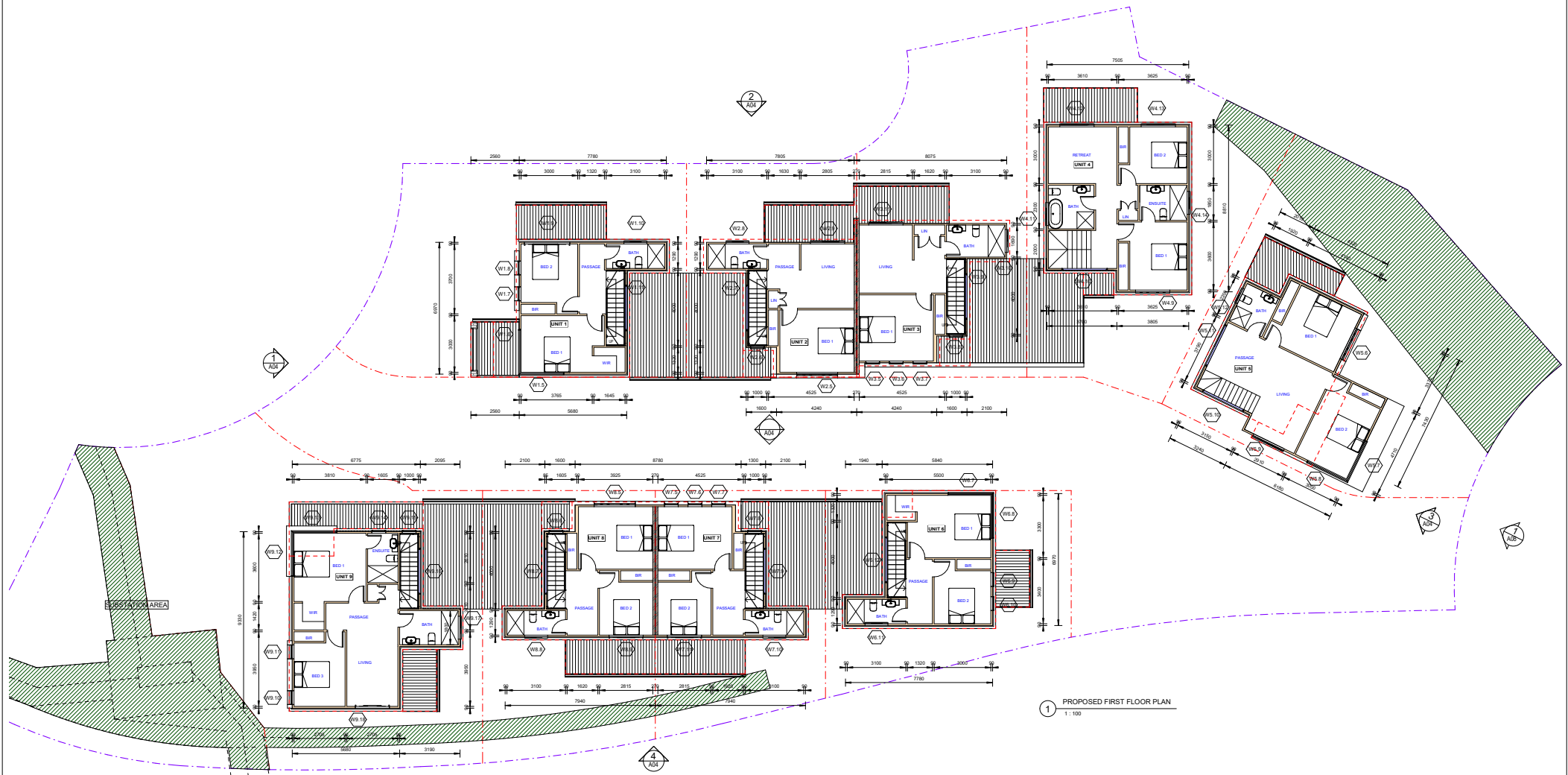


REVISION	DESCRIPTION
1	ISSUED FOR COMMENT
2	FOR APPROVAL
3	FOR APPROVAL
4	FOR APPROVAL
5	FOR APPROVAL
6	FOR APPROVAL
7	FOR APPROVAL
8	FOR APPROVAL
9	FOR APPROVAL
10	FOR APPROVAL

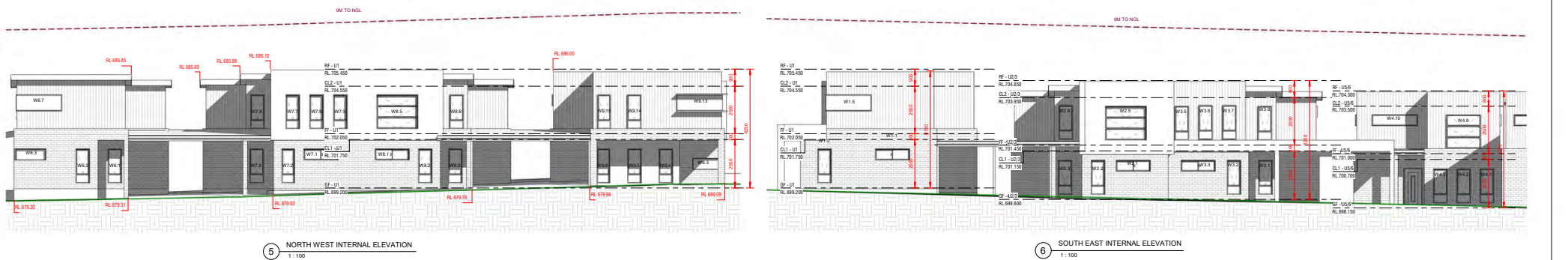
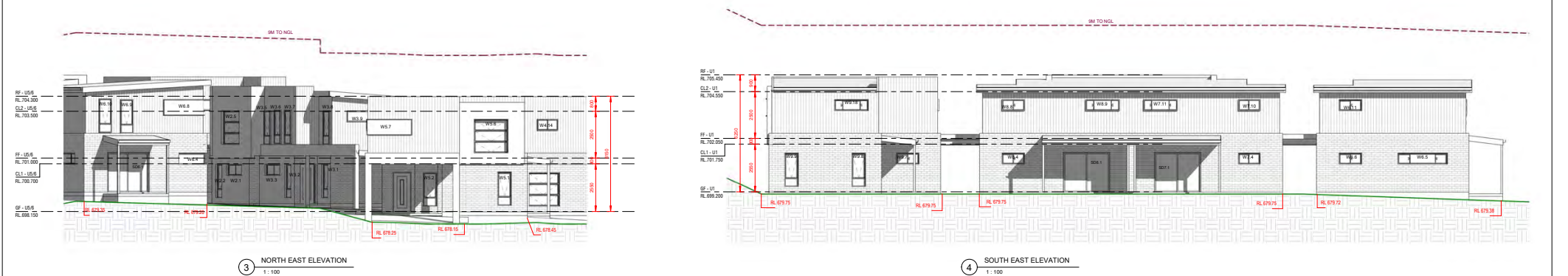
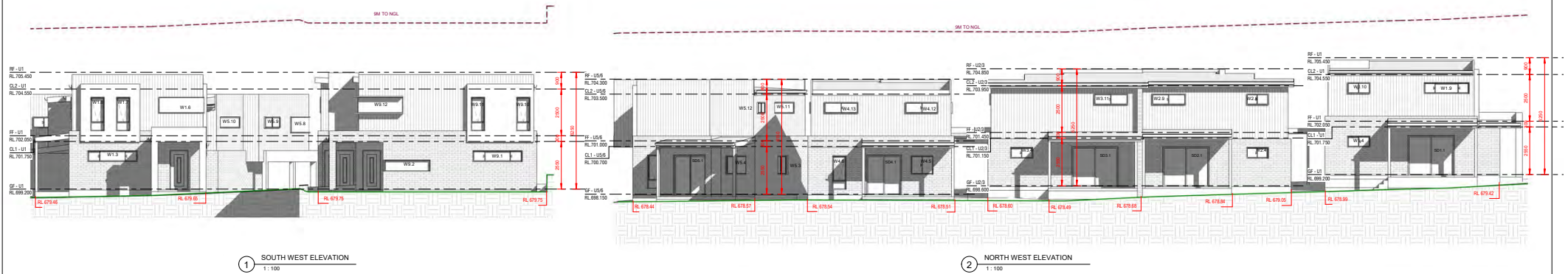
DATE	20/11/2020
BY	DESIGNER
CHECKED BY	DESIGNER
APPROVED BY	DESIGNER
DATE	20/11/2020

PROJECT NAME	PROPOSED MULTI-DWELLING
PROJECT ADDRESS	20 GREY ST, MITCHELL
PROJECT REFERENCE	404 OF 1365
PROJECT STATUS	PROPOSED GROUND FLOOR PLAN

DATE	20/11/2020
BY	DESIGNER
CHECKED BY	DESIGNER
APPROVED BY	DESIGNER
DATE	20/11/2020



Attachment 7.2.4.3



Attachment 7.2.4.3





Attachment 7.2.4.3

WINDOW SCHEDULE - DW1					
Mark	Height	Width	Area	Level	
W1.1	600	1810	1.09 m ²	GF	U1
W1.2	1800	730	1.31 m ²	GF	U1
W1.3	600	2650	1.59 m ²	GF	U1
W1.4	600	1210	0.73 m ²	GF	U1
W1.5	850	2410	2.05 m ²	FF	U1
W1.6	850	2410	2.05 m ²	FF	U1
W1.7	1800	730	1.31 m ²	FF	U1
W1.8	1800	730	1.31 m ²	FF	U1
W1.9	600	2410	1.45 m ²	FF	U1
W1.10	600	1210	0.73 m ²	FF	U1
W1.11	600	2410	1.45 m ²	FF	U1
Grand total: 11			15.06 m ²		

SLIDING DOOR SCHEDULE - DW1				
Mark	Height	Width	Area	Level
SD1.1	2100	2410	5.06 m ²	GF - U1
Grand total: 1			5.06 m ²	

Mark	Height	Width	Area	Level
W2.1	600	1810	1.09 m ²	GF - U2/3
W2.2	1800	730	1.31 m ²	GF - U2/3
W2.3	1800	730	1.31 m ²	GF - U2/3
W2.4	600	1210	0.73 m ²	GF - U2/3
W2.5	1800	2170	3.91 m ²	FF - U2/3
W2.6	1800	730	1.31 m ²	FF - U2/3
W2.7	600	2410	1.45 m ²	FF - U2/3
W2.8	600	1210	0.73 m ²	FF - U2/3
W2.9	600	1810	1.09 m ²	FF - U2/3
Grand total: 9			12.92 m ²	

SLIDING DOOR SCHEDULE - DW2				
Mark	Height	Width	Area	Level
SD2.1	2100	2410	5.06 m²	GF - U2/3
Grand total: 1			5.06 m²	

WINDOW SCHEDULE - DW3					
Mark	Height	Width	Area	Level	
W3.1	1800	730	1.31 m ²	GF	U2/3
W3.2	1800	730	1.31 m ²	GF	U2/3
W3.3	600	1810	1.09 m ²	GF	U2/3
W3.4	600	1210	0.73 m ²	GF	U2/3
W3.5	1800	730	1.31 m ²	FF	U2/3
W3.6	1800	730	1.31 m ²	FF	U2/3
W3.7	1800	730	1.31 m ²	FF	U2/3
W3.8	1800	730	1.31 m ²	FF	U2/3
W3.9	600	2410	1.45 m ²	FF	U2/3
W3.10	600	1210	0.73 m ²	FF	U2/3
W3.11	600	1810	1.09 m ²	FF	U2/3
Grand total: 11			12.95 m ²		

SLIDING DOOR SCHEDULE - DW3				
Mark	Height	Width	Area	Level
SD3.1	2100	2410	5.06 m ²	GF - U2/3
Grand total: 1			5.06 m ²	

Mark	Height	Width	Area	Level
W4.1	1800	730	1.31 m ²	GF - US6
W4.2	1800	730	1.31 m ²	GF - US6
W4.3	1800	730	1.31 m ²	GF - US6
W4.4	600	1210	0.73 m ²	GF - US6
W4.5	1000	1210	1.21 m ²	GF - US6
W4.6	1800	730	1.31 m ²	GF - US6
W4.7	1800	730	1.31 m ²	GF - US6
W4.8	1800	730	1.31 m ²	GF - US6
W4.9	1800	1810	3.26 m ²	FF - US6
W4.10	600	2410	1.45 m ²	FF - US6
W4.11	600	1210	0.73 m ²	FF - US6
W4.12	600	1210	1.09 m ²	FF - US6
W4.13	600	1810	1.09 m ²	FF - US6
W4.14	600	1210	0.73 m ²	FF - US6
Grand total: 14			20.09 m ²	

SLIDING DOOR SCHEDULE - DW4				
Mark	Height	Width	Area	Level
SD4.1	2100	1810	3.80 m ²	GF - U5/6
Grand total: 1			3.80 m ²	

Mark	Height	Width	Area	Level
W5.1	1800	730	1.31 m ²	GF - U5/6
W5.2	1800	730	1.31 m ²	GF - U5/6
W5.3	1000	1210	1.21 m ²	GF - U5/6
W5.4	1000	1210	1.21 m ²	GF - U5/6
W5.5	1800	730	1.31 m ²	GF - U5/6
W5.6	1800	1810	3.26 m ²	FF - U5/6
W5.7	850	2410	2.05 m ²	FF - U5/6
W5.8	850	2410	2.05 m ²	FF - U5/6
W5.9	600	1810	1.09 m ²	FF - U5/6
W5.10	800	2410	1.45 m ²	FF - U5/6
W5.11	600	2410	1.45 m ²	FF - U5/6
W5.12	600	850	0.51 m ²	FF - U5/6
Grand total: 12			18.21 m ²	

SLIDING DOOR SCHEDULE - DW5				
Mark	Height	Width	Area	Level
SD5.1	2100	1810	3.80 m ²	GF - U5/6
Grand total: 1			3.80 m ²	

Mark	Height	Width	Area	Level
WE.1	1800	730	1.31 m ²	GF - U1
WE.2	1800	730	1.31 m ²	GF - U1
WE.3	600	1570	0.94 m ²	GF - U1
WE.4	600	1570	0.94 m ²	GF - U1
WE.5	600	2650	1.59 m ²	GF - U1
WE.6	600	1210	0.73 m ²	GF - U1
WE.7	850	2410	2.05 m ²	FF - U1
WE.8	850	2410	2.05 m ²	FF - U1
WE.9	1800	730	1.31 m ²	FF - U1
WE.10	1800	730	1.31 m ²	FF - U1
WE.11	600	1210	0.73 m ²	FF - U1
WE.12	600	2410	1.45 m ²	FF - U1
Grand total: 12			15.73 m ²	

SLIDING DOOR SCHEDULE - DW6				
Mark	Height	Width	Area	Level
SD6.1	2100	2410	5.06 m ²	GF - U1
Grand total: 1			5.06 m ²	

WINDOW SCHEDULE - DW7				
Mark	Height	Width	Area	Level
W7.1	600	1810	1.09 m ²	GF - U1
W7.2	1800	730	1.31 m ²	GF - U1
W7.3	1800	730	1.31 m ²	GF - U1
W7.4	600	1210	0.73 m ²	GF - U1
W7.5	1800	730	1.31 m ²	FF - U1
W7.6	1800	730	1.31 m ²	FF - U1
W7.7	1800	730	1.31 m ²	FF - U1
W7.8	1800	730	1.31 m ²	FF - U1
W7.9	600	2410	1.45 m ²	FF - U1
W7.10	600	1210	0.73 m ²	FF - U1
W7.11	600	1810	1.09 m ²	FF - U1
Grand total: 11			12.95 m ²	

SLIDING DOOR SCHEDULE - DW7				
Mark	Height	Width	Area	Level
SD7.1	2100	2410	5.06 m ²	GF - U1
Grand total: 1			5.06 m ²	

Mark	Height	Width	Area	Level
W8.1	600	1810	1.09 m ²	GF - U1
W8.2	1800	730	1.31 m ²	GF - U1
W8.3	1800	730	1.31 m ²	GF - U1
W8.4	600	1210	0.73 m ²	GF - U1
W8.5	1800	2170	3.91 m ²	FF - U1
W8.6	1800	730	1.31 m ²	FF - U1
W8.7	600	2410	1.45 m ²	FF - U1
W8.8	600	1210	0.73 m ²	FF - U1
W8.9	600	1810	1.09 m ²	FF - U1
Grand total: 9			12.92 m ²	

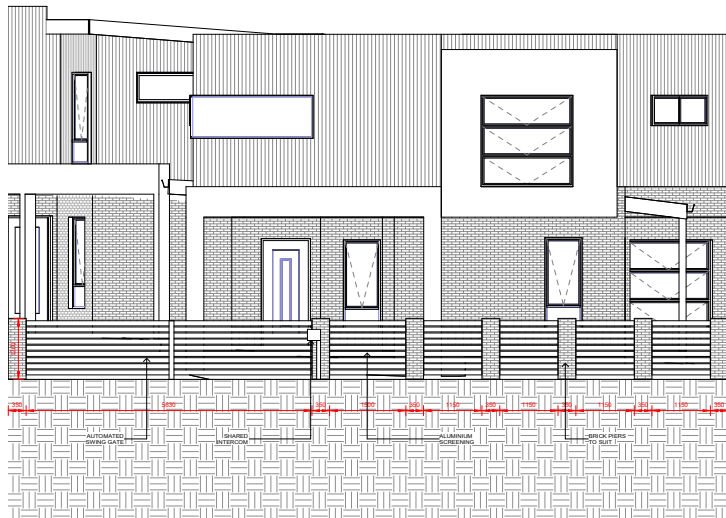
SLIDING DOOR SCHEDULE - DW8				
Mark	Height	Width	Area	Level
SD8.1	2100	2410	5.06 m ²	GF - U1
Grand total: 1			5.06 m ²	

WINDOW SCHEDULE - DW9				
Mark	Height	Width	Area	Level
W9.1	600	2550	1.59 m ²	GF - U1
W9.2	600	2410	1.45 m ²	GF - U1
W9.3	600	1570	0.94 m ²	GF - U1
W9.4	1800	730	1.31 m ²	GF - U1
W9.5	1800	730	1.31 m ²	GF - U1
W9.6	1800	730	1.31 m ²	GF - U1
W9.7	600	1210	0.73 m ²	GF - U1
W9.8	1800	730	1.31 m ²	GF - U1
W9.9	1800	730	1.31 m ²	GF - U1
W9.10	1800	730	1.31 m ²	GF - U1
W9.11	1800	730	1.31 m ²	FF - U1
W9.12	850	2410	2.05 m ²	FF - U1
W9.13	850	2410	2.05 m ²	FF - U1
W9.14	1800	730	1.31 m ²	FF - U1
W9.15	1800	730	1.31 m ²	FF - U1
W9.16	600	2410	1.45 m ²	FF - U1
W9.17	600	1210	0.73 m ²	FF - U1
W9.18	600	1210	0.73 m ²	FF - U1
Grand Total: 18			23.89 m ²	

SLIDING DOOR SCHEDULE - DW9				
Mark	Height	Width	Area	Level
SD9.1	2100	2410	5.06 m ²	GF - U1
Grand total: 1			5.06 m ²	



1 SCHEDULE OF FINISHES



1 FRONT FENCE ELEVATION
1 : 50



01: SELECTED BRICK

02: TIMBER WALL

03: ALUMINIUM WINDOWS & DOORS

04: VIVID WHITE RENDER

05: COLORBOND ROOF

06: CLADDING

Attachment 7.2.4.3



Attachment 7.2.4.3

SHADOW DIAGRAM - 21ST JUN AT 10AM - OVERSHADOWING NEIGHBOURING PROPERTIES

[illegible][illegible]

SHADOW DIAGRAM - 21ST JUN AT 12PM - OVERSHADOWING
NEIGHBOURING PROPERTIES

Email: abraham@nemcodesign.com.au
Mobile: 0422 606 228
Office: 9709 5556
Address: Level 1, Suite 4, 402-410
Chapel Rd, Bankstown



VARIATION: SITE DENSITY

PROPOSAL:

- 1) Multi Dwelling Housing
- 2) Strata Title Subdivision into 9 Lots

@ 20 Griffin St, Mitchell, NSW 2795
Lot 25, DP 264179

Clause justified:

Bathurst Regional DCP 2014; Part 4 – Residential; 4.2 Residential Density

Prepared by:

Date:
20/04/2020



Email: abraham@nemcodesign.com.au
Mobile: 0422 606 228
Office: 9709 5556
Address: Level 1, Suite 4, 402-410
 Chapel Rd, Bankstown



To whom it may concern,

The purpose of this document is to justify the proposal of Site Density being more than the maximum number of persons permissible for this lot.

The Population Density should comply with the below (as per 4.2.2 Development standards of Bathurst Regional DCP):

Population density

For the purposes of establishing population densities, occupancy rates will be as follows:

One (1) bedroom dwelling	=	1.5 persons
Two (2) bedroom dwelling	=	2.2 persons
Three (3) bedroom dwelling	=	3.3 persons
Four (4) or more bedroom dwelling	=	3.6 persons

Residential Units in Precinct 1

- a) The residential density is to be no greater than 88 persons per site hectare on lots less than 4000 square metres.
- b) The residential density is to be no greater than 93.5 persons per site hectare on lots greater than 4000 square metres.

Note: Density controls are maximums only, the actual density achievable will be dependent upon site constraints and subsequent building design.

The following formulas will aid in the determination of the site density

88 persons per site hectare	$\frac{\text{Area of land} \times 88}{10,000} =$	Number of persons permissible on a site.
93.5 persons per site hectare	$\frac{\text{Area of land} \times 93.5}{10,000} =$	Number of persons permissible on a site.

The lot at 20 Griffin St, Mitchell is 2,059 sqm; land zoning: R1.

Max. number of persons permissible on site as per DCP:

For Precinct 1:

$$(2059.2 \times 88) / 10,000 = 18.12$$

Email: abraham@nemcodesign.com.au
Mobile: 0422 606 228
Office: 9709 5556
Address: Level 1, Suite 4, 402-410
Chapel Rd, Bankstown



Our proposal includes:

7 Dwellings x 2.2 persons = 15.4 persons

2 Dwellings x 1.5 persons = 3 persons

Total: 18.4 persons

We are out of DCP compliance by 0.2 persons.

We believe that this non-compliance will not have a negative impact on neighboring lots due to the following reasons:

- Big lot size 2,059 sqm,
- 2 access points for driveway,
- Big landscaped & POS area for every unit,
- Low FSR (0.38),
- Hedges planted along boundaries to provide privacy for subject site & neighboring properties.

In relation to meeting the objectives of the DCP & LEP we believe that proposed higher Site Density will not burden the neighbouring properties in any way.

Conclusion:

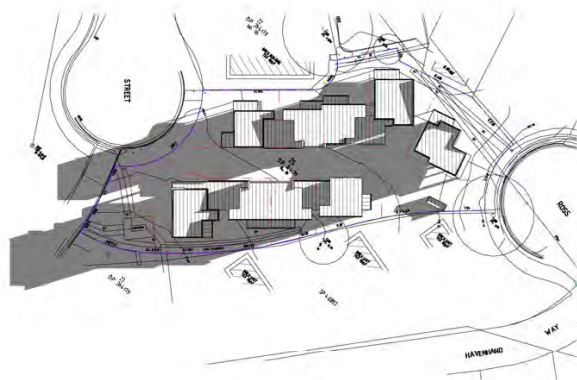
We request that Bathurst Council takes on our proposal for a variation to the DCP & LEP based on the below:

- Currently the proposal meets all other council requirements,
- Building heights have been met,
- All other controls have been met,
- We have designed significantly to accommodate for better and efficient design.

Considering these points, we request that Council looks favorably upon our proposal as it currently is. We have demonstrated a proactive approach to ensure all controls are met.

Regards,
Nemco Design

Attachment 7.2.4.5



1 SHADOW DIAGRAM - 21ST JUN AT 9AM
1:500



2 SHADOW DIAGRAM - 21ST JUN AT 10AM
1:500



3 SHADOW DIAGRAM - 21ST JUN AT 11AM
1:500



4 SHADOW DIAGRAM - 21ST JUN AT 12PM
1:500



5 SHADOW DIAGRAM - 21ST JUN AT 1PM
1:500



6 SHADOW DIAGRAM - 21ST JUN AT 2PM
1:500



7 SHADOW DIAGRAM - 21ST JUN AT 3PM
1:500

Attachment 7.2.4.5

Architectural site plan showing building footprints, parking areas, and surrounding streets including Street, Ross Way, and Havenhand Way. The plan includes various annotations such as 'D.P. 25', 'A.116B', and 'A.116A'.

4

SHADOW DIAGRAM - 21ST JUN AT 12PM - OVERSHADOWING
NEIGHBOURING PROPERTIES

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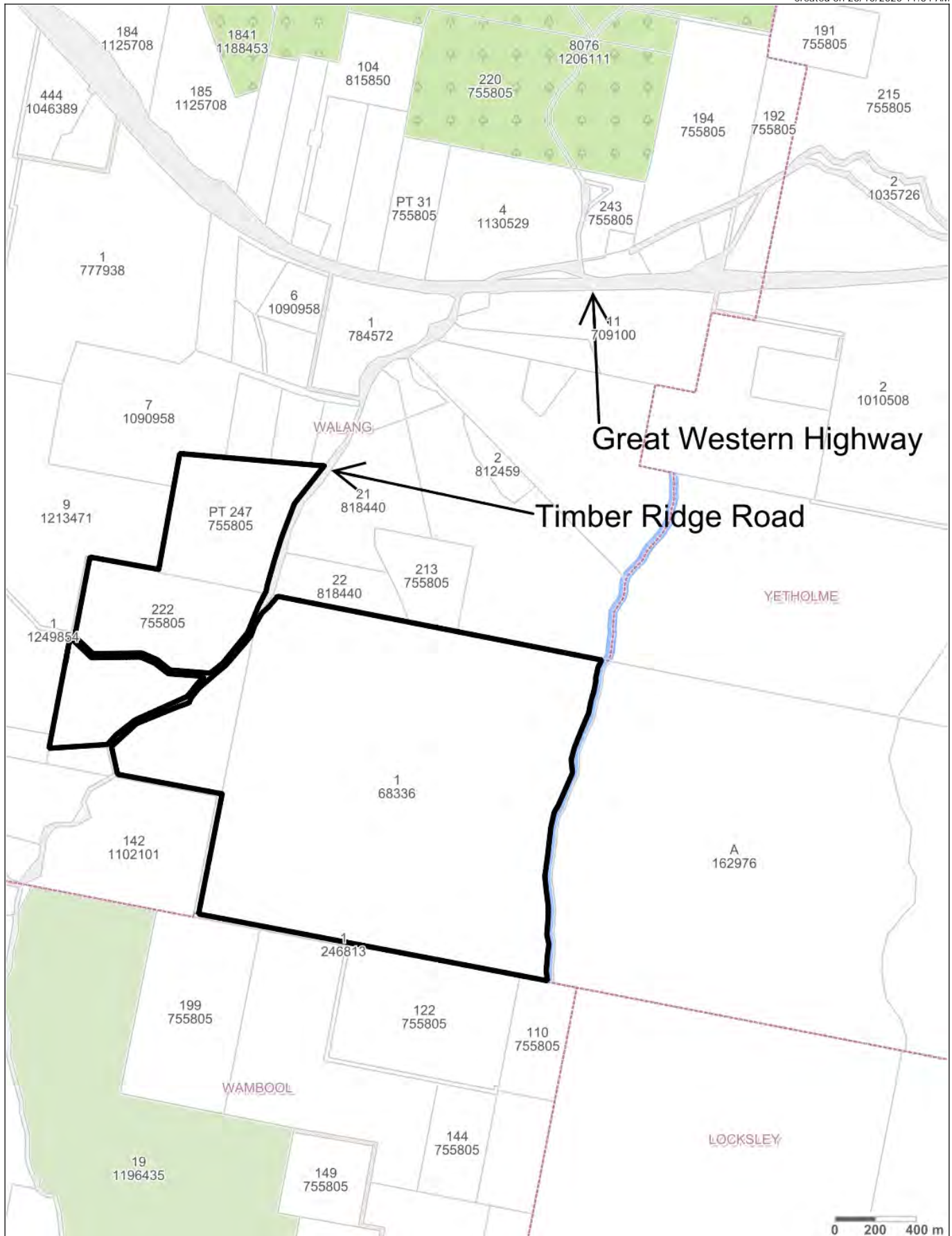
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3 SHADOW DIAGRAM - 21ST JUN AT 11AM - OVERSHADOWING
NEIGHBOURING PROPERTIES
1:300

AGENDA - Ordinary Meeting of Council Agenda - 18 November 2020 Attachments



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

Important Notice!

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Drawn By: Daniel Dwyer

Date: 26/10/2020

Projection: GDA94 / MGA zone 55

Map Scale: 1:24574 @ A4

DA 2020/351 - 201 Timber Ridge Road, Walang



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Drawn By: Daniel Dwyer

Date: 26/10/2020

Projection: GDA94 / MGA zone 55

Map Scale: 1:24574 @ A4

DA 2020/351 - 201 Timber Ridge Road, Walang

Attachment 7.2.5.2

THIS PLAN WAS PREPARED BY VOERMANN & RATSEF FOR PRINTING AS AN A3 PAPER COPY OR DIGITAL PDF. THIS PLAN IS FOR THE USE OF BATHURST REGIONAL COUNCIL AND BATHURST RURAL HOLDINGS PTY LTD AS A PROPOSED SUBDIVISION PLAN TO ACCOMPANY A DEVELOPMENT APPLICATION FOR THE PROPOSED SUBDIVISION OF LOT 1 IN DP 68336, LOT 20 & 23 IN DP 252219 AND LOT 222 & 247 IN DP 755805 INTO 2 LOTS. IN PARTICULAR, NO RELIANCE SHOULD BE PLACED ON THE INFORMATION ON THIS PLAN FOR ANY FINANCIAL DEALINGS INVOLVING THE LAND OTHER THAN AS TO ACCOMPANY A DEVELOPMENT APPLICATION TO BATHURST REGIONAL COUNCIL. THIS PLAN HAS NOT BEEN PREPARED FOR CONTRACT PURPOSES.

THE DIMENSIONS AND THE FINAL AREAS OF THE
LOTS SHOWN HEREON MAY VARY AND ARE
SUBJECT TO FIELD SURVEY AND ALSO TO THE
REQUIREMENTS OF COUNCIL AND ANY OTHER
AUTHORITY WHICH MAY HAVE REQUIREMENTS UNDER
ANY RELEVANT LEGISLATION.

THE REQUIREMENT FOR EASEMENTS HAS NOT BEEN INVESTIGATED AT THIS STAGE.

NO UNDERGROUND SERVICES, OVERHEAD SERVICES,
EASEMENTS, ENCUMBRANCES OR RESTRICTIONS
AFFECTING, BENEFITING ON OR NEAR THE SUBJECT
LAND HAVE BEEN SHOWN OR INVESTIGATED BY
VOERMAN & RATSEP.

THE PROPOSED NEW BOUNDARIES BETWEEN LOTS 200 & 201 IS SHOWN FOR DEVELOPMENT APPLICATION PURPOSES ONLY AND MAY VARY SLIGHTLY ONCE A FIELD SURVEY HAS BEEN CARRIED OUT.

THIS PLAN IS NOT A PLAN OF AN APPROVED
SUBDIVISION BY COUNCIL UNTIL A COUNCIL STAMP
APPEARS ON THIS PLAN WITH THE STATEMENT
THAT DA APPROVAL HAS BEEN GRANTED.

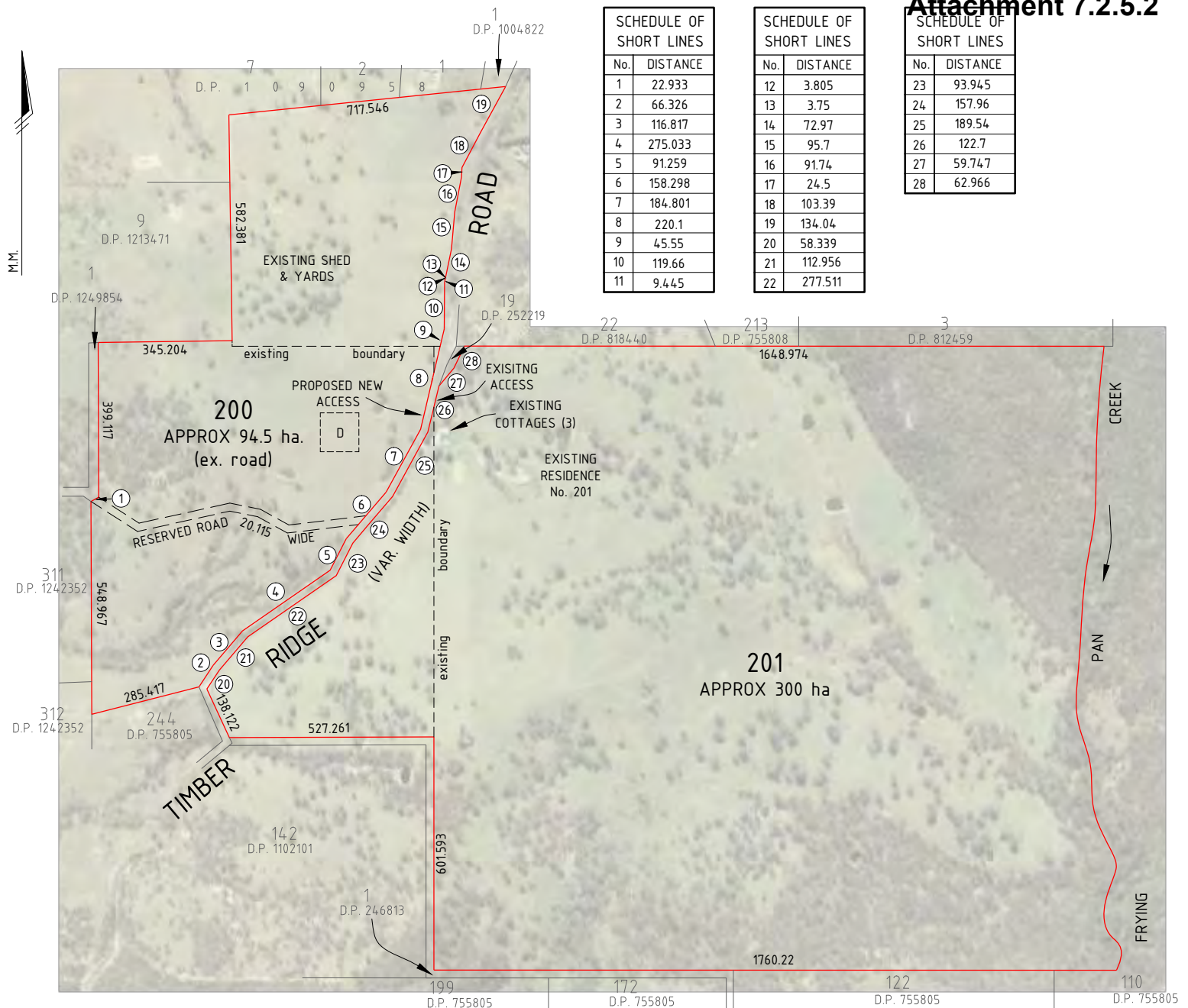
PROPOSED LOTS 200 & 201 ARE NOT LOTS IN A REGISTERED DEPOSITED PLAN UNTIL A DEPOSITED PLAN IS PREPARED, APPROVED BY COUNCIL AND THEN REGISTERED AT NSW LAND REGISTRY SERVICES.

VOERMAN & RATSEP THEREFORE DISCLAIMS ANY LIABILITY FOR ANY LOSS OR DAMAGE WHATSOEVER OR HOWSOEVER INCURRED ARISING FROM ANY PARTY WHO USES OR RELIES UPON THIS PLAN FOR ANY OTHER PURPOSE. THIS PLAN MAY BE SUBJECT TO ALTERATION FOR REASONS BEYOND THE CONTROL OF VOERMAN & RATSEP.

THIS NOTE IS AN INTEGRAL PART OF THIS PLAN
AND THIS PLAN MUST NOT BE COPIED,
REPRODUCED, STORED IN A RETRIEVAL SYSTEM OR
TRANSMITTED IN ANY FORM BY BATHURST RURAL
HOLDINGS PTY LTD AND BATHURST REGIONAL
COUNCIL WITHOUT THESE NOTES.

THIS PLAN WAS PREPARED ON 17TH SEPTEMBER
2020 BY VOERMAN & RATSEP WITH REFERENCE TO
20180A.dwg.



 DWELLING SITE FOR DA ASSESSMENT

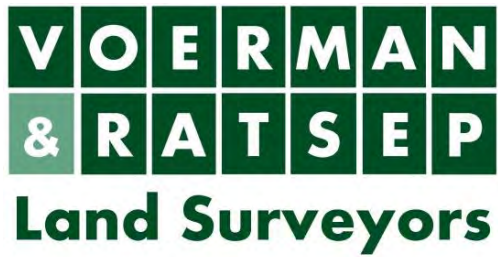


SCHEDULE OF SHORT LINES	
No.	DISTANCE
1	22.933
2	66.326
3	116.817
4	275.033
5	91.259
6	158.298
7	184.801
8	220.1
9	45.55
10	119.66
11	9.445

SCHEDULE OF SHORT LINES	
No.	DISTANCE
12	3.805
13	3.75
14	72.97
15	95.7
16	91.74
17	24.5
18	103.39
19	134.04
20	58.339
21	112.956
22	277.511

No.	DISTANCE
23	93.945
24	157.96
25	189.54
26	122.7
27	59.747
28	62.966

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02	ADDED 1 HECTARE DWELLING SITE FOR LOT 200, LOT 20 IN DP 252219 ADDED INTO DEVELOPMENT	21.11.20				Scale: 1:10000 @ A3				Title PROPOSED 2 LOT SUBDIVISION OF LOT 1 IN DP 68336, LOT 20 & 23 IN DP 252219 AND LOT 222 & 247 IN DP 755805 201 TIMBER RIDGE ROAD, WALANG, BATHURST REGIONAL	Revision 1/1
01	ISSUED TO CLIENT	17.09.20								CAD File: 20180A02	2
No REVISION	AGENDA - Ordinary Meeting of Council					SCALE IN METRES				MAG File: 20180A	



PO Box 16
116 Russell Street
(Corner of Bentinck Street)
Bathurst NSW 2795

DX 3105 Bathurst

P: 02 6331 6803

E: office@vrsurveyors.com.au
W: vrsurveyors.com.au

ABN 57 441 411 449

Statement of Environmental Effects

Prepared for:

Bathurst Rural Holdings Pty Ltd

Development:

Rural Subdivision

Location:

'Womboyne Park'
201 Timber Ridge Road
Walang

Directors:

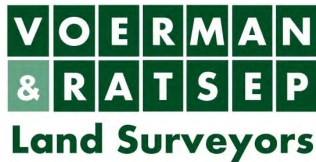
- **Andrew Burge**
Registered Surveyor
- **David Ortiger**
Registered Surveyor

Associates:

- **Adam Ortiger**
Registered Surveyor

Affiliations:

- Member of the Association of Consulting Surveyors NSW Inc.
www.acsnew.com.au
- Members of the Institution of Surveyors NSW Inc.
www.surveyors.org.au



Bathurst Rural Holdings Pty Ltd have engaged Voerman & Ratsep to prepare a Statement of Environmental Effects in support of a development application to be lodged with Bathurst Regional Council for a proposed subdivision of rural land at 201 Timber Ridge Road, Walang.

The applicant is: Voerman & Ratsep
PO Box 16
Bathurst NSW 2795

A handwritten signature in black ink, appearing to read 'Andrew Burge'.

Andrew Burge
Registered Land Surveyor/Director

Date: 29th September 2020
Reference: 20180

The owner of the subject land – Bathurst Rural Holdings Pty Ltd has provided consent to the lodgement of this development application.

Disclaimer

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1. SUBJECT LAND

1.1 Location and Title Details

The subject land is known as 'Womboyne Park' 201 Timber Ridge Road, Walang and identified as Lot 1 in DP 68336, Lot 23 in DP 252219 and Lots 222 & 247 in DP 755805. The total land area is approximately 394.5 hectares.

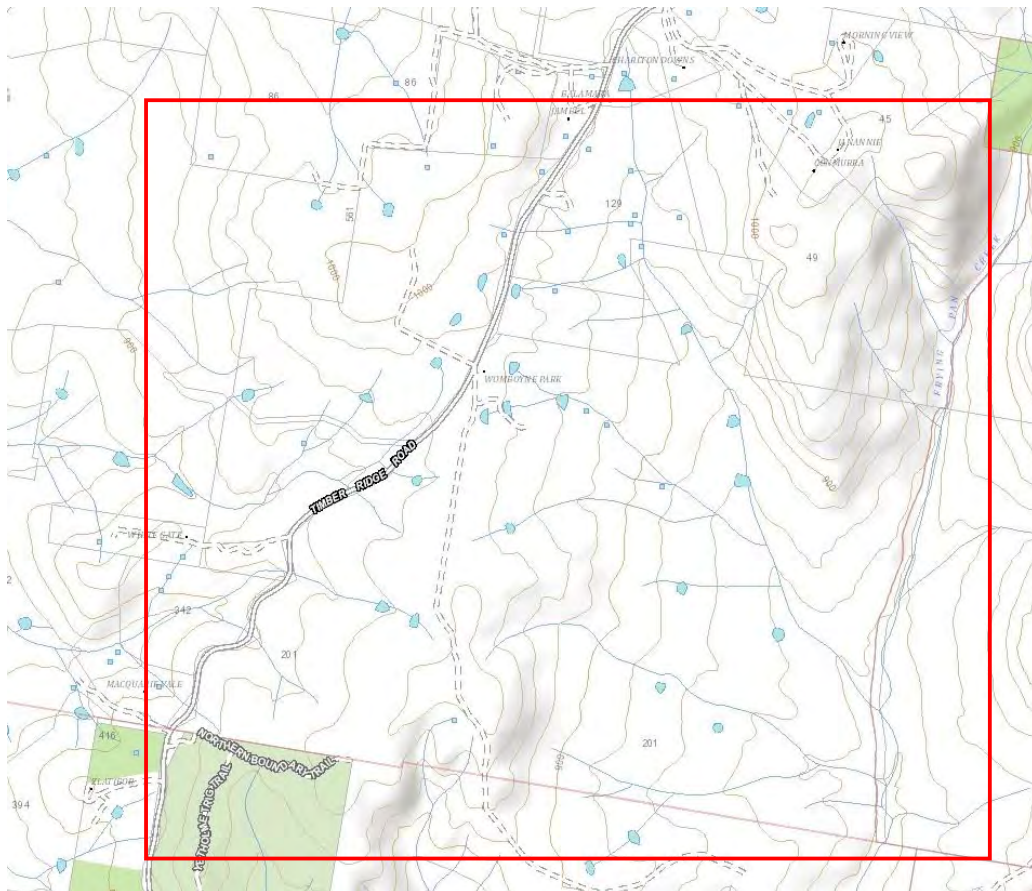


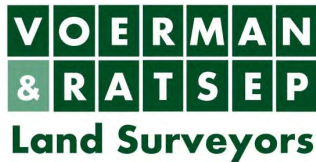
Figure 1. Locality Plan

1.2 Description of the Site

The property is currently used for grazing and livestock production. The grazing land is mainly improved pasture with scattered paddock trees together with heavier native forest on the steeper slopes on the east and south.

There are several watercourses and farm dams across the property.

The landform is generally undulating with elevation differences of 800 metres to 1010 metres above sea level. Gradients range generally from level to 1 in 3. The aspect generally faces to the east and south west either side of a central ridge line.



The property is bounded by similar rural grazing land.

The property is divided by Timber Ridge Road.

2. PROPOSED DEVELOPMENT

A subdivision of four (4) lots into two (2) lots in accordance with the following table:

Proposed Lot No.	Area (approx)	Comment
200	94.5 ha	Vacant rural lot with direct frontage to Timber Ridge Road
201	300 ha	Rural lot that includes existing dwellings and with direct frontage to Timber Ridge Road

A subdivision plan showing the layout of the proposed lots has been included in **Attachment A**.

The vacant lot is intended to have a future dwelling, subject to a separate development application.

3. DEVELOPMENT STANDARDS

3.1 Environmental Planning Instruments

3.1.1 Local Environmental Plans

The Bathurst Regional Local Environmental Plan 2014 has the subject land zoned as:

- RU1 Primary Production

With regard to Lots 200 & 201 and the LEP zone objectives:

- The viability and sustainability of agricultural production will not be diminished because of the subdivision.
- Broad acre grazing will remain possible on the land but with added opportunities to offer diversity in primary industry enterprises in the area.
- Rural land will be less fragmented in accordance with the objectives of the LEP.
- The rural and scenic character of the land will be maintained and there is unlikely to be a conflict of land use with adjoining lands.

With regard to Lot 200 a request to vary a development standard under Clause 4.6 is submitted with this application. It is proposed to create one lot with an area less than 100 hectares.

The development application is submitted on the basis that this subdivision is a permitted development.

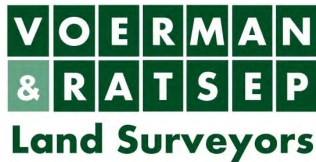
3.1.2 State Environmental Planning Policies

State Environmental Planning Policy No. 55 – Remediation of Land.

Refer to part 4.5 of this report that will assist in the assessment of Clause 7 of the SEPP.

State Environmental Planning Policy (Koala Habitat Protection) 2019.

Refer to part 4.9 of this report that will assist in the assessment of Part 2 Clause 9 of the SEPP.



3.1.3 Regional Environmental Plans

There are no known Regional Environmental Plans particularly applicable to this proposal.

3.1.4 Development Control Plans

Bathurst Regional DCP 2014

Sections 6.1, 6.2 and 6.3 together with sections 9.1, 9.2, 9.3, 9.4, 9.7 and 9.8 are considered relevant to this development application. Refer to part 4 of this report that addresses the development standards outlined in each section.

3.2 Planning Agreements

There are no known planning agreements affecting the subject property.

4. LIKELY IMPACTS OF THE DEVELOPMENT

4.1 Context and Setting

The development is consistent with the setting, character and land use of the surrounding rural area that encompasses a range of large and small sized rural holdings.

4.2 Access

Primary access to Lot 200 from Timber Ridge Road will be at a new sealed and setback entrance located on a crest that provides adequate sight distances for oncoming and turning traffic. Primary access to Lot 201 from Timber Ridge Road will use the existing entrance. It will be upgraded with road seal to the setback entrance gate.

4.3 Services

Overhead electricity is available within the property for connection to a new dwelling. The existing dwellings are connected.

Telecommunication cables are laid along Timber Ridge Road and available for connection to a new dwelling. The existing dwellings are connected.

Water supply for each lot is to be from bores, storage tanks and dams.

4.4 Dwelling Sites

Proposed Lot 200 has suitable areas available for a dwelling site that will satisfy proximity to existing access roads, outlook, solar access, required setbacks and sufficient vegetation buffer from a bushfire risk. A dwelling, access road and services can be constructed and maintained with minimal sediment and erosion control requirements.

Proposed Lot 201 includes the existing homestead, three cottages and rural sheds.

4.5 Current & Previous Land Use (Potential Contamination)

The land is currently used for grazing and livestock production and has been since the mid to late 1800's. Adjoining land is also currently used for grazing and livestock production. The potential for contamination appears minimal. The owners declare that no large fuel storage tanks, chemical stores or sheep plunge dips are located on the property. Therefore, a detailed investigation is not necessary or warranted in this instance.



4.6 Onsite Effluent Disposal

The property has been identified in the Bathurst Regional DCP 2014 Map No. 30 as partly subject to groundwater vulnerability. An onsite effluent disposal system would accompany a future single dwelling and is expected to be installed in accordance with clause 6.4 and 9.5 of the Bathurst Regional DCP 2014.

The existing onsite effluent disposal systems connected to the existing dwellings are approved and are operating effectively.

4.7 Bushfire Risk

The property has been identified in part as bushfire prone from NSW Rural Fire Service mapping. A bushfire risk assessment report for the property has been prepared. Please refer to **Attachment B** for the report and its conclusion.

In summary, with the predominant vegetation type being managed land and grassland, Lot 200 has dwelling sites available that can achieve asset protection zones of at least 50 metres. A future dwelling is determined to have low to no special construction requirements. Creation of asset protection zones around a dwelling and safe access provisions are possible in accordance with the requirements of the Planning for Bushfire Protection 2006 and 2019.

The existing dwellings on Lot 201 can achieve the minimum APZ of more than 50 metres. In accordance with BFBP 2019 Section A1.3 Grassland Assessment, no further assessment requirements are necessary.

4.8 Riparian Land and Waterways

The Bathurst Regional DCP 2014 Riparian Land and Waterways Map No. 30 shows that the land is subject in part to a sensitive waterway crossing the property.

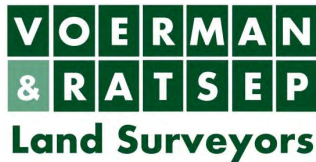
Tributaries of the Fish River flow westerly and southerly across the subject land. No development is proposed (dwelling sites and additional access roads) within 40 metres of any sensitive waterway. The proposed development achieves the required outcomes.

4.9 Flora and Fauna (Biodiversity)

The land has been identified in the Bathurst Regional DCP 2014 Map No. 31 to have pockets of High Biodiversity Sensitivity. It is not the intention of this subdivision to impact on any substantial existing vegetation. A future dwelling site and access driveway for Lot 200 can be located to cause no disruption to existing vegetation or habitat.

The property has been mapped as having Biodiversity Values along Frying Pan Creek on the Biodiversity Offset Scheme mapping. A copy of the map is included as **Attachment C**. The development does not require the removal of native vegetation or the construction of boundary fencing over significant waterways. The impact to threatened species is considered low. The development is not required to participate in the Biodiversity Offset Scheme (BOS) and any further ecological study is unwarranted. Consequently, a referral to the Minister of Planning, Industry and Environment is not required for this development.

There are no proposed new boundaries between Lots 200 and 201. The subdivision consolidates lots on either side of Timber Ridge Road.



The property is identified on the SEPP (Koala Habitat Protection) 2019 pink development application map to have potential koala habitat. A copy of the report is included as **Attachment C**. The subdivision is determined in accordance with the SEPP Draft Guidelines to be a Tier 1 development where low or no impact to koalas/habitat is prescribed. That is;

- indirect impacts that will not result in clearing of native vegetation within koala habitat,
- the development is below the Biodiversity Offsets Scheme threshold under the BC Act,
- there is no native vegetation removal,
- the development footprint will not impede movement between koala habitat,
- adequate mitigation measures can be implemented as necessary

The proposed development achieves the required outcomes.

4.10 Land Resources

The Bathurst Regional DCP 2014 Land Resources Map No. 29 shows that the property is subject to sensitive land areas. Dwelling sites and access driveways can be located to cause no further disruption to affected areas.

The proposed development achieves the required outcomes.

4.11 Heritage

European heritage

No identified heritage item or area has been identified on the subject land.

Aboriginal heritage

An AHIMS search was obtained on 29th September 2020 and identified no recorded aboriginal heritage sites on or near the subject land. A copy of the search is included in **Attachment D**.

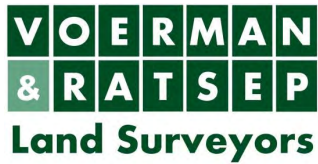
4.12 Privacy, Views and Overshadowing

The proposal will not affect the amenity of surrounding residents by overshadowing, loss of privacy, increased noise or vibration. The lot sizes permit the siting of suitable dwellings that will comply with setbacks from side boundaries and roads. Views onto the subject land from Timber Ridge Road and adjoining properties will be consistent with the existing general setting of scattered dwellings sites in a rural landscape.

The topography of the property provides opportunities for passive solar design to be incorporated into future dwellings.

4.13 Social and Economic Impacts

The development proposal will provide positive social and economic impact in the area. Subdivision of the land will maintain a range of rural and agricultural opportunities consistent with the objectives of the rural zone together with lifestyle choices for new and existing residents in the Bathurst Regional local government area. An increase in population could lead to improved community facilities and services and additional agricultural, recreational and tourist employment opportunities within the LGA.



4.14 Public Interest

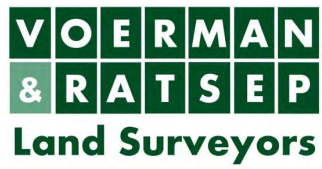
The proposed development is considered to be of minor interest to the public due to the localised nature of potential impacts and changes to the property. As demonstrated in this report, the proposed development is consistent with the objectives within the zone in which the development is to be carried out. With appropriate conditions in the development consent and adherence to council standards, any potential impact to the public would be negligible.

5. CONCLUSION

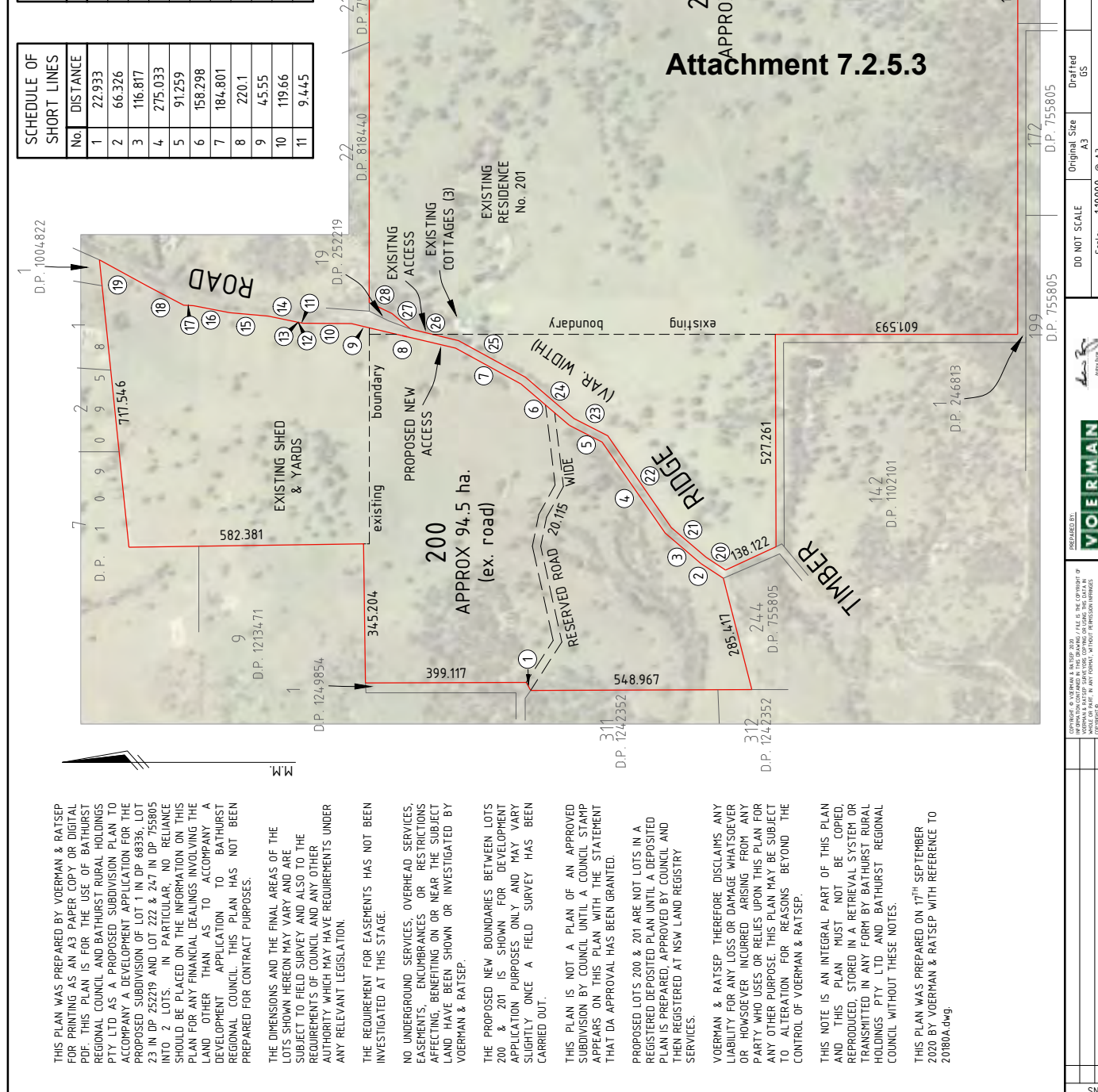
This report includes an assessment of the existing site conditions, details of the proposed subdivision and consideration of applicable planning instruments and controls.

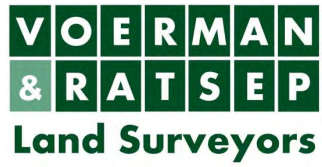
The proposed development has been assessed in accordance with the objectives and provisions of the Bathurst Regional LEP 2014 and Bathurst Regional DCP 2014.

It is considered a sustainable development that will generate employment and lifestyle opportunities in the Bathurst area. Therefore, it is recommended that the development application be approved subject to appropriate consent conditions.



Appendix A Proposed Subdivision Lot Layout Plan





Appendix B Bushfire Risk Assessment Report

Application for Bushfire Safety Authority

Summary

This bushfire assessment report has been prepared by Voerman & Ratsep in accordance with Clause 44 of the Rural Fires Regulation 2013, for the purpose of obtaining a Bushfire Safety Authority in accordance with Section 100B of the Rural Fires Act 1997.

The report has been prepared to support an application for a proposed subdivision of Lot 1 in DP 68336, Lot 23 in DP 252219 and Lots 222 & 247 in DP 755805 at Walang. The land has been identified in part as bushfire prone and as outlined in Planning for Bushfire Protection – PBP 2006 and 2019 is subject to consideration under Section 91 of the Environmental Planning and Assessment Act 1979 in combination with Section 100B of the Rural Fires Act 1997.

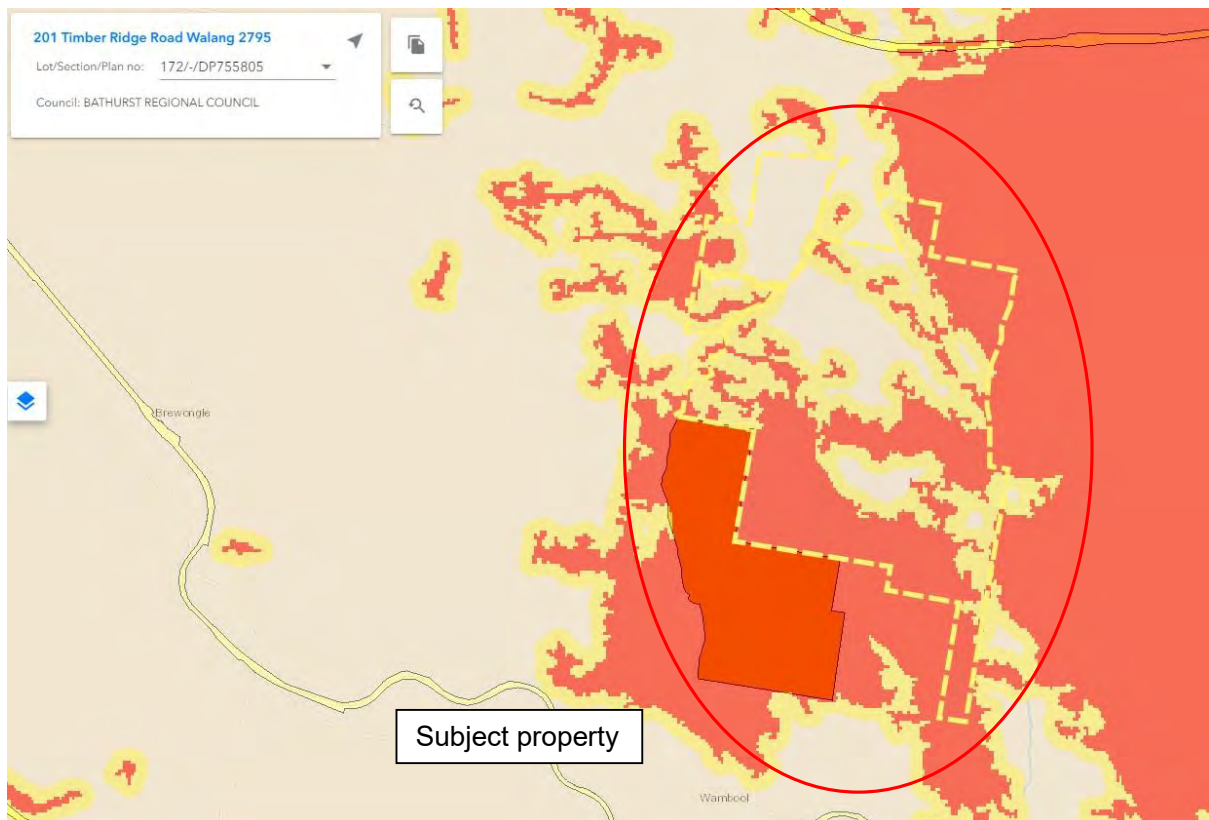


Figure 1: Extract of bushfire risk mapping.

Description of the Site

Location and Title Details

The subject land is known as 'Womboyn Park' 201 Timber Ridge Road, Walang and identified as Lot 1 in DP 68336, Lot 23 in DP 252219 and Lots 222 & 247 in DP 755805. The total land area is approximately 394.5 hectares.

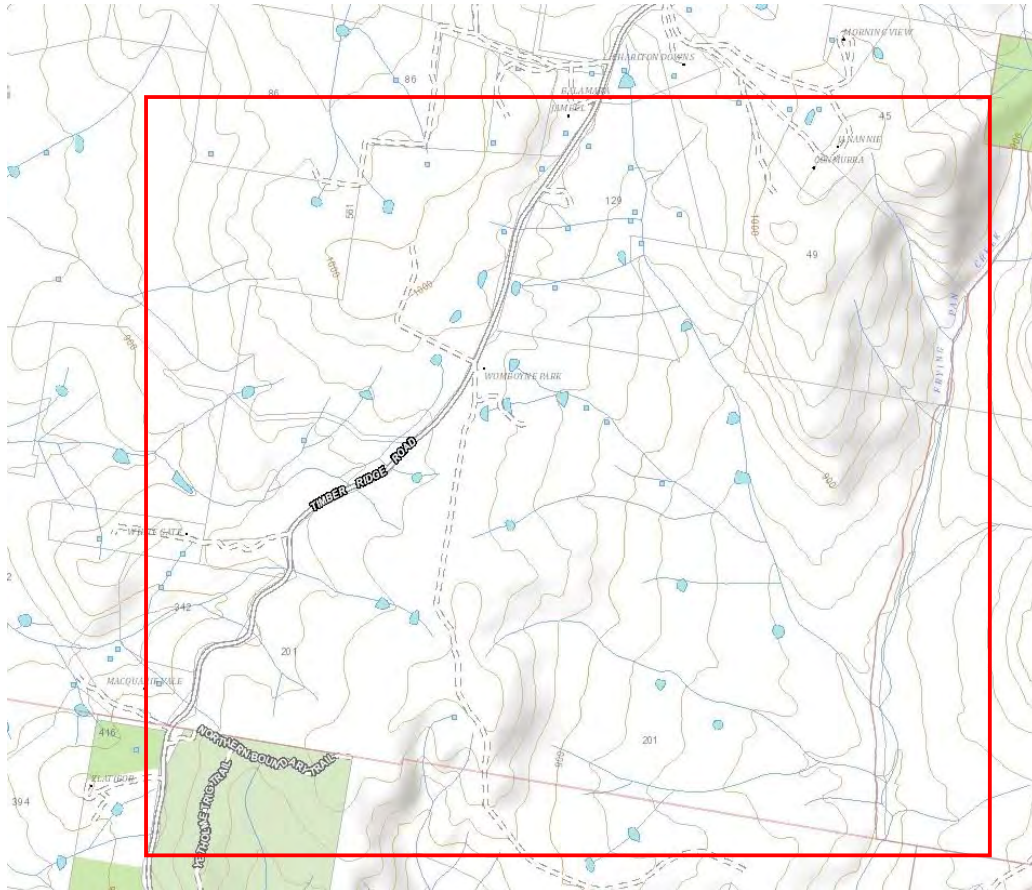


Figure 1. Locality Plan

1.2 Description of the Site

The property is currently used for grazing and livestock production. The grazing land is mainly improved pasture with scattered paddock trees together with heavier native forest on the steeper slopes on the east and south.

There are several watercourses and farm dams across the property.

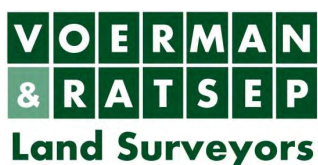
The landform is generally undulating with elevation differences of 800 metres to 1010 metres above sea level. Gradients range generally from level to 1 in 3. The aspect generally faces to the east and south west either side of a central ridge line.

The property is bounded by similar rural grazing land.

The property is divided by Timber Ridge Road.

4. PROPOSED DEVELOPMENT

A subdivision of four (4) lots into two (2) lots in accordance with the following table:



Proposed Lot No.	Area (approx)	Comment
200	94.5 ha	Vacant rural lot with direct frontage to Timber Ridge Road
201	300 ha	Rural lot that includes existing dwellings and with direct frontage to Timber Ridge Road

A subdivision plan showing the layout of the proposed lots has been included in **Attachment A**.

The vacant lot is intended to have a future dwelling, subject to a separate development application.

Bushfire Hazard and Risk Assessment (Clause 64 Assessment Requirements)

(b) A classification of the vegetation on and surrounding the property (out to a distance of 140 metres from the boundary of the property) in accordance with the system for classification of vegetation contained in Planning for Bushfire Protection.

The vegetation type applicable to the land is both Southern Tableland Grassy Woodlands and Southern Tableland Dry Schlerophyll Forests (vide Ocean Shores to Desert Dunes – David Keith 2004). However, the subject land and adjoining land also comprises improved cleared pasture and scattered eucalypts with no understorey.

(c) An assessment of the slope of the land on and surrounding the property (out to a distance of 100 metres from the boundaries of the property).

The landform is generally undulating with elevation differences of 800 metres to 1100 metres above sea level. Gradients are generally level to 1 in 3 (18°). The aspect generally faces to the east and south west.

(d) Identification of any significant environmental features on the property.

Apart from small watercourses, farm dams, scattered trees and pockets of heavier native forest there are no significant environmental features on the property.

(e) The details of any threatened species, population or ecological community identified under the Threatened Species Conservation Act 1995 that is known to the applicant to exist on the property.

There are no known threatened species, population or ecological community located on or adjacent to the property.

(f) The details and location of any Aboriginal object (within the meaning of the National Parks and Wildlife Act 1974) or Aboriginal place (within the meaning of that Act) that is known to the applicant to be situated on the property.

An AHIMS search was obtained on 29th September 2020 and identified no aboriginal heritage site in or near to the subject land. A copy of the search is included in **Appendix D**. A NSW DPIE - Generic Due Diligence Process for the Protection of Aboriginal Objects has been completed.

(g) A bushfire assessment for the proposed development that addresses the following matters:

(i) The extent to which the development is to provide for setbacks, including asset protection zones:



In accordance with Planning for Bushfire Protection – PBP 2019 the following assessment has been made for each lot.

Proposed Lot	Predominant Vegetation	Distance of vegetation from a dwelling or dwelling site	Effective Slope	Bushfire Attack Risk Category
200	Managed Land	Sites available >100m	7.5° Downslope	Low to no
201 Existing Main Dwelling	Managed Land	600m	7.5° Downslope	Low to no
201 Existing Secondary Dwelling 1	Managed Land	700m	7.5° Downslope	Low to no
201 Existing Secondary Dwelling 2	Managed Land	700m	7.5° Downslope	Low to no
201 Existing Secondary Dwelling 3	Managed Land	700m	7.5° Downslope	Low to no

A future dwelling on Lot 200 can achieve an asset protection zone (APZ) of more than 50 metres. In accordance with BFBP 2019 Section A1.3 Grassland Assessment, no further assessment requirements are necessary.

The existing dwellings on Lot 201 can achieve the minimum APZ of more than 50 metres. In accordance with BFBP 2019 Section A1.3 Grassland Assessment, no further assessment requirements are necessary.

(ii) The siting and adequacy of water supplies for firefighting:

Reticulated water supply is not available. A number of farm dams are available and any proposed dwelling will be required to provide an adequate static water supply.

(iii) The capacity of public roads in the vicinity to handle increased volumes of traffic in the event of a bush fire emergency:

All lots are to have direct access to a public road.

(iv) Whether or not public roads in the vicinity that link with the fire trail network have two-way access:

Timber Ridge Road is a two-way sealed road.

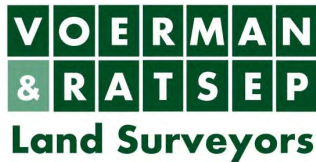
(v) The adequacy of arrangements for access to and egress from the development site for the purposes of an emergency response:

Both lots have direct access to Timber Ridge Road.

The construction standards to be used for building elements in the development:

Not applicable for this subdivision development.

(vi) The adequacy of sprinkler systems and other fire protection measures to be incorporated into the development:



Not applicable for this subdivision development.

(h) An assessment of the extent to which the proposed development conforms with or deviates from the standards, specific objectives and performance criteria set out in Chapter 4 (Performance Based Controls) of Planning for Bushfire Protection:

The following comments are made following consideration of Chapter 4 part 4.1 of Planning for Bushfire Protection 2006:

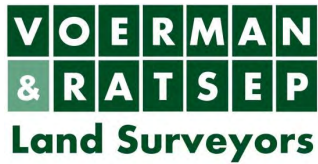
- An asset protection zone of at least 50 metres is already available for the existing dwellings on Lot 1 and Lot 2.
- An asset protection zone of at least 50 metres would be available for future dwellings on Lot 200 given the slopes and surrounding vegetation type.
- No special bush fire construction requirements apply to a future dwelling on Lot 200 as it can be located more than 100 metres from a bushfire hazard.
- Future dwellings can be accessed from a two-way sealed public road.
- Property access from the public roads are already on well formed gravel roads.
- Alternative means of access to and egress from each property is not necessary.
- Electricity, telephone services and on-site water supplies will be made available when the future dwellings are constructed.

The following comments are made following consideration of Appendix 1 section A1.3 of Planning for Bushfire Protection 2019:

- A 50 metre APZ can be provided to existing and future dwellings on each lot. No further assessment requirements are necessary.

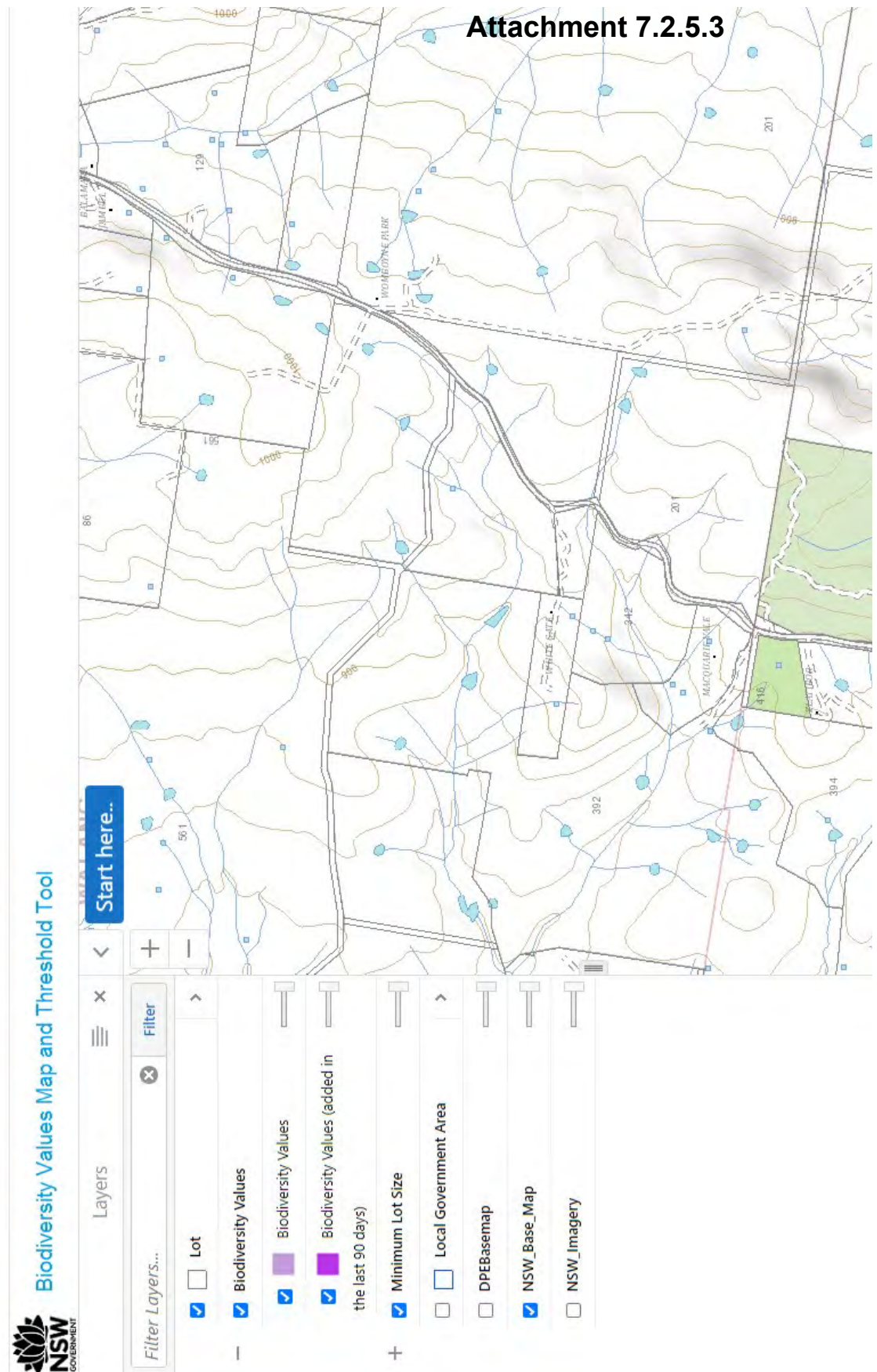
Conclusion

The proposed development is situated in an area of low to no bush fire risk and but offers locations for future dwellings with satisfactory protection in the event of a bush fire threat.



Appendix C Biodiversity Impact Assessment

- Biodiversity Offset Scheme mapping**
- SEPP (Koala Habitat Protection) 2019 mapping**



State Environmental Planning Policy - Koala Habitat Protection

NSW Department of Planning, Industry and Environment

Layers

Filter Layers...

SEPP (Koala Habitat Protection) 2019

☒

Land Application Map

☒

Koala Development Application Map

☒

Site Investigation Area for Koala Plans of Management Map

☐

EPI Land Zoning

☒

Land Zoning

☐

Administrative Boundaries

☒

Local Government Area

☐

Suburb

☐

Lot

☒

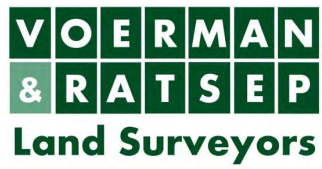
NSW Imagery

☒

Open Street Map

☐

Functions



Appendix D Aboriginal Heritage Search and Due Diligence

AHIMS Web Services (AWS) Search Result

Purchase Order/Reference : 20180

Client Service ID : 538890

Voerman and Ratsep

Date: 29 September 2020

PO Box 16

Bathurst New South Wales 2795

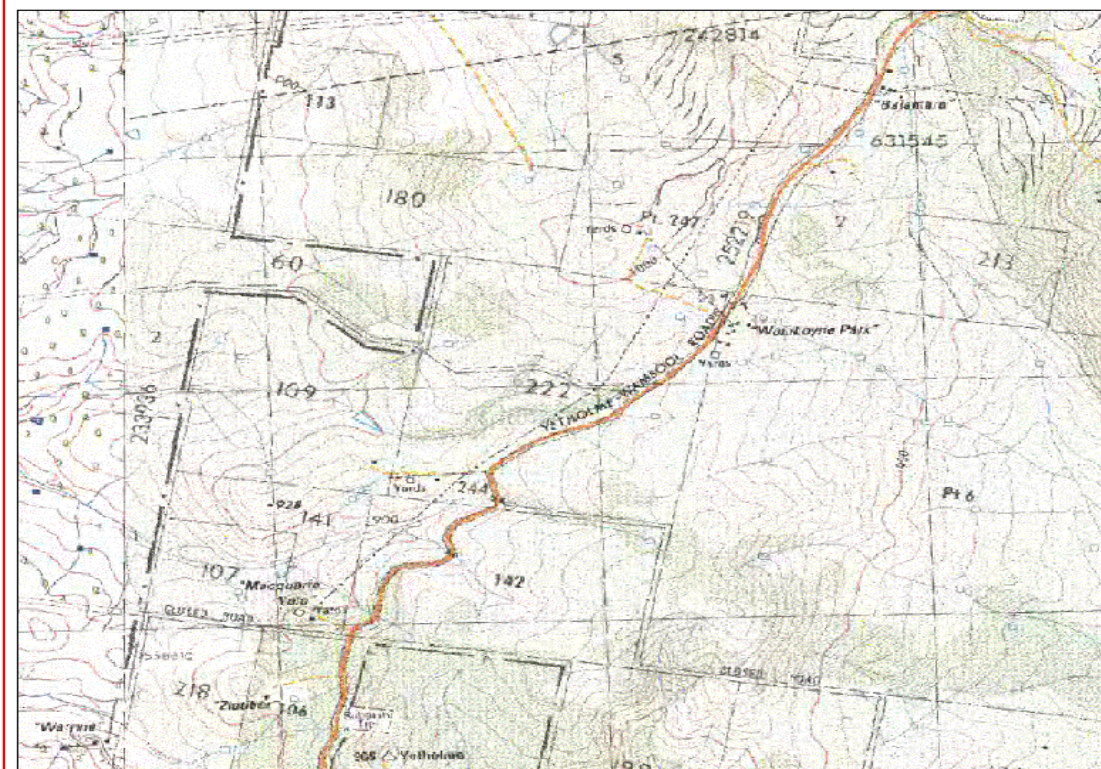
Attention: Andrew Burge

Email: andrew@vrsurveyors.com.au

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 222, DP:DP755805 with a Buffer of 1000 meters, conducted by Andrew Burge on 29 September 2020.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of the Office of the Environment and Heritage AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0 Aboriginal sites are recorded in or near the above location.

0 Aboriginal places have been declared in or near the above location. *
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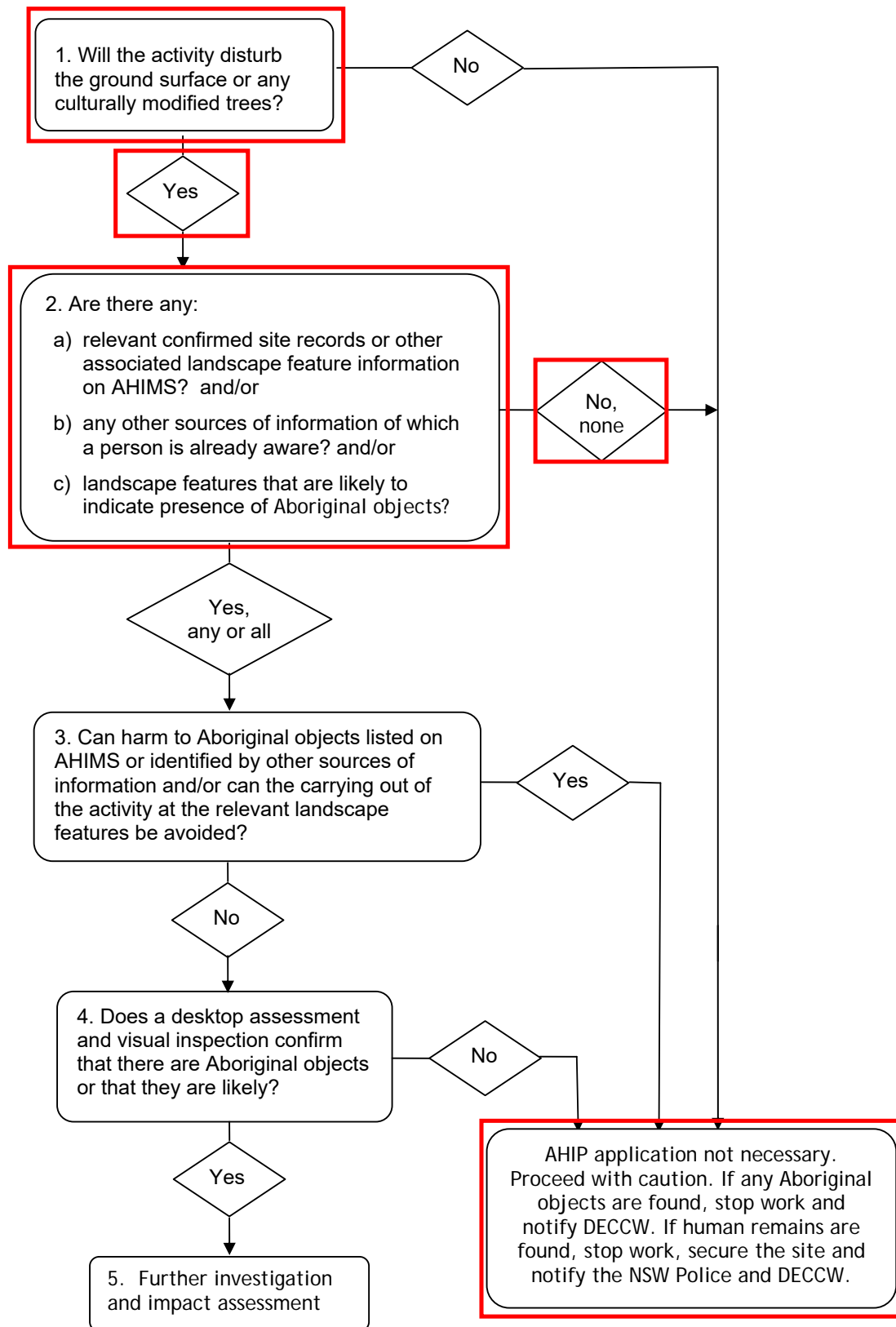
If your search shows Aboriginal sites or places what should you do?

- You must do an extensive search if AHIMS has shown that there are Aboriginal sites or places recorded in the search area.
- If you are checking AHIMS as a part of your due diligence, refer to the next steps of the Due Diligence Code of practice.
- You can get further information about Aboriginal places by looking at the gazettal notice that declared it. Aboriginal places gazetted after 2001 are available on the [NSW Government Gazette](http://www.nsw.gov.au/gazette) (<http://www.nsw.gov.au/gazette>) website. Gazettal notices published prior to 2001 can be obtained from Office of Environment and Heritage's Aboriginal Heritage Information Unit upon request

Important information about your AHIMS search

- The information derived from the AHIMS search is only to be used for the purpose for which it was requested. It is not be made available to the public.
- AHIMS records information about Aboriginal sites that have been provided to Office of Environment and Heritage and Aboriginal places that have been declared by the Minister;
- Information recorded on AHIMS may vary in its accuracy and may not be up to date .Location details are recorded as grid references and it is important to note that there may be errors or omissions in these recordings,
- Some parts of New South Wales have not been investigated in detail and there may be fewer records of Aboriginal sites in those areas. These areas may contain Aboriginal sites which are not recorded on AHIMS.
- Aboriginal objects are protected under the National Parks and Wildlife Act 1974 even if they are not recorded as a site on AHIMS.
- This search can form part of your due diligence and remains valid for 12 months.

8 The generic due diligence process



**REQUEST TO VARY A DEVELOPMENT STANDARD UNDER CLAUSE 4.6 OF
THE BATHURST REGIONAL LOCAL ENVIRONMENTAL PLAN 2014**

Application Form

Note: Clause 4.6 of the Bathurst Regional Local Environmental Plan (LEP) 2014 cannot be used to vary any complying development standard; a development standard relating to a BASIX commitment; clause 5.4 Controls relating to miscellaneous development; clause 6.1 Arrangements for designated state public infrastructure; clause 6.2 - Public Utility Infrastructure; clause 6.3 - Development Control Plan; clause 7.7 - Mount Panorama Tourist and Visitor Accommodation and Eco-tourist Facilities; clause 7.8 - Mt Panorama Commercial Motor Race Hosting or clause 7.11 - Subdivision of land in Mount Haven Estate, Meadow Flat.

Section 1 What is the zone of your property (consult Council)	
<input checked="" type="checkbox"/> RU1 Primary production	<input type="checkbox"/> R1 General residential
<input type="checkbox"/> RU2 Rural landscape	<input type="checkbox"/> R2 Low density residential
<input type="checkbox"/> RU3 Forestry	<input type="checkbox"/> R5 Large lot residential
<input type="checkbox"/> RU4 Primary production small lots	<input type="checkbox"/> E4 Environmental living
<input type="checkbox"/> RU5 Village	
<input type="checkbox"/> B1 Neighbourhood centre	<input type="checkbox"/> SP1 Special activities
<input type="checkbox"/> B3 Commercial core	<input type="checkbox"/> SP2 Infrastructure
<input type="checkbox"/> B5 Business development	<input type="checkbox"/> SP3 Tourist
<input type="checkbox"/> IN1 General industrial	<input type="checkbox"/> W2 Recreational waterways
<input type="checkbox"/> RE1 Public recreation	
<input type="checkbox"/> RE2 Private recreation	
<input type="checkbox"/> E2 Environmental conservation	
Section 2 What is the development standard you wish to vary (including its numeric value)? (Please refer to clause number in the Bathurst Regional LEP 2014)	
eg floor space ratio, height of buildings, lot size	
<p>.....</p> <p>THE MINIMUM LOT SIZE FOR A RURAL SUBDIVISION OF</p> <p>LAND. CLAUSE 4.2(3)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	

Section 3

What is the proposed numeric value of the development standard in your application?
What is the percent variation between the LEP development standard and the proposed
your application?

IT IS PROPOSED TO CREATE LOT 200 WITH AN AREA OF
94.5 HECTARES (APPROXIMATE). THIS IS A 5.5% REDUCTION
OF THE ZONED MINIMUM LOT SIZE OF 100 HECTARES.

Section 4

How is strict compliance with the development standard unreasonable or unnecessary in this
particular case?

PROPOSED LOT 200 IS TO INCLUDE THE LAND ON THE
WESTERN SIDE OF TIMBER RIDGE ROAD.
IT WOULD BE UNREASONABLE AND UNNECESSARY TO INCLUDE
A SMALL AREA OF 5.5 HECTARES ON THE EASTERN SIDE
OF TIMBER RIDGE ROAD JUST TO MAKE 100 HECTARES FOR
LOT 200.

Section 5 **Are there sufficient environmental planning grounds to justify contravening the development standard? Give details**

NO NEW BOUNDARIES ARE REQUIRED OR PROPOSED IN
THIS SUBDIVISION. THE ROAD ALREADY FORMS A SEPARATING
BOUNDARY BETWEEN THE PROPOSED LOTS.

Section 6 How is your proposal consistent with the objectives of the zone?

- PRIMARY INDUSTRY PRODUCTION IS MAINTAINED
- ENABLES DIVERSITY IN PRIMARY INDUSTRY ENTERPRISES AND SYSTEMS
- RURAL LAND WILL BECOME LESS FRAGMENTED
- NO INCREASE IN LAND USE CONFLICT
- RURAL & SCENIC CHARACTER OF THE LAND IS MAINTAINED
- PROVIDES FOR FURTHER OPPORTUNITIES OF LAND USE THAT IS COMPATIBLE TO THE RURAL CHARACTER OF THE LOCALITY

Section 7 Has any consultation taken place with Council or any relevant Government Authority in relation to the development? If so please attach any correspondence received.

Council Officer name: F.A. FINN & D. MCKELLAR. SEE ATTACHED LETTER

Government Department name: FROM COUNCIL DATED 9.9.2020.

Section 8 How does the proposal meet the objectives of the Environmental Planning & Assessment Act?

N/A.

Attachment 7.2.5.4

Section 9 Please include any further information which you feel will assist Council in considering your application.

N/A.

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 clause 4.6 variation?

The Local Environmental Plan contains development standards which set minimum standards for the carrying out of a specified activity. For example the maximum height of a building.

Clause 4.6 of the LEP allows Council or the Department of Planning and Environment to vary a development standard under the LEP where, under the specific circumstances relating to a development, the application of the standards are considered unreasonable or unnecessary in the circumstances of the case.

The purpose of the request for the variation is to clearly spell out why the development standard is unreasonable or unnecessary under the specific circumstances relating to your application.

Who can lodge a variation?

An application may be prepared and lodged by any person. The level of information required is sometimes quite detailed and therefore you may need to consult with an appropriate professional.

Other things which you should be aware of

- The lodgement of a request to vary a standard under clause 4.6 of the Bathurst Regional Local Environmental Plan 2014 does not guarantee that Council will support the request. The decision will be based on an assessment of all the matters relevant to the application, of which the request is one component.
- Council cannot consider a variation to a development standard unless you formally lodge a written request to vary the standard. A letter is sufficient provided that it accurately sets out your case.
- You should consult Council from the outset as to the reasoning and intent behind the standard you wish to vary. In order to know why Council should support a variation to the standard you have to know why the standard was imposed in the first place. In addition, each zone in a planning instrument will have a number of specific objectives which clearly outline Council's intent for areas of land. Your development will have to be consistent with the zone objectives if it is to be successful.
- In some cases Council will require the concurrence of the Department of Planning and Environment. In respect of rural land, Council may only assume the Department's concurrence under the following circumstances:
 - ⇒ where in the case of a dwelling or a subdivision on or of rural land only one allotment does not comply with the minimum standard in Council's planning instrument; and
 - ⇒ that allotment has an area equal to or greater than 90 percent of the minimum area specified in the development standard.

9 September 2020

Mr John Henderson
hendo@bigblue.net.au

Dear Mr Henderson

Proposed 2 Lot Subdivision

Premises: Lot 222 DP 755805, 201 Timber Ridge Road WALANG NSW 2795

Reference is made to your email dated 5 September 2020 in relation to the proposed subdivision of the abovementioned land into two separate allotments to be divided by Timber Ridge Road.

The land is zoned RU1 Primary Production under *Bathurst Regional Local Environmental Plan 2014* (LEP 2014) and has an applicable Minimum Lot Size (MLS) of 100 hectares.

Clause 4.1 of LEP 2014 states the following in relation to the subdivision of land:

4.1 Minimum subdivision lot size

- (1) *The objectives of this clause are as follows—*
 - (a) *to protect and enhance the production capacity of rural lands, by maintaining farm sizes and the status of productive lands,*
 - (b) *to ensure residential lots are of a suitable shape and size to provide a building envelope, private open space and suitable building setbacks for acoustic and visual privacy,*
 - (c) *to control the subdivision of land shown on the Lot Size Map for the purposes of a dwelling house,*
 - (d) *to ensure that lot sizes are consistent with the desired settlement density and intensities for different localities and reinforce the predominant subdivision pattern of the area,*
 - (e) *to ensure a secure water supply is available to land in Zone RU4 Primary Production Small Lots to enable the cultivation of land by irrigation.*
- (2) *This clause applies to a subdivision of any land shown on the Lot Size Map that requires development consent and that is carried out after the commencement of this Plan.*
- (3) *The size of any lot resulting from a subdivision of land to which this clause applies is not to be less than the minimum size shown on the Lot Size Map in relation to that land.*

Lot 222 DP 755805 retains an area of 81.75 hectares and therefore cannot be subdivided in accordance with Clause 4.1(3) of LEP 2014, as any lot created would be less than the 100 hectare MLS.

Reference: FF:LMW:22.16182/003
Enquiries: Ms F Finn 02 6333 6215
lff henderson.docx

Mr John Henderson
9 September 2020

However, there are a two alternate options available in moving forward with a subdivision proposal:

- Subdivision under Clause 4.2 "Rural Subdivision" of LEP 2014.
- Subdivision under Clause 4.6 "Exceptions to development standards" of LEP 2014.

Clause 4.2 "Rural Subdivision"

In accordance with Clause 4.2 of LEP 2014 (see **attached**), the land may be subdivided to create a lot less than the 100 hectare MLS, but only if that land is intended to be used for the purpose of primary production.

Any such lot cannot be created if an existing dwelling would be situated on the lot and a new dwelling house could not be erected on any such lot.

Clause 4.6 "Exceptions to Development Standards"

In accordance with Clause 4.6 of LEP 2014 (see **attached**), development consent may be granted for the subdivision of land which contravenes the development standards of Clause 4.1 of LEP 2014, where:

- A written request is provided from the applicant with the Development Application, that seeks to justify the contravention of the development standard by demonstrating:
 - That compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and
 - That there are sufficient environmental planning grounds to justify contravening the development standard.

It is recommended that you engage a Private Town Planning Consultant to assist you with the preparation of any relevant justification.

- The subdivision does not result in any more than one (1) lot that is less than the 100 hectares MLS (being the undersized lot).
- The undersized lot is not less than 90 hectares in area (being 90% of the MLS).

Accordingly, if the North-Western side of Lot 222 DP 755805 were to be consolidated with the adjoining Lot 247 DP 755805 to create a lot of approximately 95.9 hectares and the South-Eastern side of Lot 222 DP 755805 were to be consolidated with the adjoining Lot 1 DP 68336 (or some other variation) to create a lot of at least 100 hectares, development consent for subdivision could be sought under Clause 4.6 of LEP 2014.

The below table and **attached** map describe this suggested subdivision layout.

Reference: FF:LMW:22.16182/003
Enquiries: Ms F Finn 02 6333 6215
 lff henderson docx

Mr John Henderson
9 September 2020

New Lot Location	Composition	Existing Area	Total Area
North-Western lot.	North-Western portion of Lot 222 DP 755805	Approx. 57.4ha	Approx. 95.85 ha
	Part Lot 247 DP 755805	38.45ha	
South-Eastern lot.	South-Eastern portion of Lot 222 DP 755805	Approx. 24.6 ha	Approx. 300.2 ha
	Lot 1 DP 68336	275.6 ha	

The development of a dwelling house on any allotment created under Clause 4.6 of LEP 2014, would be permissible.

Development Application

Should you wish to proceed with a subdivision proposal under either Clause 4.2 or Clause 4.6 of LEP 2014, a Development Application would need to be submitted to Council for consideration along with the following relevant information.

1. Completed Development Application Form (see **attached**).
2. Statement of Environmental Effects.
3. Site Plan (to scale) showing:
 - a) The location, area and boundary dimensions of each proposed lot.
 - b) The North point of the land.
 - c) The location and use of any existing building, sheds, structures and works.
 - d) The location of existing and proposed vehicular access driveways to each proposed lot (including dimensions where appropriate).
 - e) The location of any existing vegetation and identification of any vegetation to be removed (e.g. for fencing, construction of vehicular access, provision of services, bushfire etc.).
 - f) The location of any natural features, such as watercourses/drainage lines, vegetation, rock outcrops etc.
4. Demonstration of compliance with the following Clauses of *Bathurst Regional Local Environmental Plan 2014* (LEP 2014):
 - Land Use Table – Zone RU1 Primary Production.
 - Clause 4.1 – Minimum subdivision lot size (as relevant).
 - Clause 4.2 – Rural subdivision (as relevant).
 - Clause 4.2A – Lot size exceptions for certain rural subdivisions (as relevant).

Reference: FF:LMW:22.16182/003
Enquiries: Ms F Finn 02 6333 6215
 iff henderson docx

- Clause 4.6 – Exceptions to development standards. It is recommended you engage a Private Town Planning Consultant to assist you with this matter.
- Clause 5.16 – Subdivision of, or dwellings on, land in certain rural, residential or environment protection zones.
- Clause 7.5 – Essential services.
- Clause 7.14 – Drinking water catchments.

5. Demonstration of compliance with the following Chapters of *Bathurst Regional Development Control Plan 2014* (DCP 2014):

- Chapter 3 – Subdivision of Land.
- Chapter 6 – Rural and Rural Lifestyle Development.
- Chapter 9 – Environmental Considerations.
- Chapter 10 – Urban Design and Heritage (Aboriginal Heritage).
- Chapter 13 – Landscaping and Greening.

6. The land is identified as bushfire prone. Accordingly, the application would need to be referred to the NSW Rural Fire Service for an integrated development approval under Section 100B of the *Rural Fires Act 1997*.

A Bushfire Report (prepared by a suitably qualified consultant) will need to be submitted to Council for consideration.

Additional fees, including a current processing fee of \$140.00 and current integrated approval fee of \$320.00, will also be applicable.

The cost of a Development Application for subdivision depends on the number of lots created. Once you have produced a layout plan for your subdivision, this plan could be emailed through to Council and a fee quote could be provided.

It should be noted that a one-off monetary contribution may be payable under Council's Section 7.11 Contributions Plan – *Bathurst Regional Community Facilities* and/or Section 7.11 Contributions Plan – *Bathurst Regional Rural Roadworks*. The contribution goes towards the improvement of identified rural roads and community infrastructure projects.

If such contributions are applicable they will need to be paid prior to the issue of any Subdivision Certificate. Copies of the Council's Section 7.11 Contributions Plans are available on Council's website. In accordance with Council's *Revenue Policy 2020/2021*, the following Development Contribution amounts are **currently** applicable:

Section 7.11 Development Contributions Plan	Revenue Policy 2020/2021 – Amount Payable
<i>Bathurst Regional Community Facilities</i>	\$6431.00 per additional lot
<i>Bathurst Regional Rural Roadworks</i>	\$5745.90 per additional lot

It is recommended that you discuss with Council's Planning staff, the circumstances in which contributions may apply.

Reference: FF:LMW:22.16182/003
Enquiries: Ms F Finn 02 6333 6215
 iff henderson.docx

5

Mr John Henderson
9 September 2020

If you have any queries please contact Fern-Alice Finn of Council's Environmental Planning & Building Services Department on 02 6333 6215.

Yours faithfully



R Denyer
MANAGER DEVELOPMENT ASSESSMENT

Reference: FF:LMW:22.16182/003
Enquiries: Ms F Finn 02 6333 6215
lff henderson docx



Bathurst Regional Local Environmental Plan 2014

Current version for 21 August 2020 to date (accessed 9 September 2020 at 11:38)

[Part 4](#) > Section 4.2

4.2 Rural subdivision

- (1) The objective of this clause is to provide flexibility in the application of standards for subdivision in rural zones to allow land owners a greater chance to achieve the objectives for development in the relevant zone.
- (2) This clause applies to the following rural zones—
 - (a) Zone RU1 Primary Production,
 - (b) Zone RU2 Rural Landscape,
 - (baa) Zone RU3 Forestry,
 - (c) Zone RU4 Primary Production Small Lots,
 - (d) Zone RU6 Transition.

Note—

When this Plan was made it did not include all of these zones.

- (3) Land in a zone to which this clause applies may, with development consent, be subdivided for the purpose of primary production to create a lot of a size that is less than the minimum size shown on the [Lot Size Map](#) in relation to that land.
- (4) However, such a lot cannot be created if an existing dwelling would, as the result of the subdivision, be situated on the lot.
- (5) A dwelling cannot be erected on such a lot.

Note—

A dwelling includes a rural worker's dwelling (see definition of that term in the Dictionary).



Bathurst Regional Local Environmental Plan 2014

Current version for 21 August 2020 to date (accessed 9 September 2020 at 11:38)

[Part 4](#) > Section 4.6

4.6 Exceptions to development standards

- (1) The objectives of this clause are as follows—
 - (a) to provide an appropriate degree of flexibility in applying certain development standards to particular development,
 - (b) to achieve better outcomes for and from development by allowing flexibility in particular circumstances.
- (2) Development consent may, subject to this clause, be granted for development even though the development would contravene a development standard imposed by this or any other environmental planning instrument. However, this clause does not apply to a development standard that is expressly excluded from the operation of this clause.
- (3) Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating—
 - (a) that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and
 - (b) that there are sufficient environmental planning grounds to justify contravening the development standard.
- (4) Development consent must not be granted for development that contravenes a development standard unless—
 - (a) the consent authority is satisfied that—
 - (i) the applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3), and
 - (ii) the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out, and















- (b) the concurrence of the Planning Secretary has been obtained.
- (5) In deciding whether to grant concurrence, the Planning Secretary must consider—
- (a) whether contravention of the development standard raises any matter of significance for State or regional environmental planning, and
 - (b) the public benefit of maintaining the development standard, and
 - (c) any other matters required to be taken into consideration by the Planning Secretary before granting concurrence.
- (6) Development consent must not be granted under this clause for a subdivision of land in Zone RU1 Primary Production, Zone RU2 Rural Landscape, Zone RU3 Forestry, Zone RU4 Primary Production Small Lots, Zone RU6 Transition, Zone R5 Large Lot Residential, Zone E2 Environmental Conservation, Zone E3 Environmental Management or Zone E4 Environmental Living if—
- (a) the subdivision will result in 2 or more lots of less than the minimum area specified for such lots by a development standard, or
 - (b) the subdivision will result in at least one lot that is less than 90% of the minimum area specified for such a lot by a development standard.

Note—

When this Plan was made it did not include all of these zones.

- (7) After determining a development application made pursuant to this clause, the consent authority must keep a record of its assessment of the factors required to be addressed in the applicant's written request referred to in subclause (3).
- (8) This clause does not allow development consent to be granted for development that would contravene any of the following—
- (a) a development standard for complying development,
 - (b) a development standard that arises, under the regulations under the Act, in connection with a commitment set out in a BASIX certificate for a building to which [State Environmental Planning Policy \(Building Sustainability Index: BASIX\) 2004](#) applies or for the land on which such a building is situated,
 - (c) clause 5.4,
 - (ca) clause 6.1, 6.2, 6.3, 7.7, 7.8 or 7.11.



- | | |
|---|----------------------------------|
| Az | Lot Text |
|  | Boundaries |
|  | BRC Local Gov. Area |
|  | Suburb |
|  | Roads |
|  | Primary Road Overview |
|  | Arterial Road Overview |
|  | Sub-Arterial Road Overview |
|  | Local Road Overview |
|  | Imagery (Latest) |
|  | Bathurst 30 May 2020 NearMap |
|  | Bathurst Region Sep 2019 15cm |
| | Road Corridor (Constructed) |
| | Council Road Constructed |
| | Crown Road Constructed |
| | Private Road |
|  | Unofficial Crown Road |
|  | Example of New North-Western Lot |
|  | Example of New South-Eastern Lot |

Example of Subdivision Layout – Clause 4.6 of LEP 2014

Drawn By:	Fern-Alice Finn
Date:	9/09/2020
Projection:	GDA94 / MGA z
Map Scale:	1:17000 @ A4

[illegible]

Bathurst Regional Council)
PMB 17
168 Russell Street
BATHURST NSW 2795
Telephone: 02 6339 6111
Fax: 02 6331 7211
Email: council@bathurst.nsw.gov.au



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

Important Notice!

This map is not a precise survey document. Accurate locations can only be determined by a survey on the ground. This information has been prepared for Council's internal purposes and for no other purpose. No statement is made about the accuracy or suitability of the information for use for any purpose (whether the purpose has been notified to Council or not). While every care is taken to ensure the accuracy of this data, neither the Bathurst Regional Council nor the LPI makes any representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the data being inaccurate or incomplete in any way and for any reason.
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Drawn By: Kylie Denyer

Date: 3/11/2020

Projection: GDA94 / MGA zone 55

Map Scale: 1:1595 @ A4

BASIC REQUIREMENTS FOR PROJECT

LANDSCAPING:

A total area of 658m2 max. to be formal lawn/garden

FIXTURES:

Showerheads (all) – 4 star >6 but <=7.5 L/min

Toilets (all) – 4 star

Kitchen taps – 4 star

Bathroom basin taps (all) – 4 star

WATER

Connect 337m2 of dwelling & garage (entire main roof) to a min 3500 litre rainwater tank (domestic storage). Connect to min. 1 outdoor tap, toilets, laundry.

THERMAL COMFORT (min requirements)

Sub-floor – R2.0

Wall insulation GFC and timber – R2.5 + wall wrap

Wall insulation cavity brick – Aircell

Garage internal wall – R2.0

Ceiling roof insulation flat – R4.0 min. + R1.3 anticon sarking

Roof to be medium colour (solar absorbance <0.475 to >0.70)

WINDOWS – see window schedule

Eaves overhang = 750mm to face of eave from brick 850 from cladding (+ 120 gutter at rear)

HOT WATER

Gas instantaneous

COOLING SYSTEM

Ceiling fans + 1 phase A/C to living area and bedrooms. Rated E.E.R. 3.0–3.5 cold zone, and be day night zoned

HEATING SYSTEM

1 phase A/C system living area and bedrooms. Rated E.E.R. 3.0–3.5 cold zone, and be day/night zoned

VENTILATION

Bathroom and WC's exhaust ducted to facade with on/off switch

Kitchen exhaust ducted to facade with on/off switch

Laundry no mechanical ventilation

ARTIFICIAL LIGHTING

Fluoro or LED lights to 5 bedrooms/study, 2 living areas, kitchen, bath & en-suites, laundry, hallways.

NATURAL LIGHTING

Provide windows to bathroom.

OTHER

Provide gas cook top & electric oven

Provide a clothes drying line externally

GENERAL NOTES:

These drawings to be read in conjunction with the specification. All structural members, footings and details to be in accordance with Structural Engineers specification. All areas to comply with the Building Code of Australia.

In termitable high risk areas use approved resistant timbers and/or install a full protection system.

All dimensions are to timber frame or brick face check all on site, allow extra for cladding, render and linings

Establish position of easements and boundaries prior to setting out of building.

Items listed in Basic Certificate are usually minimum requirements and may be specified or indicated on drawings as better performing materials than listed.

FIT-OUT & EQUIPMENT NOTES:

Client to be responsible for the choice of all fixtures and fittings. Including (but not limited to) complying plumbing fittings, wardrobe and kitchen fit-out, wall & floor tiles floor and wall finishes generally, windows and external finishes, electrical fittings etc.

PLUMBING NOTES:

Plumber to be responsible for the design of all supply pipework to the dwelling from town supply and rainwater tanks including pump system

Plumber to be responsible for the design of both sewer lines (including connection to and installation of septic system and position of gullies etc.) and stormwater system

Provide 3 star fittings and taps to equipment as noted in Basic Certificate, allow to connect rainwater to all fittings listed in Basic Certificate

ELECTRICAL/WIRING:

Electrician to be responsible for all reticulation and design for all predicted loads. Provide all circuits as required.

Discuss requirements for data cabling and TV antenna & outlets

Attachment 7.2.6.2

WINDOW SCHEDULE

No.	H x W	TYPE
GW1	600x1390	pc dg f
GW1A	600x1570	pc dg f + door
GW2	2100x1450	pc dg a,a
GW3	2100x1450	pc dg a,a
GW4	2100x3610	pc dg f,sl,sl
GW5	2100x2410	pc dg f,sl
GW6	800x2360	pc dg a,a
GW7	600x730	pc dg a
GW8	1350x12410	pc dg a
GW9	1350x1410	pc sg a,f
FW1	1980x1810	pc dg f,f
FW2	1980x850	pc dg f
FW3	1980x850	pc dg f
FW4	800x2410	pc dg a,a (ew)
FW5	800x2360	pc dg a,a (ew)
FW6	800x2410	pc dg a,a (ew)
FW7	1560x1810	pc dg f,a
FW8	1140x1810	pc sg f,a
FW9	2100x1330	pc sg f + door
FW10	1560x1810	pc dg f,a
FW11	1560x1090	pc dg a
FW12	1560x1810	pc dg f,a
FW13	800x1450	pc dg a
FW14	800x1210	pc dg a
FW15	800x2410	pc dg a,a
FW16	1980x1400	pc dg a
FW17	1980x1400	pc dg a

DOOR SCHEDULE

No.	H x W	TYPE
GD1 (GW1A)	(2080x1020)	timber panelift
GD2	2270x3400	pc dg
FD1	2100x870	pc dg
FD2 (FW9)	(820x2040)	pc sg

LEGEND

pc	– Powder coated aluminium
sg	– Single glazed
dg	– Double glazed
f	– Fixed glazing
a	– Awning
dh	– Double hung
sl	– Sliding doors
(ew)	– Electric winders

Check elevations for exact layout/design

Window Performance: Window frames and glazing must comply with SHGC and U-values as listed in the Thermal Comfort Commitments section of the Basic certificate, noted as 'U' value 4.80 & SHGC 0.51

Door sizes in brackets are nominal, other door sizes shown are structural/panel opening sizes.

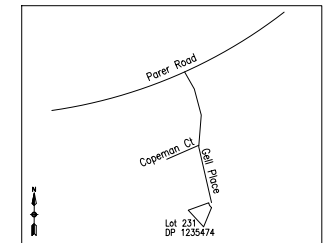
Window sizes are to general opening check all on site prior to manufacture due to differing conditions.

All windows and doors to have draft sealing installed as standard.

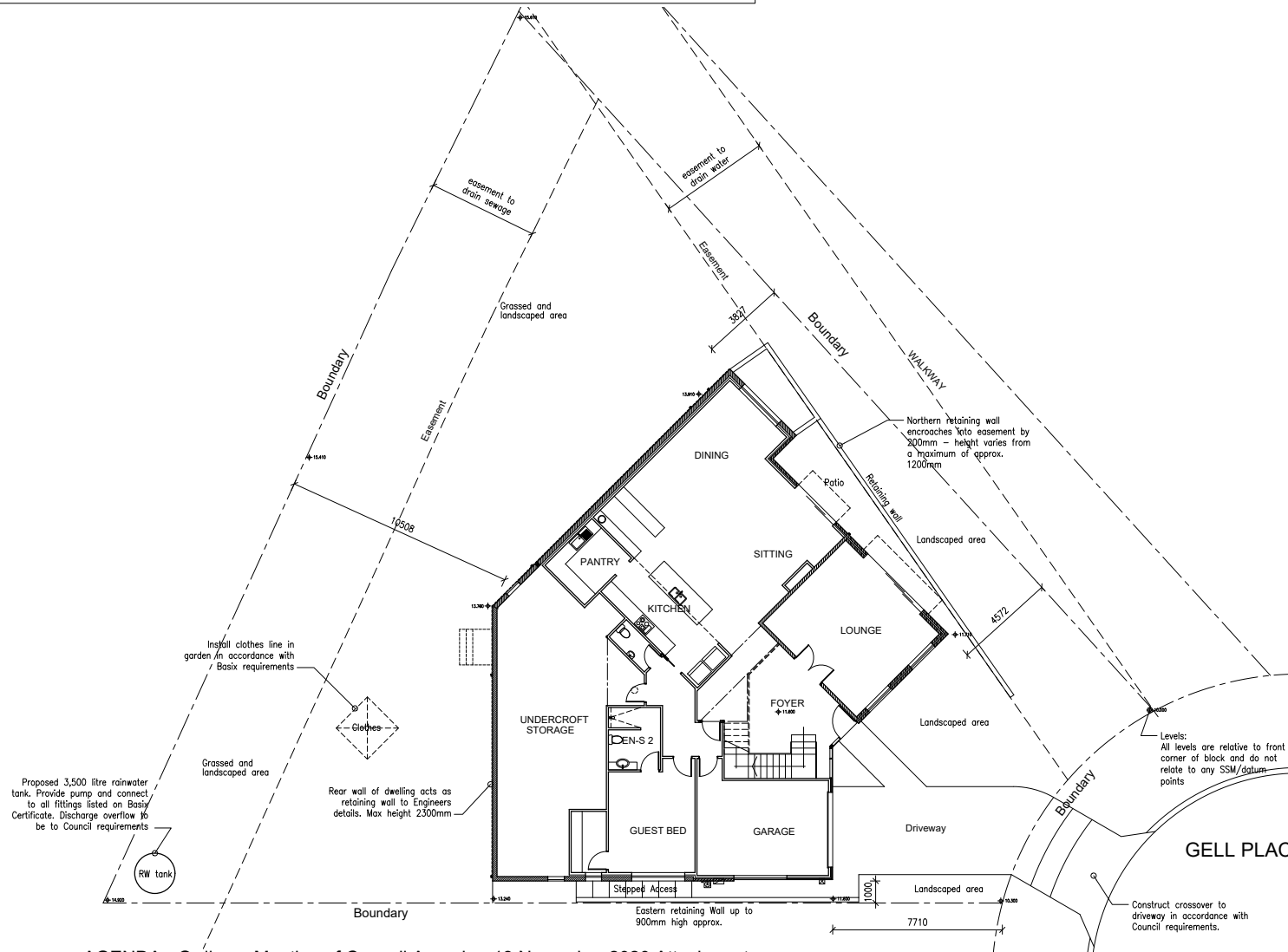
Fit fly screens as standard to all doors and windows.

Provide safety glass to windows as required by regulations.

Consult with Client regarding any obscure glazing requirements for windows.



LOCATION PLAN n.t.s.



ISSUE	REV	AMENDMENTS	CHKD BY	DATE
PROJECT:				
PROPOSED DWELLING 16 GELL PLACE, ABERCROMBIE MR J PUGH				
P.O. Box 9053, Bathurst, NSW, 2795 Ph: 02 6331 5428 E: admin@structorprojects.com.au W: www.structorprojects.com.au				
Drawn By: MWB Checked By: --- Issue Date: --- Project No: 0813		Status: --- Scale: 1:200 A3 Drawing Title: SITE PLAN Revision No: --- Sheet: A001		

BASIC REQUIREMENTS FOR PROJECT

LANDSCAPING:

A total area of 658m2 max. to be formal lawn/garden

FIXTURES:

Showerheads (all) – 4 star >6 but <=7.5 L/min
Toilets (all) – 4 star
Kitchen taps – 4 star
Bathroom basin taps (all) – 4 star

WATER

Connect 337m2 of dwelling & garage (entire main roof) to a min 3500 litre rainwater tank (domestic storage). Connect to min. 1 outdoor tap, toilets, laundry.

THERMAL COMFORT (min requirements)

Sub-floor – R2.0
Wall insulation GFC and timber – R2.5 + wall wrap
Wall insulation cavity brick – Aircell
Garage internal wall – R2.0
Ceiling roof insulation flat – R4.0 min. + R1.3 anticon sarking
Roof to be medium colour (solar absorbance <0.475 to >0.70)

WINDOWS – see window schedule

Eaves overhang = 750mm to face of eave from brick 850 from cladding (+ 120 gutter at rear)

HOT WATER

Gas instantaneous

COOLING SYSTEM

Ceiling fans + 1 phase A/C to living area and bedrooms. Rated E.E.R. 3.0–3.5 cold zone, and be day night zoned

HEATING SYSTEM

1 phase A/C system living area and bedrooms. Rated E.E.R. 3.0–3.5 cold zone, and be day/night zoned

VENTILATION

Bathroom and WC's exhaust ducted to facade with on/off switch
Kitchen exhaust ducted to facade with on/off switch
Laundry no mechanical ventilation

ARTIFICIAL LIGHTING

Fluoro or LED lights to 5 bedrooms/study, 2 living areas, kitchen, bath & en-suites, laundry, hallways.

NATURAL LIGHTING

Provide windows to bathroom.

OTHER

Provide gas cook top & electric oven
Provide a clothes drying line externally

GENERAL NOTES:

These drawings to be read in conjunction with the specification.
All structural members, footings and details to be in accordance with Structural Engineers specification.
All areas to comply with the Building Code of Australia.
In termitte high risk areas use approved resistant timbers and/or install a full protection system.
All dimensions are to timber frame or brick face check all on site, allow extra for cladding, render and linings
Establish position of easements and boundaries prior to setting out of building.
Items listed in Basic Certificate are usually minimum requirements and may be specified or indicated on drawings as better performing materials than listed.

FIT-OUT & EQUIPMENT NOTES:

Client to be responsible for the choice of all fixtures and fittings. Including (but not limited to) complying plumbing fittings, wardrobe and kitchen fit-out, wall & floor tiles floor and wall finishes generally, windows and external finishes, electrical fittings etc.

PLUMBING NOTES:

Plumber to be responsible for the design of all supply pipework to the dwelling from town supply and rainwater tanks including pump system

Plumber to be responsible for the design of both sewer lines (including connection to and installation of septic system and position of gullies etc.) and stormwater system
Provide 3 star fittings and taps to equipment as noted in Basic Certificate, allow to connect rainwater to all fittings listed in Basic Certificate

ELECTRICAL/WIRING:

Electrician to be responsible for all reticulation and design for all predicted loads. Provide all circuits as required.

Discuss requirements for data cabling and TV antenna & outlets

Attachment 7.2.6.3

WINDOW SCHEDULE

No.	H x W	TYPE
GW1	600x1390	pc dg f
GW1A	600x1570	pc dg f + door
GW2	2100x1450	pc dg a,a
GW3	2100x1450	pc dg a,a
GW4	2100x3610	pc dg f,sl,sl
GW5	2100x2410	pc dg f,sl
GW6	800x2360	pc dg a,a
GW7	600x730	pc dg a
GW8	1350x12410	pc dg a,a
GW9	1350x1410	pc sg a,f
FW1	1980x1810	pc dg f,f
FW2	1980x850	pc dg f
FW3	1980x850	pc dg f
FW4	800x2410	pc dg a,a (ew)
FW5	800x2360	pc dg a,a (ew)
FW6	800x2410	pc dg a,a (ew)
FW7	1560x1810	pc dg f,a
FW8	1140x1810	pc sg f,a
FW9	2100x1330	pc sg f + door
FW10	1560x1810	pc dg f,a
FW11	1560x1090	pc dg a
FW12	1560x1810	pc dg f,a
FW13	800x1450	pc dg a
FW14	800x1210	pc dg a
FW15	800x2410	pc dg a,a
FW16	1980x1400	pc dg a
FW17	1980x1400	pc dg a

DOOR SCHEDULE

No.	H x W	TYPE
GD1 (GW1A)	(2080x1020)	timber panelift
GD2	2270x3400	pc dg
FD1	2100x870	pc dg
FD2 (FW9)	(820x2040)	pc sg

LEGEND

pc – Powder coated aluminium
sg – Single glazed
dg – Double glazed
f – Fixed glazing
a – Awning
dh – Double hung
sl – Sliding doors
(ew) – Electric winders

Check elevations for exact layout/design

Window Performance: Window frames and glazing must comply with SHGC and U-values as listed in the Thermal Comfort Commitments section of the Basic certificate, noted as 'U' value 4.80 & SHGC 0.51

Door sizes in brackets are nominal, other door sizes shown are structural/panel opening sizes.

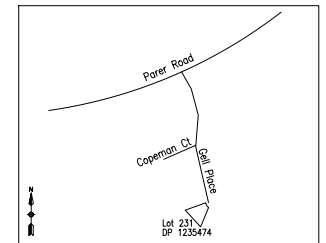
Window sizes are to general opening check all on site prior to manufacture due to differing conditions.

All windows and doors to have draft sealing installed as standard.

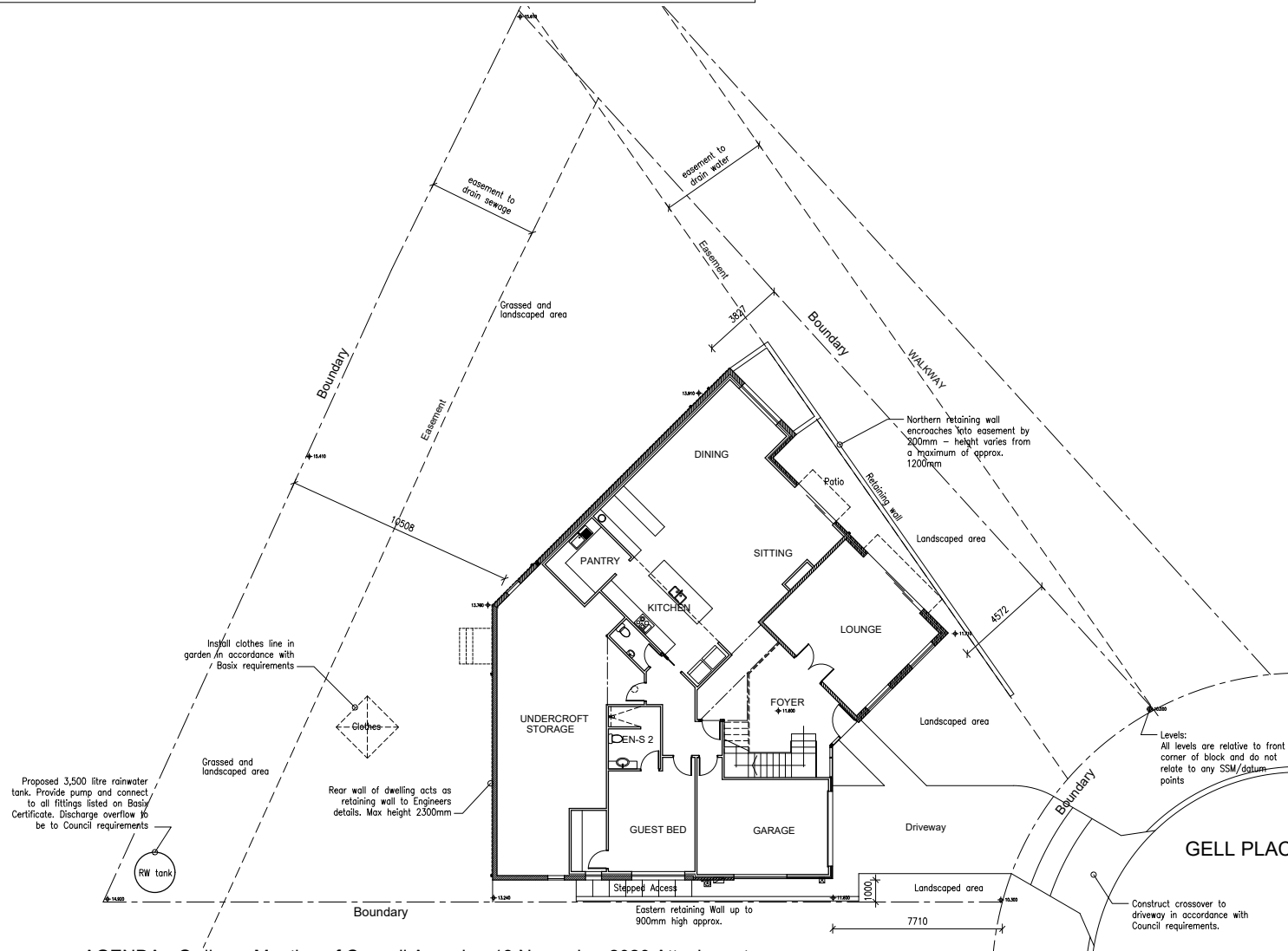
Fit fly screens as standard to all doors and windows.

Provide safety glass to windows as required by regulations.

Consult with Client regarding any obscure glazing requirements for windows.



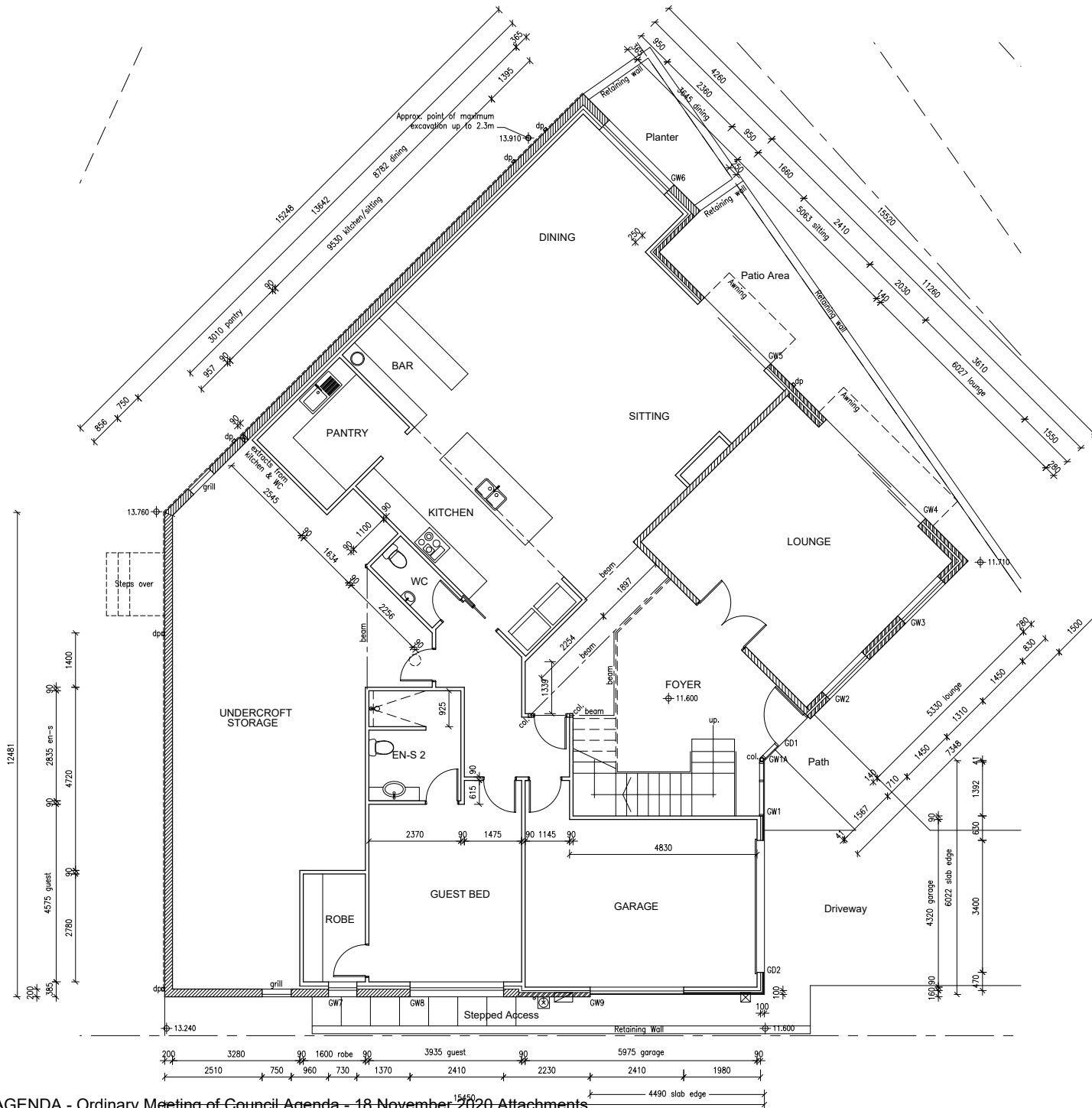
LOCATION PLAN n.t.s.



ISSUE	REV	AMENDMENTS	CHKD BY	DATE
PROJECT:				
PROPOSED DWELLING 16 GELL PLACE, ABERCROMBIE MR J PUGH				
P.O. Box 9053, Bathurst, NSW, 2795 Ph: 02 6331 5428 E: admin@structorprojects.com.au W: www.structorprojects.com.au				
		Scale: 1:200 A3 0 1m 2m 3m		
Drawn By:	Checked By:	Issue Date:	Status:	Revision No:
MWB	---	---	---	---
Project No:	Drawing Title:	Sheet:		
0813	SITE PLAN	A001		

Attachment 7.2.6.3

- Client to be responsible for the express written permission of Sturctor Projects
- Builder to check on site, verify and assume responsibility for all dimensions, setbacks, setbacks and levels.
 - Do not scale plans. If in doubt contact this office prior to commencement of works.



ISSUE	REV	AMENDMENTS	CHKD BY	DATE
PROJECT:				
PROPOSED DWELLING 16 GELL PLACE, ABERCROMBIE MR J PUGH				
<div> <div> </div> <div> P.O. Box 9053, Bathurst, NSW, 2795 Ph: 02 6331 5428 E: admin@sturctorprojects.com.au W: www.sturctorprojects.com.au </div> </div>				
<div> <div> </div> <div> 0 1m 2m 3m Scale </div> </div>				
Drawn By: MWB	Checked By: ---	Issue Date: --	Status: --	Revision No: ---
Project No: 0813	Drawing Title: GROUND FLOOR	Scale: 1:100 A3		Sheet: A100

Attachment 7.2.6.3

- Client to be responsible for the express written permission of Sturctor Projects
- Builder to check on site, verify and assume responsibility for all dimensions, setbacks and levels.
 - Do not scale plans. If in doubt contact this office prior to commencement of works.





FRONT ELEVATION (direct)



NORTH WEST ELEVATION



P.O. Box 9953, Bathurst, NSW, 2790
 Ph: 02 6331 5428
 E: admin@sturctorprojects.com.au
 W: www.sturctorprojects.com.au

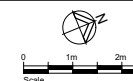
ISSUE	REV	AMENDMENTS	CHKD BY	DATE

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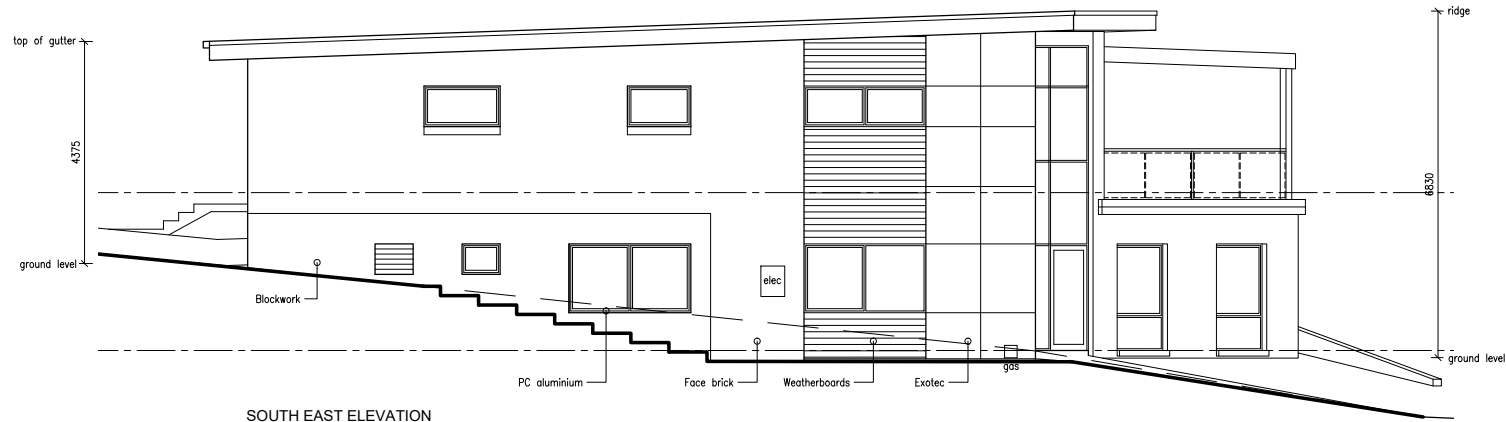
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PROJECT:

PROPOSED DWELLING
 16 GELL PLACE, ABERCROMBIE
 MR J PUGH



Drawn By: ---	Checked By: ---	Issue Date: --	Status: --	Scale: 1:100 A3	Sheet: A200
Project No: ---	Drawing Title: ELEVATIONS FRONT & NORTH WEST			Revision No: ---	



SOUTH EAST ELEVATION



NORTH EAST ELEVATION



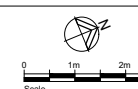
P.O. Box 9063, Bathurst, NSW, 2795
Ph: 02 6331 5428
E: admin@strutorprojects.com.au
W: www.strutorprojects.com.au

ISSUE	REV	AMENDMENTS	CHRD BY	DATE

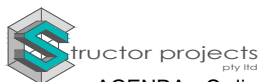
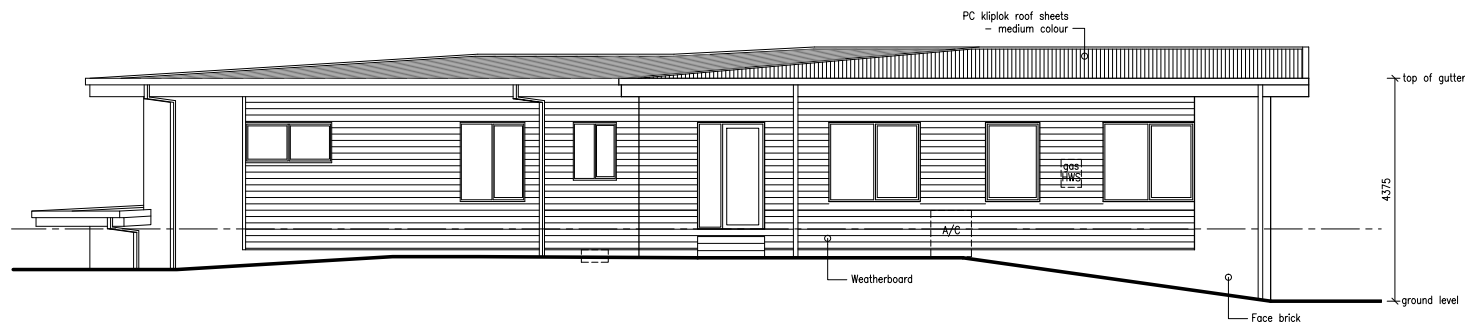
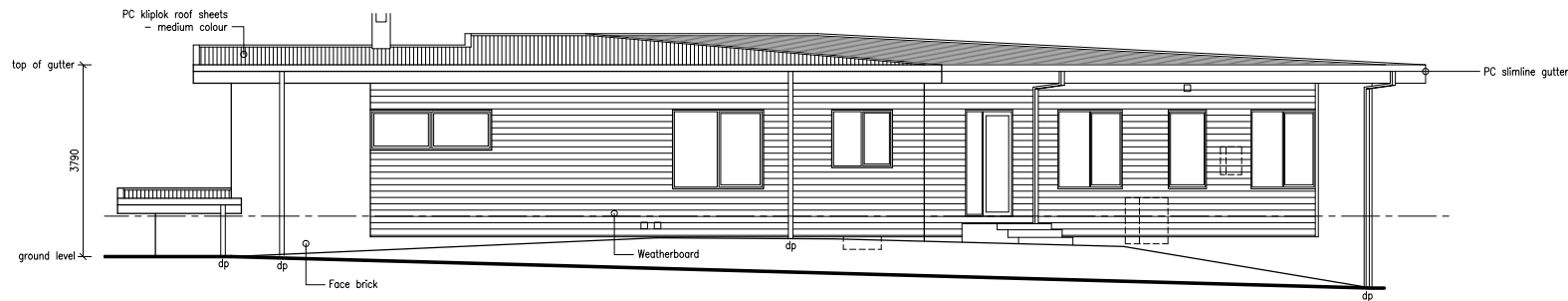
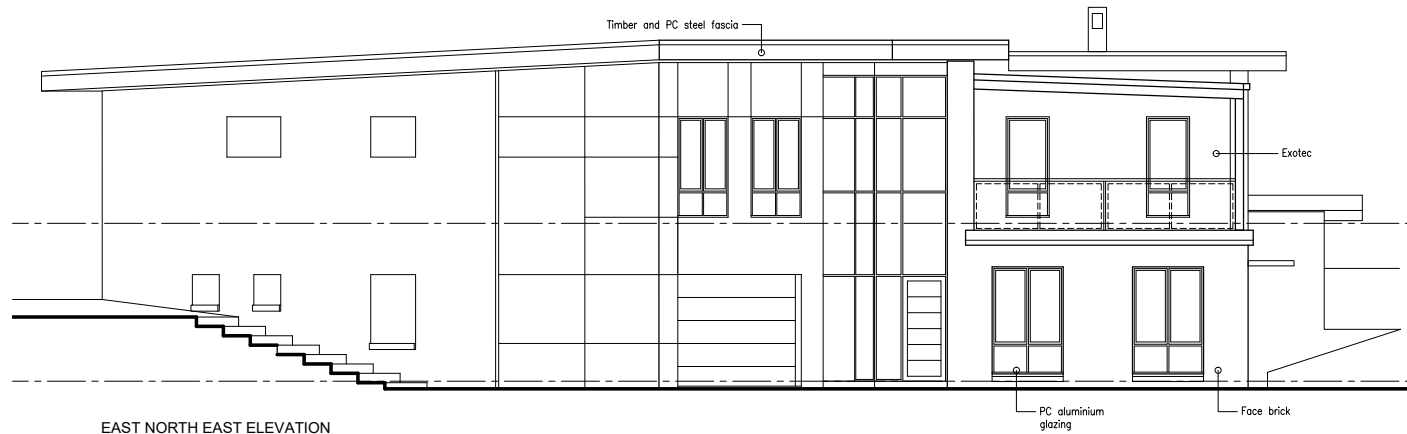
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PROJECT:
PROPOSED DWELLING
16 GELL PLACE, ABERCROMBIE
MR J PUGH



Drawn By: --	Checked By: --	Issue Date: --	Status: --	Scale: 1:100 A3 --	Sheet: A201
Project No: --	Drawing Title: --	ELEVATIONS SE & NE 465 of 1365			Revision No: --



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Ph: 02 6331 5428
E: admin@structorprojects.com.au
W: www.structorprojects.com.au

ISSUE REV AMENDMENTS

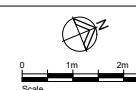
CHRD BY DATE

COPYRIGHT:

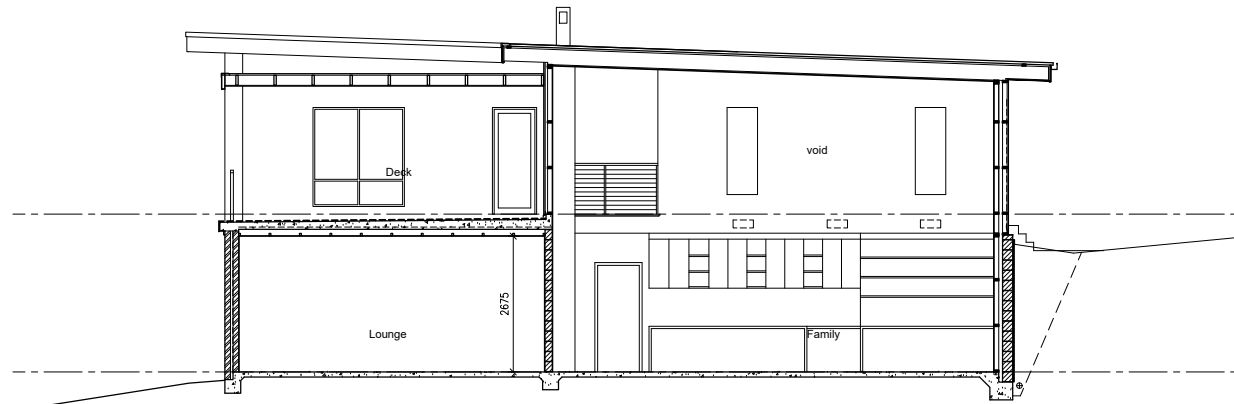
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- Builder to check on site, verify and assume responsibility for all dimensions, setbacks, setbacks and levels.
- Do not scale plans. If in doubt contact this office prior to commencement of works.

PROJECT:

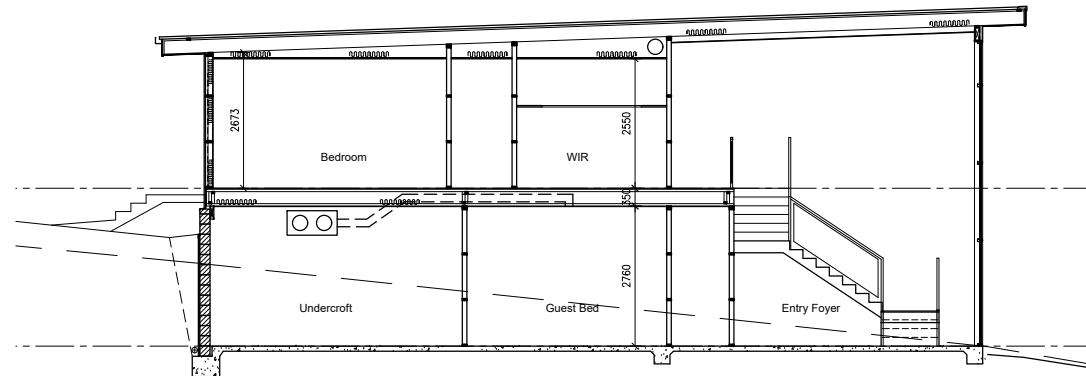
PROPOSED DWELLING
16 GELL PLACE, ABERCROMBIE
MR J PUGH



Drawn By:	Checked By:	Issue Date:	Status:	Scale:	1:100 A3	Sheet:
--	--	--	--	--	--	A202
Project No:	Drawing Title:	Revision No:				
--	ELEVATIONS ENE, SW & SOUTH	--				



TYPICAL SECTION



TYPICAL SECTION



P.O. Box 9053, Bathurst, NSW, 2795
 Ph: 02 6331 5428
 E: admin@strutorprojects.com.au
 W: www.strutorprojects.com.au

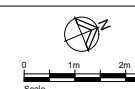
ISSUE	REV	AMENDMENTS	CHKD BY	DATE

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- Do not scale plans. If in doubt contact this office prior to commencement of works.

PROJECT:

PROPOSED DWELLING
 16 GELL PLACE, ABERCROMBIE
 MR J PUGH



Drawn By: --	Checked By: --	Issue Date: --	Status: --	Scale: 1:100 A3 --	Sheet: A300
Project No: --	Drawing Title: ELEVATION EAST & SECTION	467 of 1365			Revision No: --

31 July 2020

Bathurst Regional Council
The General Manager
PO Box 17
Orange NSW 2800

Dear Sir/Madam

**RE: PROPOSED NEW DWELLING for MR. J PUGH
 at LOT 231DP 1235474, 16 GELL PLACE, ABERCROMBIE.
 STATEMENT OF ENVIRONMENTAL EFFECTS**

It is intended that the proposed development will have a minimal impact and negligible effect on the local environment being on a new sub-division, the proposed new dwelling consists of a 4 Bedroom dual level house (area 363 sq m over 2 levels), plus garage (area 28 sq m) plus external covered terrace (area 36 sq m). All detailed on the accompanying drawings 0813: A001, A002, A100, A101, A200, A201, A202, A300 the Specification and Basix Certificate.

BUILDING DESCRIPTION

It is intended that the new building be sympathetic to the existing built environment in the locality, presenting to the front (east) as a dual storey dwelling with a low mono pitch roof falling to the rear (south west) of the dwelling. The dwelling is to be a combination of; face brick, AC sheets & weatherboard panels in a number of contrasting colours, all on timber frame with concrete slab at ground level and timber suspended first floor, the roof to be Colorbond Custom Orb sheets medium colour to be advised, all roofs will be mono-pitched, windows generally to be double glazed powder coated aluminium.

The whole building is proposed be partially cut into the ground due to the steep slope making the first floor level close to natural ground level at the rear (south west).

The main dwelling will have ceiling heights of 2.7m generally, with the entry and family room having vaulted ceilings.

SITE AND POSITIONING

The Lot is a 1060 sq m town block, with all services on site. The site slopes significantly (5.6m height over 43m length) from the south west down to the north east. The front (east) of the block faces east onto Gell Place, the northern side faces onto a 5m wide footpath, to the south west are a number of existing house (much higher up the slope), to the south east is another building block, currently undeveloped.

The site is constrained by easements to drain water and/or sewer along both the northern and south-western boundaries.

The proposed site of the dwelling has some minor distance views to the north west down Gell Place, there are no other notable views on the site. The new dwelling has been positioned near the southern boundary, away from the northern easement using the limited site width to create a small amount of useable space on the northern side at ground level.

The house is to be built with the main living area windows facing north and north east to take advantage of some northern winter solar gain and the minor views as mentioned. It is set back on the block by 7710mm as a result of the block shape, the shape of the dwelling also reflects both the shape of the site and its slope.

It is proposed to partially excavate the site and provide retaining walls as part of the dwelling allowing for a slab on ground construction, the building ground floor level will be cut into existing ground about 200 to 300mm on the north east and cut into the ground by up to 2.3m to the south west. There will be need for a set of retaining walls near the northern boundary as detailed to provide a reasonably sized level area for external access, a smaller retaining wall with stepped access will be created on the south east to allow for pedestrian access to the higher parts of the block, the slope of the land is such that with a minor set of steps the proposed first floor level will have direct access to the upper block/garden areas. A small deck is proposed on the front north east corner at first floor above the lounge room this has been added to create visual interest and also because there are no reasonable flat areas elsewhere on the site.

There are currently no trees or other plants on the site.

BULK & SCALE

As previously mentioned the site has such a significant slope down the depth of the site it was considered that a dual level construction provides the best solution. The dwelling has been positioned on site to fit within the constraints of the shape of the block, the easements and the slope, it is understood the dwelling will cast some shadows over the south eastern lot, a shadow diagram has been produced indicating where the shadows will fall across the adjacent site and the subject site, as demonstrated, until after midday the shading impact will be negligible. The proposed design of the house is intended to limit the impact of shading (being a nearly flat roof that will limit overshadowing) whilst accepting that it is a difficult block to build on and that most solutions would create a similar shadow footprint.

It is reasonable to assume that any dwelling on the southern block would have a similar bulk, scale and position giving room to allow solar access to the north (i.e. not built close to the north western boundary) which would serve to limit the impact of any adjacent dwelling.

PRIVACY

The windows on the south eastern side are secondary bedroom, bathroom windows and would not be expected to significantly impact any adjacent development, to the south west & north there are no close developments and as such privacy is not considered an issue.

WASTE MANAGEMENT

It is understood the builder will undertake to contain all building waste from the new building and remove from site as necessary and in accordance with all current waste and soil erosion management regulations, and other DA requirements as set out by Council.

Yours faithfully

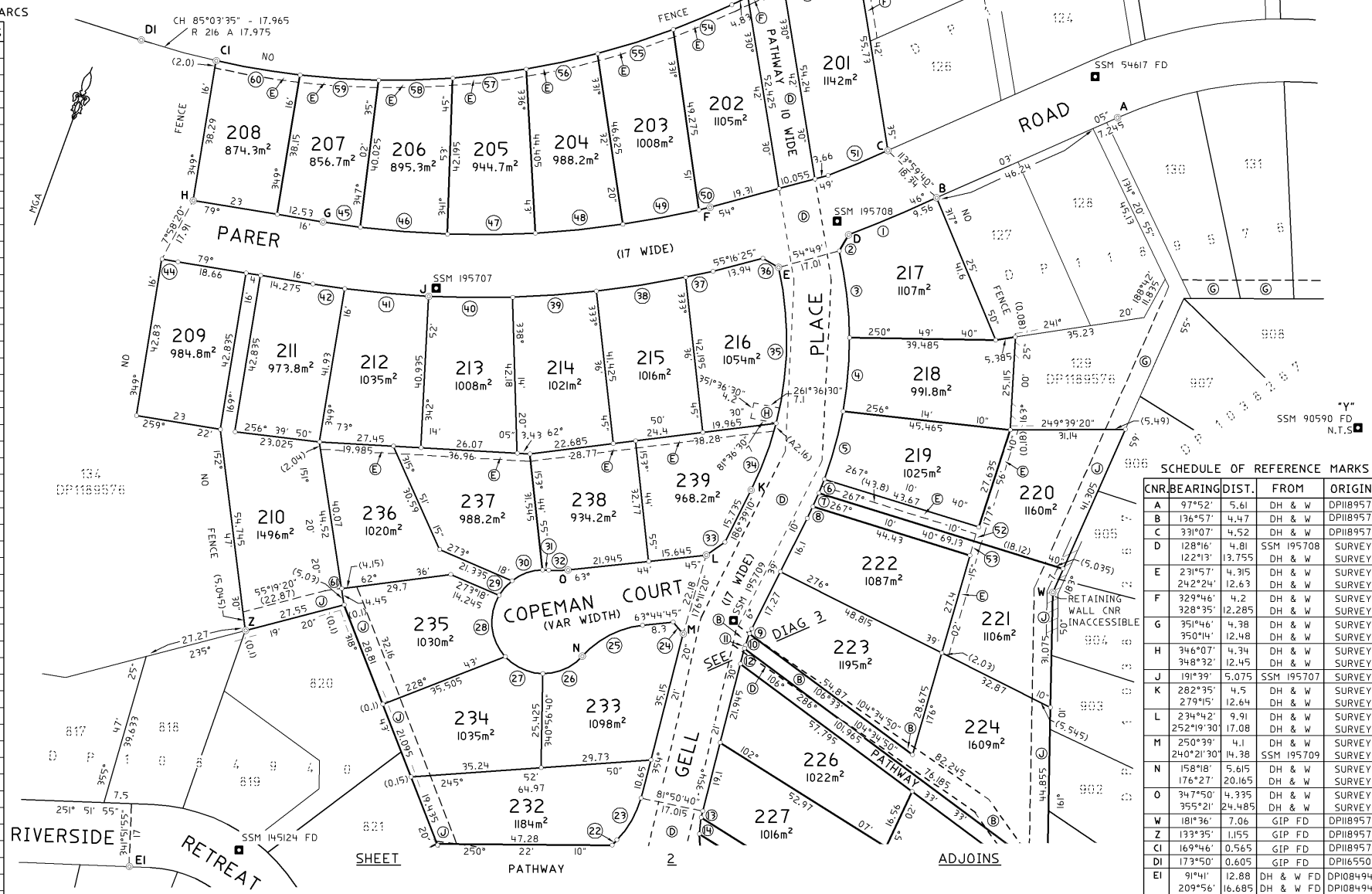
M W Blanchard

- Ⓢ EASEMENT TO DRAIN WATER 5 WIDE (DP267320)
Ⓣ EASEMENT TO DRAIN WATER 10 WIDE (DP267320)
Ⓤ EASEMENT TO DRAIN WATER 2 WIDE
ⓖ EASEMENT TO DRAIN WATER 2 WIDE (DP189576)
Ⓢ EASEMENT TO DRAIN SEWAGE 4 & 5 WIDE (DP189576)
Ⓣ EASEMENT FOR MULTI-PURPOSE ELECTRICAL INSTALLATION 4.2 WIDE
Ⓤ EASEMENT TO DRAIN SEWAGE 5 WIDE & VARIABLE WIDTH

SEE SHEET 2 FOR PERMANENT
MARK COORDINATE TABLE
SEE SHEET 2 FOR DIAGRAM 3

SCHEDULE OF SHORT LINES & ARCS

No.	BEARING	DIST.	ARC	RADIUS
1	47°42'20"	16.26	16.26	282
2	10°06'30"	5.025	-	-
3	333°13'30"	23.615	23.66	107
4	344°54'55"	19.975	20.005	107
5	355°22'10"	19.015	19.04	107
6	1°32'25"	4.01	4.01	107
7	3°41'30"	4.025	4.025	107
8	5°42'40"	3.515	3.515	107
9	184°59'	1.485	1.485	25.5
10	178°50'10"	3.98	3.985	25.5
11	174°21'30"	0.225	-	-
12	174°21'30"	4.32	-	-
13	173°05'	1.815	1.815	25.5
14	166°02'	4.455	4.46	25.5
22	20°59'20"	1.94	1.94	14
23	10°07'15"	13.065	13.215	25.5
24	119°31'10"	4.23	-	-
25	222°42'45"	18.305	18.72	25.5
26	46°18'45"	11.67	12.04	14
27	94°22'05"	11.13	11.45	14
28	154°14'10"	16.635	17.81	14
29	201°30'55"	5.265	5.295	14
30	230°30'50"	8.73	8.875	14
31	252°04'20"	1.66	1.66	14
32	69°36'25"	5.21	5.215	25.5
33	215°12'	6.15	-	-
34	0°30'	19.295	19.33	90
35	340°48'50"	42.12	42.515	90
36	100°30'	4.89	-	-
37	57°45'20"	7.58	7.58	280
38	61°01'50"	24.425	24.43	280
39	65°51'05"	22.68	22.685	280
40	70°29'35"	22.685	22.69	280
41	75°08'50"	22.795	22.8	280
42	78°22'25"	8.73	8.73	280
43	79°16'	4	-	-
44	79°42'55"	4.34	4.34	277
45	78°09'15"	10.205	10.205	263
46	74°28'10"	23.615	23.625	263
47	69°18'25"	23.765	23.77	263
48	64°07'40"	23.76	23.77	263
49	59°15'30"	20.92	20.93	263
50	56°38'30"	3.11	3.11	263
51	47°24'40"	17.495	17.5	276.61
52	177°10'40"	2	-	-
53	177°10'40"	4	-	-
54	47°05'20"	17.17	17.17	216
55	52°12'50"	21.455	21.465	216
56	57°41'	19.775	19.78	216
57	62°57'30"	19.975	19.98	216
58	68°16'	20.04	20.05	216
59	73°44'55"	21.28	21.285	216
60	79°37'25"	23.0	23.01	216
61	62°36'	(4.53)	-	-



SCHEDULE OF REFERENCE MARKS

CNR	BEARING	DIST.	FROM	ORIGIN
A	97°52'	5.61	DH & W	DP189576
B	136°57'	4.47	DH & W	DP189576
C	331°07'	4.52	DH & W	DP189576
D	128°16'	4.81	SSM 195708	SURVEY
E	231°57'	4.315	DH & W	SURVEY
F	329°46'	4.2	DH & W	SURVEY
G	351°46'	4.38	DH & W	SURVEY
H	346°07'	4.34	DH & W	SURVEY
I	348°32'	12.45	DH & W	SURVEY
J	191°39'	5.075	SSM 195707	SURVEY
K	282°35'	4.5	DH & W	SURVEY
L	279°15'	12.64	DH & W	SURVEY
M	234°42'	9.91	DH & W	SURVEY
N	252°19'30"	17.08	DH & W	SURVEY
O	250°39'	4.1	DH & W	SURVEY
P	240°21'30"	14.38	SSM 195709	SURVEY
Q	158°18'	5.615	DH & W	SURVEY
R	176°27'	20.165	DH & W	SURVEY
S	347°50'	4.335	DH & W	SURVEY
T	355°21'	24.485	DH & W	SURVEY
U	181°36'	7.06	GIP FD	DP189576
V	133°35'	1.155	GIP FD	DP189576
W	169°46'	0.565	GIP FD	DP189576
X	173°50'	0.605	GIP FD	DP189576
Y	91°41'	12.88	DH & W	DP1084940
Z	209°56'	16.685	DH & W	DP1084940

Surveyor: SAMUEL BARRY BYRNES
Date of Survey: 10/07/2017
Surveyor's Ref: 205002_37A

PLAN OF SUBDIVISION OF LOT 133 IN DP189576

LGA: BATHURST REGIONAL
Locality: ABERCROMBIE
Subdivision No: -
Lengths are in metres. Reduction Ratio 1:750

Registered
25.09.2017

DP1235474

SCHEDULE OF REFERENCE MARKS				
CNR.	BEARING	DIST.	FROM	ORIGIN
P	207°08'30" 228°39'	14.65 19.945	DH & W DH & W	SURVEY SURVEY
Q	11°06" 20°28'	9.405 17.44	DH & W SSM 195710	SURVEY SURVEY
R	316°20'	0.985	GP FD	DP1189576
S	77°34°30"	1.185	GP FD (0.6 DEEP)	DP267320
T	1°12" 92°27'	4.495 24.605	DH & W FD DH & W FD	DP1050722 DP1050722
U	71°04'	9	DH & W FD	DP1050722
V	11°7°31'	17.505	DH & W FD	DP1038267
X	324°25'	1.44	DH & W FD	DP1084940
BI	139°26'	14.85	DH & W FD	DP1189576
EI	91°11" 209°56'	12.88 16.685	DH & W FD DH & W FD	DP1084940 DP1084940

SCHEDULE OF SHORT LINES & ARCS

No.	BEARING	DIST.	ARC	RADIUS
9	184°5'9"	1.485	1.485	25.5
10	178°50'10"	3.98	3.985	25.5
13	173°05'	1.815	1.815	25.5
14	166°02'	4.455	4.46	25.5
15	152°23'20"	7.655	7.685	25.5
16	346°36'30"	10.875	11.17	14
17	27°06'05"	8.485	8.62	14
18	65°51'50"	10.09	10.325	14
19	107°13'20"	9.68	9.885	14
20	330°50'45"	11.115	11.43	14
21	5°37'30"	5.53	5.565	14
22	20°59'20"	1.94	1.94	14
23	10°07'15"	13.065	13.215	25.5

SURVEYING & SPATIAL INFORMATION REGULATION 2012 CLAUSE 35(i)(b) & 6(i)(2)						
MARK	M.G.A. CO-ORDINATES ZONE 55		CLASS	ORDER	METHOD	ORIGIN
	EASTING	NORTHING				
SSM 92829	736840.522	6303012.139	C	3	SCIMS	SCIMS
SSM 90590	736818.988	6303002.627	C	3	SCIMS	SCIMS
SSM 130153	736526.316	6302604.403	C	3	SCIMS	SCIMS
SSM 54617	736620.53	6303040.98	D	U	CAD TRAV	DPI89576
SSM 145124	736474.805	6302765.206	C	3	SCIMS	SCIMS
SSM 195707	736472.655	6302928.375	D	U	CAD TRAV	PLACED
SSM 195708	736568.775	6302980.915	D	U	CAD TRAV	PLACED
SSM 195709	736580.05	6302868.425	D	U	CAD TRAV	PLACED
SSM 195710	736587.64	6302788.89	D	U	CAD TRAV	PLACED

SOURCE: M.G.A. CO-ORDINATES ADOPTED FROM SCIMS ON 01/06/2017

COMBINED SEA LEVEL & SCALE CORRECTION FACTOR 1.000185

Surveyor: SAMUEL BARRY BYRNES
Date of Survey: 10/07/2017
Surveyor's Ref: 205002_37A

PLAN OF SUBDIVISION OF LOT 133 IN DPII89576

LGA: BATHURST REGIONAL
Locality: ABERCROMBIE
Subdivision No: —
Lengths are in metres, Reduction Ratio 1:

Registered
25.09.2017

DP1235474

PLAN FORM 6 (2012)		WARNING: Creasing or folding will lead to rejection		ePlan	
DEPOSITED PLAN ADMINISTRATION SHEET				Sheet 1 of 4 sheet(s)	
Registered:  25.09.2017 Title System: TORRENS Purpose: SUBDIVISION		Office Use Only		Office Use Only	
PLAN OF SUBDIVISION OF LOT 133 DP1189576		LGA: BATHURST REGIONAL Locality: ABERCROMBIE Parish: MOUNT PLEASANT County: BATHURST		DP1235474	
Crown Lands NSW/Western Lands Office Approval I, (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given. Signature: Date: File Number: Office:		Survey Certificate I, SAMUEL BARRY BYRNES of ...GEOLYSE P/L PO BOX 1963 ORANGE NSW 2800 a surveyor registered under the <i>Surveying and Spatial Information Act 2002</i> , certify that: *(a) The land shown in the plan was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2012</i> , is accurate and the survey was completed on10/07/2017 *(b) The part of the land shown in the plan (*being/excluding) was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2012</i> , is accurate and the survey was completed on, the part not surveyed was compiled in accordance with that Regulation. *(c) The land shown in this plan was compiled in accordance with the <i>Surveying and Spatial Information Regulation 2012</i> . Signature:  Dated: 21/7/17 Surveyor ID:8628 Datum Line: "X"-"Y".. Type: Urban The terrain is Level-Undulating *Strike through if inapplicable. ^Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.			
Subdivision Certificate I, <u>DAVID SHERLEY</u> *Authorised Person/*General Manager/*Accredited Certifier, certify that the provisions of s.109J of the <i>Environmental Planning and Assessment Act 1979</i> have been satisfied in relation to the proposed subdivision, new road or reserve set out herein. Signature:  Accreditation number: Consent Authority: <u>BATHURST REGIONAL COUNCIL</u> Date of endorsement: <u>11 SEPTEMBER 2017</u> Subdivision Certificate number: <u>2017/75</u> File number: <u>DA 2010/0607</u> *Strike through if inapplicable.		Statements of intention to dedicate public roads, public reserves and drainage reserves. IT IS INTENDED TO DEDICATE THE EXTENSION OF PARER ROAD, GELL PLACE AND THE PATHWAYS TO THE PUBLIC AS PUBLIC ROAD SUBJECT TO THE EASEMENTS TO DRAIN WATER 5 WIDE (DP267320), THE EASEMENT TO DRAIN WATER 10 WIDE (DP267320) AND THE EASEMENT TO DRAIN WATER 2 WIDE (DP1189576) IT IS INTENDED TO DEDICATE COPEMAN COURT TO THE PUBLIC AS PUBLIC ROAD IT IS INTENDED TO DEDICATE LOT 240 AS A PUBLIC RESERVE SUBJECT TO THE EASEMENTS TO DRAIN WATER 5 WIDE (DP267320) AND THE EASEMENT TO DRAIN WATER 10 WIDE (DP267320)			
Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A		Plans used in the preparation of survey/compilation. DP 1084940 DP 1165505 DP 1189576 If space is insufficient continue on PLAN FORM 6A Surveyor's Reference: 205002_37A			

PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 2 of 4 sheet(s)

Office Use Only

Office Use Only

Registered:  25.09.2017

PLAN OF SUBDIVISION OF LOT 133
 DP1189576

DP1235474

This sheet is for the provision of the following information as required:

- A schedule of lots and addresses - See 60(c) SSI Regulation 2012
- Statements of intention to create and release affecting interests in accordance with section 88B Conveyancing Act 1919
- Signatures and seals- see 95D Conveyancing Act 1919
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

Subdivision Certificate number: 2017/75

Date of Endorsement: 11 SEPTEMBER 2017

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919 IT IS INTENDED

TO CREATE:

1. EASEMENT TO DRAIN WATER 2 WIDE
2. EASEMENT TO DRAIN SEWAGE 5 WIDE AND VARIABLE
3. EASEMENT FOR MULTI-PURPOSE ELECTRICAL INSTALLATION 4.2 WIDE
4. RESTRICTIONS ON THE USE OF LAND
5. RESTRICTIONS ON THE USE OF LAND
6. RESTRICTION ON THE USE OF LAND

Lot	Street No.	Street Name	Street Type	Locality
201	46	Parer	Road	Abercrombie
202	48	Parer	Road	Abercrombie
203	50	Parer	Road	Abercrombie
204	52	Parer	Road	Abercrombie
205	54	Parer	Road	Abercrombie
206	56	Parer	Road	Abercrombie
207	58	Parer	Road	Abercrombie
208	60	Parer	Road	Abercrombie
209	55	Parer	Road	Abercrombie
210	53	Parer	Road	Abercrombie
211	51	Parer	Road	Abercrombie
212	49	Parer	Road	Abercrombie
213	47	Parer	Road	Abercrombie
214	45	Parer	Road	Abercrombie
215	43	Parer	Road	Abercrombie
216	39	Parer	Road	Abercrombie
217	35	Parer	Road	Abercrombie
218	5	Gell	Place	Abercrombie
219	7	Gell	Place	Abercrombie

If space is insufficient use additional annexure sheet

Surveyor's Reference: 205002_37A


PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 3 of 4 sheet(s)

Office Use Only
 Registered:  25.09.2017

PLAN OF SUBDIVISION OF LOT 133 IN
 DP1189576

DP1235474

Office Use Only

Subdivision Certificate number: 2017/75
 Date of Endorsement: 11 SEPTEMBER 2017

This sheet is for the provision of the following information as required:

- A schedule of lots and addresses - See 60(c) *SSI Regulation 2012*
- Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*
- Signatures and seals- see 195D *Conveyancing Act 1919*
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

Lot	Street No.	Street Name	Street Type	Locality
218	5	Gell	Place	Abercrombie
219	7	Gell	Place	Abercrombie
220	9	Gell	Place	Abercrombie
221	11	Gell	Place	Abercrombie
222	13	Gell	Place	Abercrombie
223	15	Gell	Place	Abercrombie
224	17	Gell	Place	Abercrombie
225	23	Gell	Place	Abercrombie
226	19	Gell	Place	Abercrombie
227	21	Gell	Place	Abercrombie
228	25	Gell	Place	Abercrombie
229	27	Gell	Place	Abercrombie
230	18	Gell	Place	Abercrombie
231	16	Gell	Place	Abercrombie
232	14	Gell	Place	Abercrombie
233	Not Available			
234	5	Copeman	Court	Abercrombie
235	7	Copeman	Court	Abercrombie
236	8	Copeman	Court	Abercrombie
237	6	Copeman	Court	Abercrombie
238	4	Copeman	Court	Abercrombie
239	Not Available			
240	Not Available			

If space is insufficient use additional annexure sheet

Surveyor's Reference: 205002_37A

PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 4 of 4 sheet(s)

Registered:  25.09.2017

Office Use Only

Office Use Only

PLAN OF SUBDIVISION OF LOT 133
DP1189576

DP1235474

Subdivision Certificate number: 2013/35

Date of Endorsement: 11 SEPTEMBER 2017

This sheet is for the provision of the following information as required:

- A schedule of lots and addresses - See 60(c) SSI Regulation 2012
- Statements of intention to create and release affecting interests in accordance with section 88B Conveyancing Act 1919
- Signatures and seals- see 95D Conveyancing Act 1919
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.



DIRECTOR



DIRECTOR

Signed for and on behalf of Bathurst Regional Council by its Attorney DAVID SHARKEY being the person for the time being holding or fulfilling the duties of General Manager of Bathurst Regional Council, following Council's resolution at its meeting dated 16 June 2004, states that at the date of execution of this present instrument he/she has received no notice of revocation of Power of Attorney Registered Book 4429 No 885 by virtue of which he/she has executed the within document.



WITNESSED BY:



Jette McKellar

Bathurst Regional Council

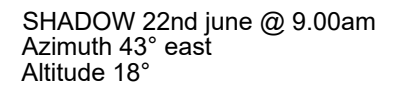
158 Russell Street

BATHURST NSW 2795

If space is insufficient use additional annexure sheet

Surveyor's Reference: 205002_37A

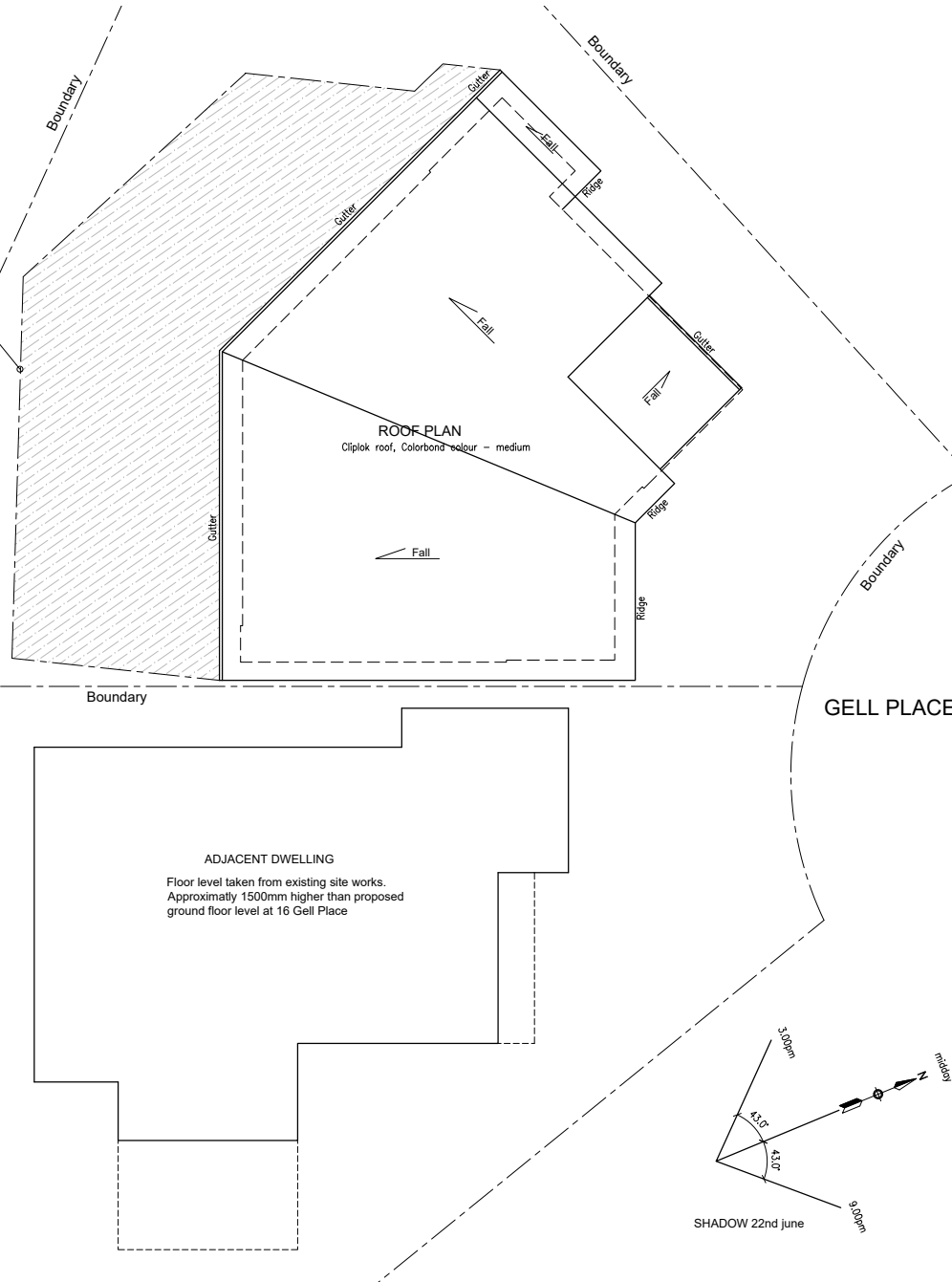
- **Builder to check on site, verify and assume responsibility for all dimensions, setouts, setbacks and levels.**
- **Do not scale plans. If in doubt contact this office prior to commencement of works.**

[illegible]

Attachment 7.2.6.6

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 - Do not scale plans. If in doubt contact this office prior to commencement of works.

SHADOW 22nd June @ 10:00AM
Azimuth 28.7°
Altitude 22.3°
(shadow length falling onto sloping garden)



SHADOW 22nd June @ 10:00AM
Azimuth 28.7°
Altitude 22.3°

ISSUE	REV	AMMENDMENTS	CHKD BY	DATE

PROJECT:

PROPOSED DWELLING
16 GELL PLACE, ABERCROMBIE
MR J PUGH

P.O. Box 9053, Bathurst, NSW, 2795
Ph: 02 6331 5428
E: admin@stuctorprojects.com.au
W: www.stuctorprojects.com.au

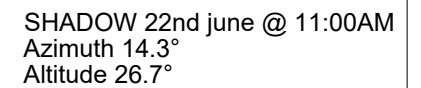
stuctor projects
pty ltd

0 1m 2m 5m
Scale

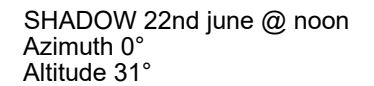
Drawn By: **MWB** Checked By: **---** Issue Date: **---** Status: **---** Scale: **1:200 A3** Revision No: **---**

Project No: **0813** Drawing Title: **ROOF PLAN - SHADING DIAGRAM 10:00 am** Sheet: **A002d**

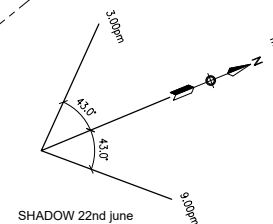
- **Builder to check on site, verify and assume responsibility for all dimensions, setouts, setbacks and levels.**
- **Do not scale plans. If in doubt contact this office prior to commencement of works.**



[illegible]

- **Builder to check on site, verify and assume responsibility for all dimensions, setouts, setbacks and levels.**
- **Do not scale plans. If in doubt contact this office prior to commencement of works.**

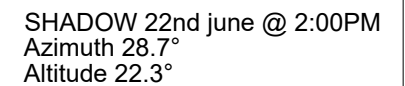
[illegible]



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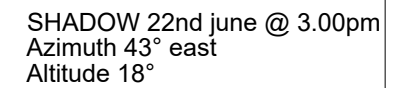
ISSUE	REV	AMMENDMENTS	CHCKD BY	DATE
PROJECT:				
<p>PROPOSED DWELLING 16 GELL PLACE, ABERCROMBIE MR J PUGH</p>			<p>P.O. Box 5003, Bathurst, NSW, 2795 Ph: 02 6337 5428 E: admin@structprojects.com.au W: www.structprojects.com.au</p>	
		<p>struct projects ply ltd</p>		
		<p>0 1m 2m 5m Scale</p>		
Drawn By: MWB	Checked By: ---	Issue Date: --	Status: ---	Scale: 1:200 A3
Project No: 0813	Roof Plan - Shading Title: ROOF PLAN - SHADING DIAGRAM 11:00 am 1200 x 1650			Revision No: 0002 Sheet: A002c




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ISSUE REV	AMENDMENTS			CHKD BY	DATE
PROJECT:					
<p>PROPOSED DWELLING 16 GELL PLACE, ABERCROMBIE MR J PUGH</p>					
 <p>structor projects pty ltd</p>			<p>P.O. Box 9553, BATHURST, NSW 2795 Ph: 02 6331 1423 E: admin@structorprojects.com.au W: www.structorprojects.com.au</p>		
 <p>Scale</p>					
Drawn By: MWB	Checked By: ---	Issue Date: ---	Status: ---	Scale: 1:200 A3	Revision No: ---
Project No: 0813		Drawing Title: ROOF PLAN - SHADING DIAGRAM 10:00 am SHADOW PROJECT 10:00 AM 14 DEC			Sheet: A002d

- Builder to check on site, verify and assume responsibility for all dimensions, setouts, setbacks and levels.
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11	11	11	11	11	11
ISSUE	REV	AMENDMENTS	CHD.	BY	DATE
PROJECT:					
<p>PROPOSED DWELLING 16 GLE PLACE, ABERCROMBIE MR J PUGH</p>					
 <p>structor projects pty ltd</p>			<p>P.O. Box 9053, Bathurst, NSW, 2795 Ph: 02 6331 5428 E: admin@structorprojects.com.au W: www.structorprojects.com.au</p>		
					
Drawn By: MWB	Checked By:	Issue Date:	Status:	Scale:	Revision No:
---	---	---	---	1:200 A3	---
Project No: 0813	Drawing Title: ROOF PLAN - SHADING DIAGRAM 3:00 pm				Sheet: A002a
SHADOW PROJECTIONS 1:16:00					

Mark & Patricia White
7 Mendel Drive
KELSO NSW 2795
Phone: 0448 456 664
Email: ruski02@bigpond.com

Mr Geoffrey Press
Environmental, Planning & Building Services Department
Bathurst Regional Council
158 Russell Street
BATHURST NSW 2795

BATHURST REGIONAL COUNCIL

21 AUG 2020

REF... 2020 | 270 | 013

Dear Mr Press

RE: Development Application No 2020/270
Premises: Lot 231 DP: 1253474 – 16 Gell Place, Abercrombie

We are the owners of 18 Gell Place, Abercrombie we have a build approval from council for our new home which will start construction in September on this site, located next to our block is the land which has the above Development Application (DA) currently with council.

We wish to make a submission against the proposed development at its current design under section (b)(ii) of your letter of 11 August 2020.

The current plans submitted to Council show that the house is to be a two-storey property. Within the submission is a plan (copy attached) showing the likely shadow projection at various times of the day. Throughout the afternoon the proposed property will start blocking sunlight to the right side of our house affecting the three bedrooms, media room and main bathroom. By 3:00pm the shadow projection will cover the entire house as per the shadowing plan supplied in this development application.

We have attached a copy of our build plans showing how the shadowing will affect the natural sunlight to our property. Not only will we lose sunlight in the afternoon, we will also lose any natural warmth through the side windows making our property significantly colder and will increase the chances of excessive mould build up internally and externally and also increasing costs to our utilities particular during the winter months.

Whilst we appreciate that people should be able to build their homes, we do not believe it should be at the detriment of surrounding properties causing those properties to lose benefit and enjoyment. Our new home once built is our dream home that we spent many months designing with our builder, we wanted an open plan light filled home and if this development is approved we will no longer have what we set out to achieve.

We would ask that Council please consider the affect that approving the DA would have on our property for the reasons mentioned above.

Yours faithfully,

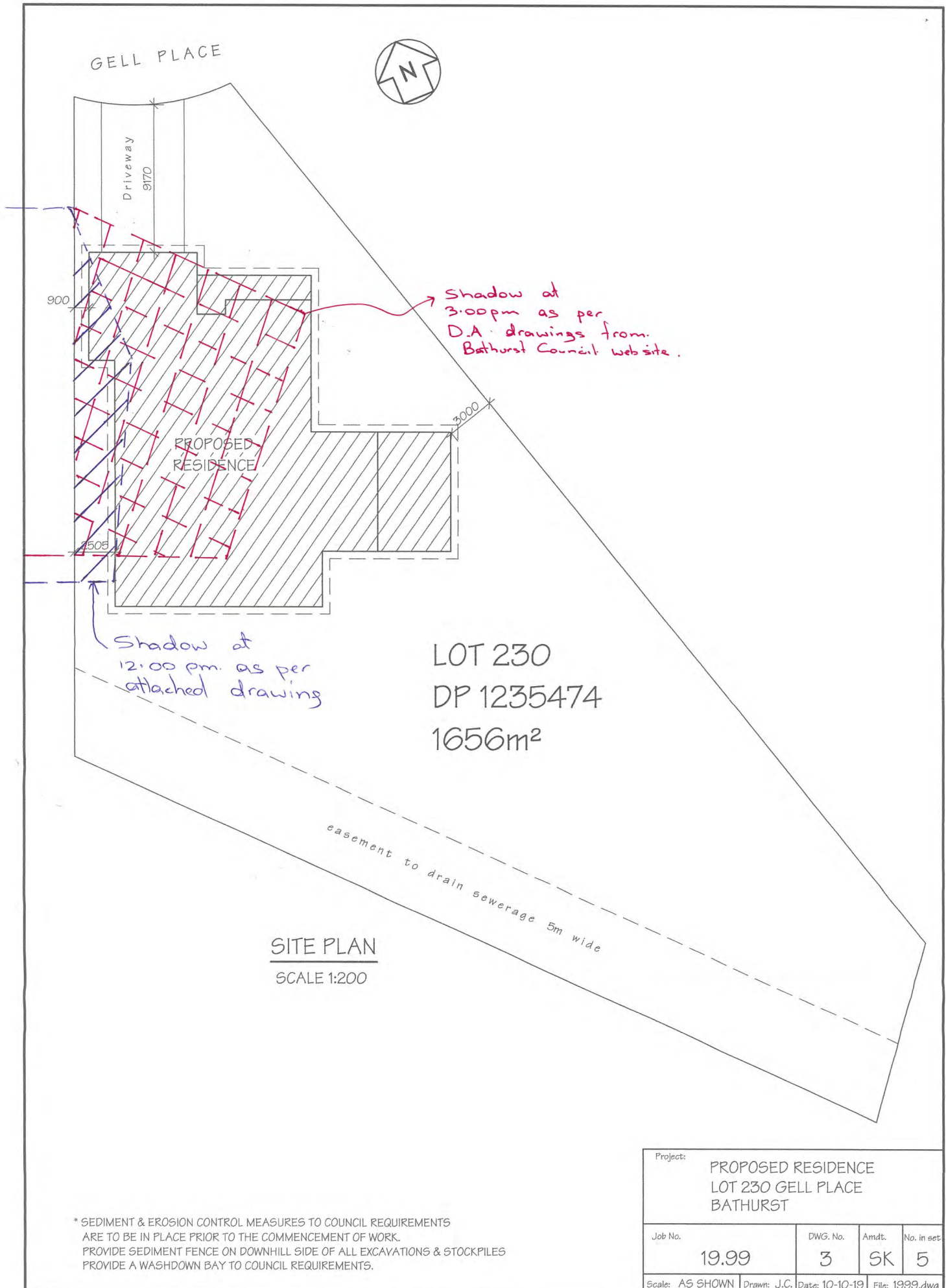

Mark and Patricia White

RECEIVED

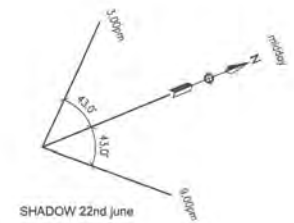
20 AUG 2020

BATHURST REGIONAL COUNCIL

DEPBS



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 **structor projects**
pty ltd

P.O. Box 8563, Balfour, 3009, 2796
Ph: 02 8331 0428
E: admin@structorprojects.com.au
W: www.structorprojects.com.au

From: Geoffrey Press
Sent: Thursday, 24 September 2020 11:18 AM
To: Group Records Staff
Cc: Richard Denyer
Subject: FW: DA2020/270 16 Gell Place, Abercrombie [SEC=UNOFFICIAL]
Attachments: 20200923 Letter to Council 16 Gell Place.pdf; Pugh DA-CC A002a Shadow Diagram.pdf

Records

Please attach to DA 2020/270

Thanks

Geoffrey Press

Snr Environmental Health & Building Surveyor
Bathurst Regional Council
158 Russell Street Bathurst 2795
P: 02 6333 6280
W: www.bathurst.nsw.gov.au



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From: Mark | structorprojects <mark@structorprojects.com.au>
Sent: Thursday, 24 September 2020 11:11 AM
To: Geoffrey Press <Geoffrey.Press@bathurst.nsw.gov.au>
Cc: Bayden | structorprojects <bayden@structorprojects.com.au>
Subject: DA2020/270 16 Gell Place, Abercrombie

Dear Geoffrey

Please find attached Letter to Council prepared by the Town Planner Anthony Daintith addressing the neighbours concerns and our Shadow Diagram drawing that incorporates their dwelling position etc.
Please let us know if you require anything further.

Regards,

MARK BLANCHARD | Design Manager



E: mark@structorprojects.com.au | P: 0437 602 514
A: PO Box 9053, Bathurst NSW 2795

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16 Robinson Court, Orange
145 Keppel Street, Bathurst
PO Box 1975
Orange NSW 2800
ABN: 46 121 454 153
Phone: 0263624523
Email: anthony@adtp.com.au

Our Ref: 2021-049
Your Ref: DA 2020/270

23 September 2020

The General Manager
Bathurst Regional Council
158 Russell Street
Bathurst NSW 2795

Attention: Geoffrey Press

Dear Geoffrey,

RE: DA 2020/270
PROPOSED DWELLING AT LOT 231 DP 1235474
16 GELL PLACE, ABERCROMBIE

Reference is made to Council's letter of the 9 September 2020 with respect to a submission made regarding the proposed dwelling at 16 Gell Place, Abercrombie.

The concerns raised by the neighbour at 18 Gell Place relate primarily to the loss of sunlight through the overshadowing of the north western side of their dwelling by the proposed dwelling.

The following comments are provided with respect to compliance with the Bathurst Development Control Plan.

4.4 General Siting Considerations – All Residential Development

4.4.1 Objectives

The proposed dwelling is considered acceptable in the residential locality. The front elevation of the dwelling will add to the residential streetscape. Appropriate landscaping can be provided by the owners to positively impact on the street. The dwelling has been designed in accordance with the provisions of the DCP to ensure that there is no negative impact on neighbouring properties.

4.4.2 Development Standards

General

Cut and fill details are provided on the elevation plans. Due to the nature of the lot, a certain amount of cut is required to facilitate the construction of the house.

Front Building Line Setback

The dwelling is to be setback at least 6 metres. Garages are setback 7.710m and the main part of the dwelling a similar distance. These setbacks are similar to other single dwellings in the street.

Side and Rear Building Line Setbacks

Side (1000mm and 4572mm) and rear (10508mm) setbacks are in accordance with the National Construction Code.

Shadow diagrams (Structor Projects - Roof Plan – Shadowing Diagram – Shadow Projection onto Slab Level Sheet A002a) have been provided due to the two storey construction. The shadow diagrams indicate that the neighbouring dwelling (not completed) will maintain at least two hours of sunlight between 9am and 3pm on the 21st June. The shadow diagrams provide details of the neighbouring development.

Overshadowing – Dwelling Houses

b) New two-storey development should not significantly affect access to sunlight of existing or likely future development on other property between 9.00am and 3.00pm, particularly living areas and usable open space. At least two hours sunlight to indoor and outdoor living areas of adjoining properties is to be maintained between 9.00am and 3.00pm on June 21.

The plans provided to Council provide an hourly overview for the shading on the neighbouring lot. As depicted on the shadow diagrams, at least 2 hours requirement has been met for the neighbouring property between 9am and 3pm on the 21st June.

The neighbour's submission also indicates that there is no main living or dining areas on this side of the house (apparently 3 bedrooms, media room and bathroom).

4.8 Height of Buildings

Two storey dwellings are permitted in the R1 Zone.

The dwelling is less than 9m (6.83m) in height (as required by the Bathurst Regional LEP).

As indicated above, it is considered that the two storey development in this instance will not significantly overshadow the neighbour nor adversely impact upon the privacy of the neighbour. It is noted that there is only bedrooms and an ensuite on that elevation adjoining the neighbour (no living or outdoor decks).

4.9 Parking, Access and Manoeuvring Areas

A double garage is provided which meets the requirement for a single dwelling house of 1 covered car parking space.

4.10 Services and Facilities

The dwelling will be connected to all available services that were made available as a result of the construction of the subdivision to create the lot. Stormwater to be discharged to a legal discharge point. Clothes drying facility to be provided.

4.11 Soil and water management

Erosion and sediment controls to be implemented prior to the commencement of works.

Should you have any questions with respect to this matter, please contact the office on 63624523.

Yours faithfully

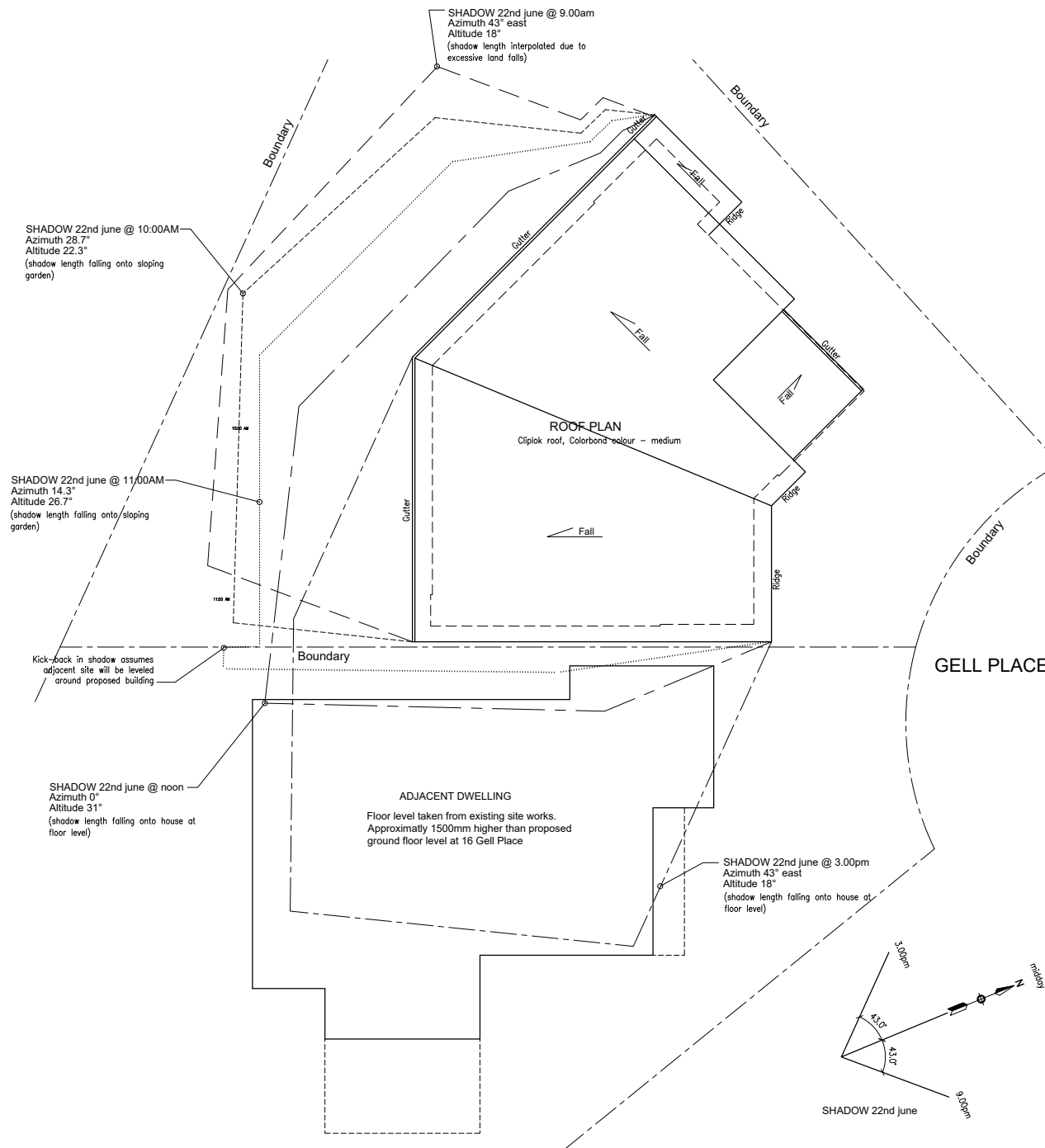
Anthony Daintith Town Planning Pty Ltd



Anthony Daintith
Principal

Attachment 7.2.6.8

- permission of Sturctor Projects
- Builder to check on site, verify and assume responsibility for all dimensions, setbacks and levels.
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ISSUE	REV	AMMENDMENTS	CHKD	BY	DATE
PROJECT:					
PROPOSED DWELLING 16 GELL PLACE, ABERCROMBIE MR J PUGH					
<div> </div>					
<small> P.O. Box 9053, Bathurst, NSW, 2795 Ph: 02 6331 5428 E: admin@sturctorprojects.com.au W: www.sturctorprojects.com.au </small>					
Drawn By: MWB	Checked By: ---	Issue Date: ---	Status: ---	Scale: 1:200 A3	Revision No: ---
Project No: 0813	Drawing Title: ROOF PLAN - SHADING DIAGRAM SHADOW PROJECTIONS ON 22ND JUNE				Sheet: A002a

Bathurst Regional Local Environmental Plan 2014 Monumental and Moveable Heritage Explanation Document

Why is Council amending the Bathurst Regional Local Environmental Plan (LEP) 2014?

Council has prepared a Planning Proposal to amend the ***Bathurst Regional Local Environmental Plan (LEP) 2014*** to heritage list 23 moveable and monumental heritage items to Schedule 5 of the Bathurst Regional LEP 2014. Council is intending to add the 23 items to the heritage list to ensure that the items are protected and are not relocated or lost to the region.

What is the intent of the proposed amendment?

This amendment relates to Part 1, Chapter 5 of the LEP and will add 23 additional items to the list of heritage items.

The planning proposal can be downloaded from
<https://yoursay.bathurst.nsw.gov.au/LEPAmendments>

There are 23 proposed new heritage items as outlined below.

Council Owned Monumental and Moveable Items

1. **Peter Brock Statue**, Bathurst National Motor Racing Museum (*proposed new heritage item no. 350*)

Reason for proposed listing:

The Peter Brock Statue has historical and cultural significance for its association with Australian motor racing personality Peter Brock, and the history of motor racing within Australia. It occupies an iconic position within Bathurst, on Mount Panorama/Wahluu, in front of the National Motor Racing Museum. It has a high degree of aesthetic significance, being the work of noted sculptor Julie Squires, and was created to acknowledge the nation's respect for the "King of the Mountain". The degree of community awareness, both locally and nationally, regarding the statue, shows evidence of its social significance.

2. **Ben Chifley Engine**, Bathurst Railway Station (*proposed to be added to the existing heritage item no. 37*)

Reason for proposed listing:

'Chifley Engine', 5112, locomotive display with signal post, interpretive signage and plaque are located within the Bathurst Railway Precinct which is of state significance. The precinct and engine are significant for their association with Ben Chifley, former Prime Minister of Australia, whose early career and education at the Bathurst Railway were instrumental in shaping his trade union and Labor politics. By 1914 Chifley was a first-class locomotive engine driver, the youngest in the State.

3. **Pillars of Bathurst**, Bicentennial River Park (*proposed to be added to the existing heritage item no. 67*)

Reason for proposed listing:

The Pillars of Bathurst is a cultural heritage garden commemorating past lives of those that have contributed to the Bathurst Region. The restored cast iron verandah posts

used in the garden have a historic relationship with the State Heritage Listed Royal Hotel, William Street Bathurst.

4. **Flag Staff Declaration Monument, Bicentennial River Park (proposed to be added to the existing heritage item no. 67)**

Reason for proposed listing:

The Bicentennial Flagg Staff is located on the site where Governor Macquarie erected his flag staff in May 1815. The Flag Staff was used for many years as the district's key survey marker, including laying out the town from 1833. The Bicentennial Flag Staff sits exactly midway between George and William Streets, thus providing a lasting connection between the Bathurst of today and the place of its beginning on 7 May 1815.

5. **Footsteps in Time Pillar, Bicentennial River Park (proposed to be added to the existing heritage item no. 67)**

Reason for proposed listing:

The 'Footsteps in Time' Commemorative Pillar was erected on 19 May 2018 by the Surveyor General of NSW. The Pillar commemorated the crossing of the Blue Mountains by Surveyor George Evans in 1813 and his arrival and subsequent camp in this area.

6. **Steam Roller, Bicentennial River Park (proposed to be added to the existing heritage item no. 67)**

Reason for proposed listing:

The Steam Roller, built in 1916 by Aveling & Porter of Grantham, Kent has been in its present location since the early 1990's. Built in 1916 and dispatched to Australia on the 4 December 1916, it is what was known as a type AC6 Aveling & Porter convertible engine, built so they could be quickly modified from a road roller to a traction engine. It is likely there are no other steam rollers of this type still in existence in Australia making this particular engine unique.

7. **Kite Structure, Bathurst Memorial Entertainment Centre (proposed new heritage item no. 344)**

Reason for proposed listing:

The 'Kite' is a one off piece of art depicting fantasy and entertainment, commissioned by the Bathurst Arts Council and designed and made by local artists. The glass panels depict various aspects of the performing arts. "Let's Fly A Kite" refers to the dream of having a theatre in Bathurst.

8. **Broken Blade, Bathurst Memorial Entertainment Centre (proposed new heritage item no. 344)**

Reason for proposed listing:

The broken blade is a monument to the 8th Division units. The Division fought in Malaya, Singapore, Timor, Ambon and New Briton. Battle casualties and deaths whilst prisoners of war of the Japanese were very heavy. Installed 15 August 1970, it is constructed of local pink granite and situated at the front entrance of Bathurst Memorial Entertainment

Centre. It is a national memorial and Bathurst was chosen for the site as many 8th Division units trained in the Military camps on Limekilns Road at Bathurst.

9. **Holtermann Fountain**, Civic Centre, Bathurst Regional Council (*proposed new heritage item no. 344*)

Reason for proposed listing:

A replica of the Holtermann Nugget sits on a fibreglass stand to one side of a pool with rock surroundings, landscaped in a park like setting. This replica nugget and fountain were donated by the Bathurst Rotary Club in 1967 to honour the discovery of the massive gold nugget in the 'Star of Hope' mine at Hill End at 2am on 19 October 1872. It was the largest single mass of gold ever found. Its significance comes from its association with the gold rush era, B O Holtermann, and the impact of the gold mining industry of the region.

10. **Horse Trough**, Bathurst Waterworks (*proposed to be added to the existing heritage item no. 147*)

Reason for proposed listing:

A rare and intact stone water trough which stands on two pillars, originally erected in 1906 at the western corner of Bent and Rocket streets for the purposes of travelling stock. Currently located at Bathurst Waterworks.

11. **Bronze Soldier**, Bathurst RSL (*proposed new heritage item no. 345*)

Reason for proposed listing:

In 1900, the citizens of Bathurst wanted to erect a permanent memorial to honour "Our soldiers at the Front" for the war in South Africa. The memorial was designed by prominent Bathurst architect John Job Copeman and Sculptor Gilbert Doble. The memorial was completed in 1909 with an electroplated copper statue. Doble perfected his own process of bronzing by electrolysis or electro plating. He was known for this technique as there were few that could do it at the time with most works being sent to Europe.

Doble was a staunch anti-war and anti-conscription supporter. After World War One, Doble abandoned references to modern warfare in his war memorials, instead depicting women in mourning or representations of victory, making the Bathurst Boer War Memorial unusual. In 1994, the original electroplated copper statue was restored and is now located in the Bathurst RSL with a solid silica bronze replica now in its place in King's Parade.

12. **Ranken's Bridge Pillar**, Eglinton (*proposed new heritage item no. 347*)

Reason for proposed listing:

The first bridge at this site in 1856 was a wooden bridge, designed and built privately by George Ranken of Kelso. In the flood of June 1867, the Denison Bridge at Bathurst collapsed, floating downstream and colliding with Ranken's bridge, destroying it. A new timber single lane truss bridge was constructed, built at a higher level above the waterline. It retained the name Ranken's Bridge. In 1920, the 1873 bridge was replaced

with a combination timber beam spans and two Allan timber trusses. One pier from the 1920 bridge remains on the Bathurst side of the river.

13. **Hill End War Memorial, Hill End (proposed to be added to the existing heritage item no. 336)**

Reason for proposed listing:

The memorial was originally erected to commemorate those who died in service or were killed in action during World War One. The machine gun was unveiled on Anzac Day 1921 and is incorporated into the memorial which was unveiled in 1930. Additional plaques have been added to the memorial to commemorate those who served in World War Two, Korea and Vietnam.

14. **Sofala Dredging Monument, Sofala (proposed new heritage item no. 354)**

Reason for proposed listing:

After the initial gold rush of the 1850s, inventive prospectors built huge dredges that scoured the riverbed searching for alluvial gold. This display contains buckets that were once part of the Turon River Gold Dredging Co.'s dredge 1899, demonstrating an interesting part of the later history of gold mining on the Turon. The monument was erected for the 150th anniversary of the proclamation of the town on 14 August 2001.

15. **Sofala Foot Bridge, Sofala (proposed new heritage item no. 353)**

Reason for proposed listing:

A restored section of the 1860 footbridge remains and is located in the Joyce Pearce Memorial Park. It was moved to Sofala in 1882 and was still in place and used when it was washed away in floods of 1976. The restored length of the bridge is approx. 40m which represents about 60% of the original bridge length.

Privately/Community Owned Monumental and Moveable Items

16. **Bathurst District Historical Society Collection, Various locations (proposed new heritage item no. 346)**

Reason for proposed listing:

The collection contains objects of local and national significance and tells the story of Bathurst from the first crossing of the Blue Mountains to the present day. The collection includes objects, textiles, documents, maps and books, and an extensive photographic collection. The Society's Archives include manuscripts and books relating to local businesses, societies and organisations, local newspapers from 1848 to the present day, records and censuses, trade and property directories.

17. **Rockley Mill & Museum Collection, Rockley (proposed to be added to the existing heritage item no. 217)**

Reason for proposed listing:

The mill was an integral part of the Rockley community since its inception as a mill in 1862 and later as a venue for community groups including ToCH Society, Boy Scouts and the local villagers who used the space for community events. The collection contains

objects of local and social significance to not only milling operations but also the day to day life of those that lived in the village.

18. **Portable Ballroom**, 4824 Great Western Highway, Glanmire (*proposed new heritage item no. 348*)

Reason for proposed listing:

An outstanding and rare timber framed portable ballroom constructed in the 'Queensland frame' tradition with main frame members all expressed externally. Socially important as a former ball room and as a convent. The building was first designed and erected as a roller skating rink and then became the home of prominent Bathurst businessman Edmund Webb. The Portable ballroom was then purchased by Gary Steele, an antiques dealer, who relocated and re-erected it in 1984 at 'Glanmire.'

19. **Chinese Shrine Cabinet**, 248 Conrod Straight, Bathurst Goldfields (*proposed new heritage item no. 349*)

Reason for proposed listing:

The Shrine cabinet from the Chinese Masonic Hall is a rare item associated with the political, social and religious practices of rural Chinese in New South Wales. Although, there are two other State Heritage listed Chinese temples in New South Wales, these are both in Sydney. The shrine cabinet which was the centrepiece of the altar in the Chinese Masonic Hall in Bathurst (demolished in 1953) is therefore a unique artefact of Chinese rural heritage in New South Wales.

20. **Railway Gantry Crane**, 34 Alpha Street, Bathurst (*proposed new heritage item no. 343*)

Reason for proposed listing:

This 25-ton gantry crane is a 'moveable' item of local significance being a rare and intact example of a large railway workshop crane. The crane was constructed in 1918 at the wagon repair siding to lift defective wagons. It is a well-known local landmark, being clearly visible from the Rocket Street Bridge and strongly associated with the former railway workshops and a relic from Bathurst's industrial past.

21. **Hill End Honours Rolls**, Hill End Public School (*proposed new heritage item no. 352*)

Reason for proposed listing:

Two timber Honour Rolls under a wooden varnished canopy with the inscription 'For King for Country' above. The Rolls are a record of those who served in WWI from Hill End and the surrounding district. They were dedicated on the 16 May 1917 and are located in the reception area of the Hill End Public School.

22. **Mew Chip's Register**, Hill End NPWS Office (*proposed new heritage item no. 351*)

Reason for proposed listing:

The Register is unique in NSW as a record of gold dust and gold sovereigns carried back to China between 1866 and 1890, by returning Chinese gold-seekers on behalf of Mew Chip, a long-time resident of Tambaroora and later Hill End. The remittance book

contains the names and the villages of those returning, written in Chinese characters, and as such is a unique record of Chinese on the goldfields of Tambaroora.

23. **Bathurst Agricultural Research Station Collection, Mitchell (proposed to be added to the existing heritage item no. 182)**

Reason for proposed listing:

The Bathurst Agricultural Research Station has a long history, beginning as Bathurst's Experiment Farm in 1895. The objects remaining within these buildings have the potential to yield substantial technical, cultural and historical information about the history of agriculture in the Central West Tablelands region of NSW as well as about the lives and occupations of the people who worked there. As such, it is an important reference site as it shows evidence of past technologies at a representative and rare level.

How might the LEP Amendment affect me?

The addition of the items to the heritage list will mean that the items cannot be relocated and/or lost to the region. This LEP amendment will only affect an owner who proposes to demolish or relocate the proposed heritage item. Any such proposal would, as a result of the proposed listed, require development consent from Council.

How can I participate or find out more information?

Council is exhibiting the amendment to the Bathurst Regional Local Environmental Plan (LEP) 2014 for a period of 28 days from **17 August 2020** until **14 September 2020**.

Copies of the draft LEP Amendment is available from Council offices and from its website <https://yoursay.bathurst.nsw.gov.au/LEPAmendments>

Copies of the full Planning Proposal documentation that Council provided to the NSW Department of Planning and Environment and the Department's authorisation to proceed with public exhibition are available on the Department of Planning and Environment's LEP tracking website: <http://leptracking.planning.nsw.gov.au/PublicDetails.aspx?id=4954> or on Council's website identified above.

Council welcomes submissions in respect of the proposal. If you have any queries please contact Council's Manager Strategic Planning, Janet Bingham on 02 6333 6276.

Janet Bingham

From: Your Say Bathurst Region <notifications@engagementhq.com>
Sent: Thursday, 13 August 2020 3:46 PM
To: Janet Bingham
Subject: Bathurst heritage Matters completed Moveable and Monumentage Heritage Amendment (20.00318)

Bathurst heritage Matters just submitted the survey 'Moveable and Monumentage Heritage Amendment' with the responses below.

Name

Bathurst Heritage Matters

What is your preferred contact method?

Email

Your email address

bathurstheritagematters.inc@gmail.com

Please outline your submission

We agree that heritage listing the moveable heritage items in the LEP is a good thing

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

[Report this message as spam](#)

Janet Bingham

From: Your Say Bathurst Region <notifications@engagementhq.com>
Sent: Thursday, 3 September 2020 10:05 AM
To: Janet Bingham
Subject: Amanda Paul completed Moveable and Monumentage Heritage Amendment (20.00318)

Amanda Paul just submitted the survey 'Moveable and Monumentage Heritage Amendment' with the responses below.

Name

Amanda Paul

What is your preferred contact method?

Email

Your email address

amanda.paul1@bigpond.com

Please outline your submission

Agree that all items listed should be added to the LEP. They are important historically and culturally to the Bathurst community. There are important articles and documents at the Bathurst Agricultural Research Station site that should be better protected than they are currently are.

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

[Report this message as spam](#)



08 September 2020

The General Manager
Bathurst Regional Council
Private Mail Bag 17
BATHURST NSW 2795

Attention: Janet Bingham, Manager Strategic Planning

Country Regional Network

John Holland Rail Pty Ltd
ABN: 61 009 252 653
Level 1, 20 Smith Street
Parramatta NSW 2150
Australia

PO Box 215
Parramatta NSW 2124
Australia

Telephone 02 9685 5100
www.johnholland.com.au

Dear Ms Bingham

Proposed LEF Amendment – Monumental and Movable Heritage

I am responding to your correspondence regarding the proposed inclusion of movable heritage items in Schedule 5 of the Bathurst Regional Local Environmental Plan.

John Holland Rail (JHR) was appointed to manage the CRN as of 15 January 2012 on behalf of TfNSW (acting as agent for TAHE the owner of the CRN). A review of the list of proposed items to be added to the LEP indicates that only item 20 – Railway Gantry Crane is located within land that is owned by TfNSW.

TfNSW does not object to the proposed inclusion of this item in Schedule 5 of the Bathurst Regional Local Environmental Plan.

If you have any further question regarding this matter, please contact Gary Estcourt on (02) 9685 5113 or at gary.estcourt@jhgc.com.au.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Gary Estcourt'.

Gary Estcourt
Cultural Heritage Officer

Janet Bingham

From: Lisa Menke <Lisa.Menke@environment.nsw.gov.au>
Sent: Friday, 11 September 2020 3:36 PM
To: Council; Janet Bingham
Cc: Lerna Benson
Subject: Bathurst LEP amendment - listing of Moveable and Monumental Heritage

Hi Janet

As discussed recently on the phone, NPWS has a moveable heritage collection at Hill End HS containing over 5000 individual pieces including house museum objects, artworks, mining related pieces ranging from monumental items (Stamper batteries) to documents and records including Mew Chips register. An extract from the draft moveable heritage collection report for Hill End HS includes the following summary :

The collection at Hill End is the largest, most significant and most complex of all the collections managed by NSW National Parks. It is contained within a number of different buildings, and items are also located within the landscape. The collection within Craigmoor House contains all of the elements of an intact historic house interior of the 1870s, and the domestic and personal items associated with the Marshall family of Hill End. Objects at other locations together form an extensive and diverse historical collection ranging from small jewellery and domestic items, archives, books, quilts, artworks, hospital and medical equipment, furniture and photographs to larger items related to the operation of mining, agriculture, shops, hotels, churches and horse drawn transport.

The collection essentially reflects the work, social and recreational activities and operation of the town of Hill End from the 1870s through to the present, and contains most of the items that would be required for the town to function. As such, the collection forms a significant historic resource, integral to an understanding of the township of Hill End and the life of its residents. Importantly, the objects in the collection, properly researched and interpreted, provide the key to life in Hill End and the stories that attract the visitor.

I'd prefer not to identify a single item in this large collection and while I appreciate recognition by Bathurst Council of the heritage importance of Mew Chips register, I don't support listing this item separately in the Bathurst LEP. The NPWS moveable heritage collection has statutory protection already under the National Parks and Wildlife Act and Regulations as well as the Heritage Act.

Regards



Lisa Menke
Manager, Mudgee Area
Blue Mountains Branch
NSW National Parks & Wildlife Service

27 Inglis street MUDGEE 2850
T 02 6370 9006
M 0429 687 331
W nationalparks.nsw.gov.au

The Department of Planning, Industry and Environment acknowledges that it stands on Aboriginal land. We acknowledge the traditional custodians of the land and we show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

This email is intended for the addressee(s) named and may contain confidential and/or privileged information.

Janet Bingham

From: Your Say Bathurst Region <notifications@engagementhq.com>
Sent: Sunday, 13 September 2020 1:03 PM
To: Janet Bingham
Subject: pbarker8 completed Moveable and Monumental Heritage Amendment (20.00318)

pbarker8 just submitted the survey 'Moveable and Monumental Heritage Amendment' with the responses below.

Name

Pauline Barker

What is your preferred contact method?

Email

Your email address

pbarker8@optusnet.com.au

Please outline your submission

I fully support the proposed update of the Local Environmental Plan to include the noted Monumental and Moveable Heritage items. In particular, Bathurst Agricultural Research Station Collection, and the Rockley Mill & Stables Museum Collection. Re the latter, I suggest that the correct title is used in the documentation; that the statement of significance includes "a limited number of local aboriginal artefacts"; and that the collection is not only "the day to day life of those who lived in the village" but should include its rural district. Re the Bathurst District Historical Society Collection's statement of significance, I would suggest a review of the wording concerning "the first crossing of the Blue Mountains", for example, to the "first EUROPEAN" crossing of the Blue Mountains. If the collection includes items post Surveyor Evans' exploration and the completion of the Cox's Road, then the "GREAT DIVIDING RANGE" is a more accurate description.

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

[Report this message as spam](#)

Janet Bingham

From: James Sellwood <James.Sellwood@environment.nsw.gov.au>
Sent: Monday, 14 September 2020 6:34 PM
To: Council
Subject: Heritage NSW Response - Planning Proposal - Local Heritage Listings - Monumental and Moveable Heritage

Our ref: DOC20/671698

Planning Proposal - Local Heritage Listings - Monumental and Moveable Heritage

Dear Mr Sherley

Attention: Ms J E Bingham, Manager Strategic Planning

Thank you for the opportunity to comment on Bathurst Regional Council's planning proposal to list 23 moveable and monumental heritage items under *Bathurst Local Environmental Plan 2014*.

We have reviewed the planning proposal and note that Council's Assessment of Heritage Significance indicated that the proposed items met the criteria for listing at a Local level.

Heritage NSW encourages the identification and listing of new heritage items, provided that all necessary due diligence, assessments and notifications have been undertaken. Prior to finalisation of the planning proposal, Council should be satisfied that this is the case.

I note that this referral was incorrectly mailed to the National Parks and Wildlife Service, and was then forwarded to Heritage NSW, causing delays. The correct referral details for Heritage NSW are included in the box below.

Machinery of Government Changes

I also wanted to make you aware of the following Machinery of Government changes:

- as of 1 July 2019, all non-Aboriginal Heritage staff from the former Office of Environment and Heritage transferred into Heritage NSW, and
- on 1 July 2020, the Aboriginal Cultural Heritage regulation staff also transferred into Heritage NSW.

As such anything that Council would have formerly sent to the Office of Environment and Heritage in relation to either non-Aboriginal or Aboriginal heritage should now be referred to Heritage NSW.

If you have any questions, please don't hesitate to contact me on the details below.

Best regards

James Sellwood | Senior Heritage Programs Officer, Heritage Programs
Heritage NSW
Department of Premier and Cabinet
Level 6, 10 Valentine Avenue, Parramatta NSW 2150 | Locked Bag 5020 Parramatta NSW 2124
T: 02 9274 6354 | james.sellwood@environment.nsw.gov.au



**Premier
& Cabinet**

I acknowledge and respect the traditional custodians and ancestors of the lands I work across

Bathurst Regional Local Environmental Plan 2014 Amendment – Moveable and Monumental Heritage – Submission Summary and Response

Submission	Matters Raised	Response
Bathurst Heritage Matters	<ul style="list-style-type: none"> Support the listing of moveable heritage items. 	No amendments made to Planning Proposal.
Amanda Paul	<ul style="list-style-type: none"> Agree with Planning Proposal. There are important articles and documents within the Bathurst Agricultural Research Station site and these should be protected. 	No amendments made to Planning Proposal.
Gary Estcourt, Cultural Heritage Officer, John Holland	<ul style="list-style-type: none"> Notes that the Railway Gantry Crane is located within land that is owned by Transport for NSW. Does not object to the proposed listing. 	No amendments made to Planning Proposal.
Lisa Menke, Manager Mudgee Area, NSW National Parks and Wildlife Service	<ul style="list-style-type: none"> National Parks and Wildlife Service has a moveable heritage collection at Hill End historic site of over 5,000 individual pieces of which Mew Chips register (proposed to be listed) is just one. NPWS do not support the listing of just one item from this collection. The collection has statutory protection under the NPW Act as well as the Heritage Act. 	That Mew Chips be removed from the proposed LEP listing given that it is part of a wider collection that is already provided statutory protection.
Pauline Barker	<ul style="list-style-type: none"> Support the Planning Proposal and in particular the proposed listing of the Bathurst Agricultural Research Collection and the Rockley Mill and Stables Museum Collection. Suggest minor alterations to the SHI database sheets for the Rockley Mill and Stables Museum collection and the Bathurst District Historical Society Collection. 	<p>No amendments made to Planning Proposal.</p> <p>The SHI Database sheets for the Rockley Mill and Stables Museum Collection and the Bathurst District Historical Society Collection have been updated as suggested.</p>
Department of Premier and Cabinet – Heritage NSW	<ul style="list-style-type: none"> Concur that Council's assessment of significance of the proposed items have met the criteria for listing at a local level. Heritage NSW encourage the identification and listing of new heritage items. Council should ensure its due diligence, assessments and notifications have been undertaken prior to finalisation of the Planning Proposal. 	<p>No amendments made to Planning Proposal.</p> <p>Council has completed statements of significance for each of the proposed items (SHI database sheets).</p> <p>Letters have been sent to all relevant owners, property owners and interested groups and individuals in relation to the proposed listing of the items.</p>



PLANNING PROPOSAL

FOR

**BATHURST REGIONAL LOCAL
ENVIRONMENTAL PLAN 2014
AMENDMENT No 16
(20.00318)**

**Schedule 5
Monumental and Moveable Heritage**

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HER 009B	0470 COM HER 009B 020 20200423	A
HER 011	0470 COM HER 011 080 20200423	A
HER 011A	0470 COM HER 011A 020 20200423	A
HER 011B	0470 COM HER 011B 020 20200423	A
HER 011BA	0470 COM HER 011BA 010 20200423	A
HER 011BB	0470 COM HER 011BB 010 20200423	A
HER 011C	0470 COM HER 011C 020 20200423	A

List of Attachments

Attachment Number	Name
1	Council minute to proceed with the Planning Proposal
2	Statements of heritage significance for each proposed item
3	List of proposed administrative updates
4	Gateway determination dated 5 May 2020
5	Report to Council meeting held 18 November 2020

Relevant Planning Authority Details

Relevant Planning Authority:	Bathurst Regional Council
Contact Person:	Janet Bingham Manager Strategic Planning
Contact Phone Number:	02 6333 6214
Contact email address:	Janet.bingham@bathurst.nsw.gov.au

Introduction

The purpose of this Planning Proposal is to update Schedule 5 Environmental Heritage of Bathurst Regional Local Environmental Plan (LEP) 2014 to include moveable and monumental heritage items. The Planning Proposal aims to consider heritage listing the following items:

Council Owned	
Item	Location
Peter Brock Statue	Bathurst National Motor Racing Museum
Ben Chifley Engine	Bathurst Railway Station
Pillars of Bathurst	Bicentennial River Park
Flag Staff Declaration Monument	Bicentennial River Park
Footsteps in Time Pillar	Bicentennial River Park
Steam Roller	Bicentennial River Park
Kite Structure	Bathurst Memorial Entertainment Centre
Broken Blade	Bathurst Memorial Entertainment Centre
Holtermann Fountain	Civic Centre, Bathurst Regional Council
Horse Trough	Bathurst Waterworks
Bronze Soldier	Bathurst RSL
Ranken's Bridge Pillar	Eglinton
Hill End War Memorial	Hill End
Sofala Dredging Monument	Sofala
Sofala Foot Bridge	Sofala
Privately/community owned	
Bathurst District Historical Society Collection	Various locations
Rockley Mill & Museum Collection	Rockley
Portable Ballroom	4824 Great Western Highway, Glanmire
Chinese Shrine Cabinet	248 Conrod Straight, Bathurst Goldfields
Railway Gantry Crane	34 Alpha Street, Bathurst
Hill End Honours Rolls	Hill End Public School
Mew Chip's Register	Hill End NPWS Office
Bathurst Agricultural Research Station Collection	Mitchell

Note: Following the public exhibition process and advice from NPWS, Mews Chips Register has been excluded from the list of new heritage items. The Holtermann Fountain has recently been significantly vandalised. Its listing will be delayed until it can be determined whether restoration and reinstatement is possible.

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

A copy of the Council minute to proceed with the Planning Proposal is provided at **attachment 1**.

The Gateway determination provides that Council is authorised as the local plan-making authority to exercise functions under section 3.36(2) of the Act.

The Planning Proposal has been prepared in accordance with Section 55 of *the Environmental Planning and Assessment Act 1979* (the Act) and the relevant Department of Planning Guidelines, including *A Guide to Preparing Local Environmental Plans* and *A Guide to Preparing Planning Proposals*.

Part 1 Objectives or intended outcomes

1.1 Introduction

The purpose of this Planning Proposal is to update Schedule 5 Environmental Heritage of Bathurst Regional Local Environmental Plan (LEP) 2014 to include moveable and monumental heritage items. The Planning Proposal aims to consider heritage listing the following:

Peter Brock Statue

Bathurst National Motor Racing Museum

The Peter Brock Statue has historical and cultural significance for its association with Australian motor racing personality Peter Brock, and the history of motor racing within Australia. It occupies an iconic position within Bathurst, on Mount Panorama/Wahluu, in front of the National Motor Racing Museum. It has a high degree of aesthetic significance, being the work of noted sculptor Julie Squires, and was created to acknowledge the nation's respect for the "King of the Mountain". The degree of community awareness, both locally and nationally, regarding the statue, shows evidence of its social significance.

Ben Chifley Engine

Bathurst Railway Station

'Chifley Engine', 5112, locomotive display with signal post, interpretive signage and plaque are located within the Bathurst Railway Precinct which is of state significance. The precinct and engine are significant for their association with Ben Chifley, former Prime Minister of Australia, whose early career and education at the Bathurst Railway were instrumental in shaping his trade union and Labor politics. By 1914 Chifley was a first-class locomotive engine driver, the youngest in the State.

Pillars of Bathurst

Bicentennial River Park

The Pillars of Bathurst is a cultural heritage garden commemorating past lives of those that have contributed to the Bathurst Region. The restored cast iron verandah posts used in the garden have a historic relationship with the State Heritage Listed Royal Hotel, William Street Bathurst.

Flag Staff Declaration Monument

Bicentennial River Park

The Bicentennial Flagg Staff is located on the site where Governor Macquarie erected his flag staff in May 1815. The Flag Staff was used for many years as the district's key survey marker, including laying out the town from 1833. The Bicentennial Flagg Staff sits exactly midway between George and William Streets,

thus providing a lasting connection between the Bathurst of today and the place of its beginning on 7 May 1815.

Footsteps in Time Pillar

Bicentennial River Park

The 'Footsteps in Time' Commemorative Pillar was erected on 19 May 2018 by the Surveyor General of NSW. The Pillar commemorated the crossing of the Blue Mountains by Surveyor George Evans in 1813 and his arrival and subsequent camp in this area.

Steam Roller

Bicentennial River Park

The Steam Roller, built in 1916 by Aveling & Porter of Grantham, Kent has been in its present location since the early 1990's. Built in 1916 and dispatched to Australia on the 4 December 1916, it is what was known as a type AC6 Aveling & Porter convertible engine, built so they could be quickly modified from a road roller to a traction engine. It is likely there are no other steam rollers of this type still in existence in Australia making this particular engine unique.

Kite Structure

Bathurst Memorial Entertainment Centre

The 'Kite' is a one off piece of art depicting fantasy and entertainment, commissioned by the Bathurst Arts Council and designed and made by local artists. The glass panels depict various aspects of the performing arts. "Let's Fly A Kite" refers to the dream of having a theatre in Bathurst.

Broken Blade

Bathurst Memorial Entertainment Centre

The Broken Blade is a monument to the 8th Division units. The Division fought in Malaya, Singapore, Timor, Ambon and New Britain. Battle casualties and deaths whilst prisoners of war of the Japanese were very heavy. Installed 15 August 1970, it is constructed of local pink granite and situated at the front entrance of Bathurst Memorial Entertainment Centre. It is a national memorial and Bathurst was chosen for the site as many 8th Division units trained in the Military camps on Limekilns Road at Bathurst.

Horse Trough

Bathurst Waterworks

A rare and intact stone water trough which stands on two pillars, originally erected in 1906 at the western corner of Bent and Rocket streets for the purposes of travelling stock. Currently located at Bathurst Waterworks.

Holtermann Fountain

Bathurst Regional Council Civic Centre

A replica of the Holtermann Nugget sits on a fibreglass stand to one side of a pool with rock surroundings, landscaped in a park like setting. This replica nugget and fountain were donated by the Bathurst Rotary Club in 1967 to honour the discovery of the massive gold nugget in the 'Star of Hope' mine at Hill End at 2am on 19 October 1872. It was the largest single mass of gold ever found. Its significance comes from its association with the gold rush era, B O Holtermann, and the impact of the gold mining industry of the region.

(Note: The Holtermann Fountain has recently been significantly vandalised. Its listing will be delayed until it can be determined whether restoration and reinstatement is possible).

Bronze Soldier

Bathurst RSL Club

In 1900, the citizens of Bathurst wanted to erect a permanent memorial to honour "Our soldiers at the Front." for the war in South Africa. The memorial was designed by prominent Bathurst architect John Job Copeman and Sculptor Gilbert Doble. The

memorial was completed in 1909 with an electroplated copper statue. Doble perfected his own process of bronzing by electrolysis or electro plating. He was known for this technique as there were few that could do it at the time with most works being sent to Europe.

Doble was a staunch anti-war and anti-conscription supporter. After World War One, Doble abandoned references to modern warfare in his war memorials, instead depicting women in mourning or representations of victory, making the Bathurst Boer War Memorial unusual. In 1994, the original electroplated copper statue was restored and is now located in the Bathurst RSL with a solid silica bronze replica now in its place in King's Parade.

Ranken's Bridge Pillar Eglinton

The first bridge at this site in 1856 was a wooden bridge, designed and built privately by George Ranken of Kellosheil. In the flood of June 1867, the Denison Bridge at Bathurst collapsed, floating downstream and colliding with Ranken's bridge, destroying it. A new timber single lane truss bridge was constructed, built at a higher level above the waterline. It retained the name Ranken's Bridge. In 1920, the 1873 bridge was replaced with a combination timber beam spans and two Allan timber trusses. One pier from the 1920 bridge remains on the Bathurst side of the river.

Hill End War Memorial Hill End

The memorial was originally erect to commemorate those who died in service or were killed in action during World War One. The machine gun was unveiled on Anzac Day 1921 and is incorporated into the memorial which was unveiled in 1930. Additional plaques have been added to the memorial to commemorate those who served in World War Two, Korea and Vietnam.

Sofala Dredging Monument Sofala

After the initial gold rush of the 1850s, inventive prospectors built huge dredges that scoured the riverbed searching for alluvial gold. This display contains buckets that were once part of the Turon River Gold Dredging Co.'s dredge 1899, demonstrating an interesting part of the later history of gold mining on the Turon. The monument was erected for the 150th anniversary of the proclamation of the town on 14 August 2001.

Sofala Foot Bridge Sofala

A restored section of the 1860 footbridge remains and is located in the Joyce Pearce Memorial Park. It was moved to Sofala in 1882 and was still in place and used when it was washed away in floods of 1976. The restored length of the bridge is approx. 40m which represents about 60% of the original bridge length.

Portable Ballroom 4824 Great Western Highway, Glanmire

An outstanding and rare timber framed portable ballroom constructed in the 'Queensland frame' tradition with main frame members all expressed externally. Socially important as a former ball room and as a convent. The building was first designed and erected as a roller skating rink and then became the home of prominent Bathurst businessman Edmund Webb. The Portable ballroom was then purchased by Gary Steele, an antiques dealer, who relocated and re-erected it in 1984 at 'Glanmire.'

Chinese Shrine Cabinet 248 Conrod Straight, Bathurst Goldfields

The Shrine cabinet from the Chinese Masonic Hall is a rare item associated with the political, social and religious practices of rural Chinese in New South Wales. Although, there are two other State Heritage listed Chinese temples in New South

Wales, these are both in Sydney. The shrine cabinet which was the centrepiece of the altar in the Chinese Masonic Hall in Bathurst (demolished in 1953) is therefore a unique artefact of Chinese rural heritage in New South Wales.

Railway Gantry Crane

34 Alpha Street, Bathurst

This 25-ton gantry crane is a 'moveable' item of local significance being a rare and intact example of a large railway workshop crane. The crane was constructed in 1918 at the wagon repair siding to lift defective wagons. It is a well-known local landmark, being clearly visible from the Rocket Street Bridge and strongly associated with the former railway workshops and a relic from Bathurst's industrial past.

Hill End Honours Rolls

Hill End Public School

Two timber Honour Rolls under a wooden varnished canopy with the inscription 'For King For Country' above. The Rolls are a record of those who served in WWI from Hill End and the surrounding district. They were dedicated on the 16 May 1917 and are located in the reception area of the Hill End Public School.

Mew Chip's Register

Hill End NPWS Office

The Register is unique in NSW as a record of gold dust and gold sovereigns carried back to China between 1866 and 1890, by returning Chinese gold-seekers on behalf of Mew Chip, a long-time resident of Tambaroora and later Hill End. The remittance book contains the names and the villages of those returning, written in Chinese characters, and as such is a unique record of Chinese on the goldfields of Tambaroora.

Bathurst Agricultural Research Station Collection

The Bathurst Agricultural Research Station has a long history, beginning as Bathurst's Experiment Farm in 1895. The objects remaining within these buildings have the potential to yield substantial technical, cultural and historical information about the history of agriculture in the Central West tablelands region of NSW as well as about the lives and occupations of the people who worked there. As such, it is an important reference site as it shows evidence of past technologies at a representative and rare level.

Bathurst District Historical Society Collection

The collection contains objects of local and national significance and tells the story of Bathurst from the first crossing of the Blue Mountains to the present day. The collection includes objects, textiles, documents, maps and books, and an extensive photographic collection. The Society's Archives include manuscripts and books relating to local businesses, societies and organisations, local newspapers from 1848 to the present day, records and censuses, trade and property directories.

Rockley Mill & Museum Collection

The mill was an integral part of the Rockley community since its inception as a mill in 1862 and later as a venue for community groups including ToCH Society, Boy Scouts and the local villagers who used the space for community events. The collection contains objects of local and social significance to not only milling operations but also the day to day life of those that lived in the village.

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

Note: Following the public exhibition process and advice from NPWS (refer below), Mews Chips Register has been excluded from the list of new heritage items. The Holtermann Fountain has recently been significantly vandalised. Its

listing will be delayed until it can be determined whether restoration and reinstatement is possible.

1.2 The subject land

The subject lands affected by the Planning Proposal are indicated in Part 2.

Part 2 Explanation of Provisions

2.1 Introduction

The Schedule 5 Environmental Heritage Planning Proposal involves an amendment to the Bathurst Regional Local Environmental Plan 2014 ("the LEP"), to include additional items in Part 1 of Schedule 5.

This is to be achieved by:

- a) Amending Part 1 of Schedule 5 of the Bathurst Regional LEP 2014 to amend the Item name and update the address and property description of the following existing items (no amendments are required to the heritage maps):

Suburb	Current Item Name	Proposed Item Name	Updated Address	Updated Property Description	Existing item no.
Bathurst	Bathurst Railway Station, Station Masters residence, cottage, Railway Institute and warehouse buildings	Bathurst Railway Station, Station Masters residence, cottage, Railway Institute, warehouse buildings, and Ben Chifley Engine	1 Keppel Street and Havannah Streets	Part Lot 301 DP 1194865	Amend i37
Bathurst	Bicentennial, Okhuma, Peace Parks, Macquarie River and Bathurst Flagstaff site	Bicentennial, Okhuma, Peace Parks, Macquarie River and Bathurst Flagstaff site and Declaration Monument, Pillars of Bathurst, Footsteps in Time Pillar & Steam Roller	Stanley Street	Lot: 1 DP: 126047	Amend i67
Gorman's Hill	Waterworks and Bathurst Pumping Station	Waterworks, Bathurst Pumping Station and Horse Trough	Waterworks Lane	Part Lot: 21 DP: 1031789	Amend i147
Mitchell	Charles Sturt University and Agricultural Research Station	Charles Sturt University and Agricultural Research Station (including dormitory block, administration block, Ponton Theatre, secretary's residence, brick farm buildings, WWII building, and original farm and farm school buildings), and Agriculture Research Station Collection	Browning Street and 353 Panorama Avenue	Lots 187 and 192 and part of Lots 236 and 242, DP 750357; Lot 7323, DP 1156317	Amend i182
Rockley	Rockley Mill (former)	Rockley Mill (former) & Museum Collection	12 Budden Street	Lot 1 DP 587037	Amend i217

Hill End	Trees	Trees and Hill End War Memorial	Hill End Road and Beyers Avenue	Hill End Road and Beyers Avenue road reserves	Amend i336
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b) Amending Part 1 of Schedule 5 of the Bathurst Regional LEP 2014 and the heritage maps to include the following new items:

Suburb	New Item Name	Address	Property Description	Proposed item no.	Map reference
Bathurst	Railway Gantry Crane	34 Alpha Street	Part Lot 22, DP 1160509	i345	0470_Com_Her_011BB
Bathurst	Kite Sculpture and Broken Blade	158 Russell Street	Lot: 16 DP: 860159	i346	0470_Com_Her_011BA 0470_Com_Her_011BB
Bathurst	Bronze Soldier	114 Rankin Street	Part Lot : 100 DP: 1179667	i347	0470_Com_Her_011BA
Bathurst	Bathurst District Historical Society Collection	160 Russell Street Bathurst & 47 Mitre Street WEST BATHURST & 57 Corporation Avenue ROBIN HILL	Lot 2, Sec 6, DP 758065 & Lot 1 , DP 613544 & Lot 167, DP1044077	i348	0470_Com_Her_011BA 0470_Com_Her_011B
Eglington	Ranken's Bridge Pillar	Road Reserve	Adjacent to Lot 99, DP864476	i349	0470_Com_Her_011A
Glanmire	Portable Ballroom	4824 Great Western Highway	Part Lot: 10 DP: 556528	i350	0470_Com_Her_011
Mount Panorama	Chinese Shrine Cabinet	428 Conrod Straight	Lot: 66 DP: 1177441	i351	0470_Com_Her_011C
Mount Panorama	Peter Brock Statue	400 Panorama Avenue	Part Lot: 12 DP: 1140781	i352	0470_Com_Her_011B
Hill End	Hill End Honour Rolls	19 Tambaroora Street	Part Lot: 4 Sec: 8 DP: 758517	i353	0470_Com_Her_003A
Sofala	Sofala Foot Bridge	Joyce Pearce Memorial Park, Denison Street & Road Reserve	Part Lots 21, 22, 23, 24, 25, 26 DP 758908	i354	0470_Com_Her_009B
Sofala	Sofala Dredging Monument	Road Reserve	Adjacent to Lot: 21 DP: 758908	i355	0470_Com_Her_009B

PART 3 Justification

Section A – Need for the Planning Proposal

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

Yes. The Bathurst Sculpture, Monument and Cultural Material report (1997) and the Bathurst Heritage Assets Register (2004) identified a number of movable and monumental features that warranted being listed. Additionally, the Bathurst Regional Heritage Study (2007) recommends that Council continue to review and update heritage items where more information comes to light about places or items that illustrate history and significance.

Council subsequently resolved on 11 December 2019 to prepare a planning proposal to include the subject items as items of heritage significance under the Bathurst Regional Local Environmental Plan 2014.

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

The Planning Proposal is the best means of achieving the protection of these heritage assets. Listing on the LEP will ensure the items cannot be relocated and/or lost to the region. The only avenue available to insert additional items in Schedule 5 of the LEP is via a Planning Proposal.

Section B – Relationship to strategic planning framework

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

The following table addresses the evaluation criteria for the consistency with the regional and sub-regional strategies, as required by the guidelines for preparing a Planning Proposal.

Evaluation criteria	Y/N	Comment
<p>Does the proposal have strategic merit and:</p> <ul style="list-style-type: none"> ◇ Is consistent with a relevant local strategy endorsed by the Director General; or ◇ Is consistent with the relevant regional strategy or Metropolitan Plan; or ◇ Can it demonstrate strategic merit, giving consideration to the relevant section 117 directions applying to the site and other strategic considerations (e.g. proximity to existing urban areas, public transport and infrastructure accessibility, providing jobs closer to home etc) 	Yes	<p>The Planning Proposal is consistent with the recommendations of the Bathurst Regional Heritage Study 2007.</p> <p>The Planning Proposal is consistent with the Central West and Orana Regional Plan.</p> <p>The Planning Proposal is consistent with the relevant Section 9.1 directions of the Minister. They are explained later in this Planning Proposal documentation.</p> <p>The Planning Proposal achieves actions 10.3 & 10.4 of the draft Vision Bathurst 2040: Bathurst Regional Local Strategic Planning Statement.</p>
<p>Does the proposal have site specific merit and is it compatible with the surrounding land uses, having regard to the following:</p> <ul style="list-style-type: none"> ◇ The natural environment (including known significant environmental values, resources or hazards) and ◇ The existing uses, approved uses and likely 	Yes	<p>The above mentioned moveable items are both Council owned and privately owned assets. The likelihood of development occurring on the land associated with these features is minimal but additional protection of their heritage is warranted.</p>

future uses of the land in the vicinity of the proposal; and ◇ The services and infrastructure that are or will be available to meet the demands arising from the proposal and any proposed financial arrangements for infrastructure provision.		
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4. Is the Planning Proposal consistent with a Council's local strategy or other local strategic Plan?

The Bathurst Regional Heritage Study (2007) recommends that Council continue to review and update heritage items where more information comes to light about places or items that illustrate history and significance. Additionally, the Bathurst Sculpture, Monument and Cultural Material report (1997) and the Bathurst Heritage Assets Register (2004) identified a number of movable and monumental features that warranted being listed.

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

Council has undertaken a review to determine whether or not the Planning Proposal is consistent with the State Environmental Planning Policies. There are no SEPP's which are relevant to the Planning Proposal. See the table below.

State Environmental Planning Policy (SEPP)	Compliance (Yes/No or Not Relevant)
SEPP No 19 – Bushland in Urban Areas	Not Relevant
SEPP No 21 – Caravan Parks	Not Relevant
SEPP No 33 – Hazardous and Offensive Development	Not Relevant
SEPP No 36 – Manufactured Home Estates	Not Relevant
SEPP No 47 – Moore Park Showground	Not Relevant
SEPP No 50 – Canal Estate Development	Not Relevant
SEPP No 55 – Remediation of Land	Not Relevant
SEPP No 64 – Advertising and Signage	Not Relevant
SEPP No 65 – Design Quality of Residential Flat Development	Not Relevant
SEPP No 70 – Affordable Housing (Revised Schemes)	Not Relevant
SEPP (Aboriginal Land) 2019	Not Relevant

SEPP (Affordable Rental Housing) 2009	Not Relevant
SEPP (Building Sustainability Index: BASIX) 2004	Not Relevant
SEPP (Coastal Management) 2018	Not Relevant
SEPP (Concurrences and Consents) 2018	Not Relevant
SEPP (Educational Establishments and Child Care Facilities) 2017	Not Relevant
SEPP (Exempt and Complying Development Codes) 2008	Not Relevant
SEPP (Gosford City Centre) 2018	Not Relevant
SEPP (Housing for Seniors or People with a Disability) 2004	Not Relevant
SEPP (Infrastructure) 2007	Not Relevant
SEPP (Koala Habitat Protection) 2019	Not Relevant
SEPP (Kosciuszko National Park – Alpine Resorts) 2007	Not Relevant
SEPP (Kurnell Peninsula) 1989	Not Relevant
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	Not Relevant
SEPP (Penrith Lakes Scheme) 1989	Not Relevant
SEPP (Primary Production and Rural Development) 2019	Not Relevant
SEPP (State and Regional Development) 2011	Not Relevant
SEPP (State Significant Precincts) 2005	Not Relevant
SEPP (Sydney Water Drinking Catchment) 2011	Not Relevant
SEPP (Sydney Region Growth Centres) 2006	Not Relevant
SEPP (Temporary Structures) 2007	Not Relevant
State Environmental Planning Policy (Three Ports) 2013	Not Relevant
SEPP (Urban Renewal) 2010	Not Relevant
State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017	Not Relevant
SEPP (Western Sydney Employment Area) 2009	Not Relevant
SEPP (Western Sydney Parklands) 2009	Not Relevant

6. Is the Planning Proposal consistent with applicable Ministerial Directions (s. 117 directions)?

Council has undertaken a review to ensure the planning proposal is consistent with all relevant Section 9.1 Ministerial Directions issued by the Minister for Planning to

relevant planning authorities under section 9.1(2) of the Environmental Planning and Assessment Act 1979.

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

Section 9.1 Ministerial Direction	Consistency
1. Employment and resources	
1.1 Business and Industrial Zones	Not applicable. Council is satisfied that the planning proposal is consistent with the requirements of the direction.
1.2 Rural Zones	Not applicable. Council is satisfied that the planning proposal is consistent with the requirements of the direction.
1.3 Mining, Petroleum Production and Extractive Industries	Not applicable. Council is satisfied that the planning proposal is consistent with the requirements of the direction.
1.4 Oyster Aquaculture	Not applicable. Council is satisfied that the planning proposal is consistent with the requirements of the direction.
1.5 Rural Lands	Not applicable. Council is satisfied that the planning proposal is consistent with the requirements of the direction.
2. Environment and Heritage	
2.1 Environment Protection Zones	Not applicable. Council is satisfied that the planning proposal is consistent with the requirements of the direction.
2.2 Coastal Protection	Not applicable. Council is satisfied that the planning proposal is consistent with the requirements of the direction.
2.3 Heritage Conservation	Applicable. The Planning proposal aims to protect additional items of heritage significance. The ongoing protection of the region's heritage is supported by Council's adopted Heritage Plan. Council is satisfied that the planning proposal is consistent with the requirements of the direction, is of minor significance (Clause 5(a)) and should be supported.
2.4 Recreation Vehicle Areas	Not applicable. Council is satisfied that the planning proposal is consistent with the requirements of the direction.
3. Housing, Infrastructure and Urban Development	
3.1 Residential Zones	Not applicable. Council is satisfied that the planning proposal is consistent with the requirements of the direction.
3.2 Caravan Parks and Manufactured Home Estates	Not applicable. Council is satisfied that the planning proposal is consistent with the requirements of the direction.
3.3 Home Occupations	Not applicable.

Section 9.1 Ministerial Direction	Consistency
	Council is satisfied that the planning proposal is consistent with the requirements of the direction.
3.4 Integrating Land Use and Transport	Not applicable. Council is satisfied that the planning proposal is consistent with the requirements of the direction.
3.5 Development Near Licensed Aerodromes	The proposal does not alter or remove a provision relating to land in the vicinity of a licensed aerodrome. Council is satisfied that the planning proposal is consistent with the requirements of the direction.
3.6 Shooting Ranges	The proposal does not affect land adjacent or adjoining an existing shooting range. Council is satisfied that the planning proposal is consistent with the requirements of the direction.
4. Hazard and Risk	
4.1 Acid Sulfate Soils	The Bathurst Region does not include any land identified on Acid Sulfate Soils Planning maps held by the Department. Council is satisfied that the planning proposal is consistent with the requirements of the direction.
4.2 Mine Subsidence and Unstable Land	The Bathurst Region does not include any land identified as within a Mine Subsidence District proclaimed under the Mine Subsidence Compensation Act 1961. Council is satisfied that the planning proposal is consistent with the requirements of the direction.
4.3 Flood Prone Land	The Planning Proposal does not include any land which is identified as being flood liable land as identified either by Council's computer based flood model or the Bathurst Floodplain Management Policy. Council is satisfied that the planning proposal is consistent with the requirements of the direction.
4.4 Planning for Bushfire Protection	The Planning Proposal does include land which is identified as being Bushfire Prone Land. Council is satisfied that the planning proposal is consistent with the requirements of the direction.
5. Regional Planning	
5.1 Implementation of Regional Strategies	The Planning Proposal is consistent with the Central West and Orana Regional Plan. Council is satisfied that the planning proposal is consistent with the requirements of the direction.
5.2 Sydney Drinking Water Catchments	The Bathurst Region is outside the identified Sydney Drinking Water Catchment area. Council is satisfied that the planning proposal is consistent with the requirements of the direction.
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	Does not apply to the Bathurst Region. No farmland of State or Regional significance is located within the Bathurst Region. Council is satisfied that the planning proposal is consistent with the requirements of the direction.
5.4 Commercial and Retail; Development along the Pacific	Does not apply to the Bathurst Region. No regional or sub-regional strategy applies to the Bathurst Region.

Section 9.1 Ministerial Direction	Consistency
Highway, North Coast	Council is satisfied that the planning proposal is consistent with the requirements of the direction.
5.8 Second Sydney Airport: Badgerys Creek	Does not apply to the Bathurst Region. No regional or sub-regional strategy applies to the Bathurst Region. Council is satisfied that the planning proposal is consistent with the requirements of the direction.
5.9 North West Rail Link Corridor Strategy	Does not apply to the Bathurst Region. Council is satisfied that the planning proposal is consistent with the requirements of the direction.
6. Local Plan Making	
6.1 Approval and referral Requirements	The Planning Proposal does not affect development application provisions and does not propose any referral provisions relating to this land. Council is satisfied that the planning proposal is consistent with the requirements of the direction.
6.2 Reserving land for Public Purposes	The Planning Proposal does not relate to reserving land for public purposes. Council is satisfied that the planning proposal is consistent with the requirements of the direction.
6.3 Site Specific Provisions	The Planning Proposal does not relate to a particular development to be carried out on a specific site. Council is satisfied that the planning proposal is consistent with the requirements of the direction.
7. Metropolitan Planning	
7.1 Implementation of the Metropolitan Strategy	Does not apply to the Bathurst Region. Council is satisfied that the planning proposal is consistent with the requirements of the direction.

Section C – Environmental , social and economic impact

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

Council is satisfied that, as a result of the Planning Proposal, critical habitat, threatened species, populations or ecological communities will not be adversely affected.

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

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

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

Social Impacts

It is considered that as a result of the Planning Proposal there are no social impacts that need to be addressed.

Economic Impacts

It is considered that as a result of the Planning Proposal there are no economic impacts that need to be addressed.

Section D State and Commonwealth interests

10. Is there adequate public infrastructure for the Planning Proposal?

The Planning Proposal does not impact on any existing or future public infrastructure.

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

In accordance with the Gateway determination, Council consulted with:

1. the NSW National Parks and Wildlife Services,
2. Department of Primary Industries - Agriculture,
3. John Holland Rail and
4. Department of Planning, Industry and Environment/Department of Premier and Cabinet – Heritage.

The consultation was undertaken as part of the public exhibition of the draft plan.

Submissions were received from:

1. the NSW National Parks and Wildlife Services,
2. John Holland Rail and
3. Department of Planning, Industry and Environment/Department of Premier and Cabinet – Heritage.

Attachment 5 provides a copy of the submissions received.

John Holland Rail did not object to the proposed listing of the Railway Gantry Crane.

Department of Premier and Cabinet – Heritage concurred with Council's assessment of significance of the proposed items and that they have met the criteria for a local listing.

National Parks and Wildlife Service did not support the listing of Mews Chips Register as only 1 moveable heritage item out of a collection of over 5,000 pieces. NPWS indicated that the collection already has statutory protection.

As a result of the consultation process, the Planning Proposal has been altered to exclude Mews Chips Register from the list of new heritage items.

Part 4 Mapping

Proposed maps to be amended as part of this planning proposal.

Map Number	Map Name	Version
HER 003A	0470 COM HER 003A 020 20200423	A
HER 009B	0470 COM HER 009B 020 20200423	A
HER 011	0470 COM HER 011 080 20200423	A
HER 011A	0470 COM HER 011A 020 20200423	A
HER 011B	0470 COM HER 011B 020 20200423	A
HER 011BA	0470 COM HER 011BA 010 20200423	A
HER 011BB	0470 COM HER 011BB 010 20200423	A
HER 011C	0470 COM HER 011C 020 20200423	A

Part 5 Community Consultation

Consultation was undertaken as follows.

The Planning Proposal was placed on public exhibition for 28 days from 17 August 2020 to 14 September 2020. All property owners and relevant interest groups were notified of the Planning Proposal.

The Gateway Determination required consultation with relevant Government authorities/organisations (see above).

Council placed notification of the public exhibition in the Western Advocate on 15 August 2020.

The Gateway Determination did not require a Public Hearing to be held in relation to the Planning Proposal.

As a result of the public exhibition period, 3 submissions were received from the public. The submissions are provided as part of the report to Council at **attachment 5**. The submissions received from the community supported the Planning Proposal.

As outlined above, as a result of the consultation process with Government agencies, the Planning Proposal has been altered to exclude Mews Chips Register from the list of new heritage items.

Part 6 Project timeframe

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

Step	Criteria	Project timeline
1	Anticipated commencement date (date of Gateway determination)	June 2020
2	Anticipated timeframe for the completion of required technical information	August 2020
3	Commencement and completion dates for public exhibition period	August/September 2020
4	Dates for public hearing (if required)	Not required
5	Timeframe for consideration of submissions	September 2020
6	Timeframe for the consideration of a proposal post exhibition	November 2020
7	Date of submission to the department to finalise the LEP	December 2020
8	Anticipated date RPA will make the plan (if delegated)	February 2021
9	Anticipated date RPA will forward to the department for notification.	February 2021

Attachment 1 Council minute

Bathurst Regional Council Ordinary Meeting 11 December 2019

RESOLUTION NUMBER: ORD2019 - 35

MOVED: Cr I North SECONDED: Cr A Christian

RESOLVED:

RECOMMENDATION:

That Council:

- (a) prepare a Planning Proposal in accordance with the NSW Department of Planning, Industry and Environment guidelines to update Schedule 5 - Environmental Heritage of Bathurst Regional Local Environmental Plan 2014 to include an initial list of moveable and monumental items as heritage items;
- (b) forward the Planning Proposal to the NSW Department of Planning and Environment requesting a Gateway Determination;
- (c) accept any delegations from the NSW Department of Planning, Industry and Environment in relation to this Planning Proposal; and
- (d) call a division.

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

The result of the division was:

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

Against the Motion - nil

Absent - Cr J Rudge

Abstain - Nil

Attachment 2 Statements of Heritage Significance

*Bathurst Regional Council*SHI number
5066834
Study number**Item name:** Bathurst Agricultural Research Station: Moveable Heritage**Location:** Bathurst 2795

Bathurst Regional

Address:**Planning:** Southern & Western**Suburb/nearest town:** Bathurst 2795**Local govt area:** Bathurst Regional**Parish:****State:** NSW**County:****Other/former names:****Area/group/complex:****Group ID:****Aboriginal area:****Curtilage/boundary:****Item type:** Movable / Collection**Group:** Collections**Category:****Owner:** State Government**Admin codes:****Code 2:****Code 3:****Current use:****Former uses:****Assessed significance:** Local**Endorsed significance:**

Statement of significance: The Bathurst Agricultural Research Station's moveable heritage collection has historical, aesthetic, social and technical/research significance at local and potentially state level. It's association with the Bathurst Experimental Farm initiative of the late 19th century provides evidence of education in farming and agriculture, agricultural advancements, and the efficiency of agricultural production techniques used in the Central West tablelands region of NSW. –

The collection of artefacts held within the Research Station, date from 1895, and is significant as it is a rare, intact inventory, providing evidence for contemporary farming practices, scientific experimentation, historical information and the importance and relevance to the development of Australia agricultural research.

Historical notes of provenance: The Bathurst Agricultural Research Station has a long history, beginning as Bathurst's Experiment Farm in 1895, the third in NSW.

The buildings housing the moveable objects were built 1902-1909, designed by NSW Government Architect Walter liberty Vernon, as part of the original "Experiment Farm".

The inventory of moveable heritage artefacts, dating from 1895 and integral to the development of agricultural research and advice since the 1890s, provides evidence of farming practices, export marketing , scientific experimentation and its relevance in the very early development of Australia's agricultural industry.

Several of the original buildings contain farm equipment, tools and other artefacts which relate to and may assist in understanding the original purposes of the buildings. (Information provided by Friends of Bathurst Agricultural Research Station).

Friends of Bathurst Agricultural Research Station currently undertaking a cataloguing inventory of all moveable items (2019).

Themes: National theme

State theme

Local theme

Designer:**Builder:****Year started:** 1895**Year completed:****Circa:** No

Physical description: The inventory of moveable heritage artefacts, dating from 1895 and integral to the development of agricultural research and advice since the 1890s, provides evidence of farming practices, export marketing , scientific experimentation and its relevance in the very early development of Australia's agricultural industry.

Date: 04/02/2020

Full report

Page 1 of 8

This report was produced using the State Heritage Inventory application provided by the Heritage Division, Office of Environment and Heritage

*Bathurst Regional Council*SHI number
5066834
Study number**Item name:** Bathurst Agricultural Research Station: Moveable Heritage**Location:** Bathurst 2795

Bathurst Regional

**Physical condition
level:****Physical condition:** Blacksmiths Shop – Ploughing implements and specially designed tools.

Woolshed (Shearing Shed) – Horticultural equipment

Stables – sprayers, seedboxes, watertroughs, horsehair covered chairs, hardwood bricks. Photos, records, meteorological equipment, seedbags, soil samples, files.

Barn - Agronomy equipment, picking buckets, tool store, insect collection.

Library (agronomists shed) – State archives, photographs

Horticultural Store Room – Nil.

**Archaeological
potential level:****Archaeological
potential Detail:****Modification dates:****Recommended
management:****Management:** Management category**Management name****Further comments:****Criteria a):**
[Historical
significance]**Criteria b):**
[Historical
association
significance]**Criteria c):**
[Aesthetic/
Technical
significance]**Criteria d):**
[Social/Cultural
significance]**Criteria e):** The objects have the potential to yield substantial technical, cultural and historical information about the history of agriculture in the Central West tablelands region of NSW as well as about the lives and occupations of the people who worked there. As such, it is an important reference site as it shows evidence of past technologies at a representative and rare level.**Criteria f):**
[Rarity]

Bathurst Regional CouncilSHI number
5066834
Study number**Item name:** Bathurst Agricultural Research Station: Moveable Heritage**Location:** Bathurst 2795

Bathurst Regional

Criteria g):
[Representative]**Intactness/Integrity:****References:** Author

Title

Year

Studies: Author

Title

Number

Year

Parcels: Parcel code
LOTLot number
7232

Section number

Plan code
DPPlan number
1156317**Latitude:****Longitude:****Location validity:****Spatial accuracy:****Map name:****Map scale:****AMG zone:****Easting:****Northing:****Listing:** Name

Title

Number

ListingDate

Data entry: Data first entered: 20/02/2019

Data updated: 04/02/2020

Status: Basic

Bathurst Regional Council

SHI number
5066834
Study number

Item name: Bathurst Agricultural Research Station: Moveable Heritage

Location: Bathurst 2795

Bathurst Regional

Image:



Caption: Items within Blacksmiths Shop

Copy right:

Image by: BRC

Image date: 01/01/2019

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345d21ee09abc3648d9b9011e9fb77ff2f7.JPG>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb_test345d21ee09abc3648d9b9011e9fb77ff2f7.JPG

Image:

Bathurst Regional Council

SHI number
5066834
Study number

Item name: Bathurst Agricultural Research Station: Moveable Heritage

Location: Bathurst 2795

Bathurst Regional



Caption: Items within Shearing Shed

Copy right:

Image by: BRC

Image date: 01/01/2019

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/345c2a76a9242df4f87b3bf5e21e3872070.JPG>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb_test345c2a76a9242df4f87b3bf5e21e3872070.JPG

Image:

*Bathurst Regional Council*SHI number
5066834
Study number**Item name:** Bathurst Agricultural Research Station: Moveable Heritage**Location:** Bathurst 2795

Bathurst Regional

**Caption:** Records within Ag Station**Copy right:****Image by:** BRC**Image date:** 01/01/2019**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/345b361952114f742dfb2c3cafbf325749b.JPG>**Thumbnail url:** http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb_test345b361952114f742dfb2c3cafbf325749b.JPG**Image:**

Bathurst Regional Council

SHI number
5066834
Study number

Item name: Bathurst Agricultural Research Station: Moveable Heritage

Location: Bathurst 2795

Bathurst Regional



Caption: Relics within curtilage of Ag Station Buildings

Copy right:

Image by: BRC

Image date: 01/01/2019

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345d5987f1e9a914fbd8840b7fb81727fcb.JPG>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345d5987f1e9a914fbd8840b7fb81727fcb.JPG

Image:

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Caption: Original Photographs contained within Library

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Image by:

Image date:

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345e92195b65b4947d98404d4bbf83247a3.JPG>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345e92195b65b4947d98404d4bbf83247a3.JPG

*Bathurst Regional Council*SHI number
5066836
Study number**Item name:** Bathurst District Historical Society Collection**Location:** 160 Russell Street Bathurst 2795

Bathurst Regional

Address: 160 Russell Street**Planning:** Southern & Western**Suburb/nearest town:** Bathurst 2795**Local govt area:** Bathurst Regional
State: NSW**Parish:**
County:**Address:** 57 Corporation Avenue**Planning:** Southern & Western**Suburb/nearest town:** Robin Hill 2795**Local govt area:** Bathurst Regional
State: NSW**Parish:**
County:**Address:** 47 Mitre Street**Planning:** Southern & Western**Suburb/nearest town:** West Bathurst 2795**Local govt area:** Bathurst Regional
State: NSW**Parish:**
County:**Other/former names:****Area/group/complex:****Group ID:****Aboriginal area:****Curtilage/boundary:****Item type:** Movable / Collection**Group:** Exploration, Survey and Even **Category:****Owner:****Admin codes:****Code 2:****Code 3:****Current use:****Former uses:****Assessed significance:** Local**Endorsed significance:**

Statement of significance: The Bathurst District Historical Society collection is a substantial and important historical assemblage of items that traverse local, state and national significance. The social, historical and cultural significance is afforded by the extensive inventory of items ranging from artefacts, photographs, maps, plans, manuscripts, and historical narratives provides a comprehensive documentation from 1848 to present day. Given Bathurst is the oldest inland settlement, this collection contains a rare and broad scope of material that illustrates multiple layers of meaning to the community, with the majority relating to significant local, regional and state themes. The Bathurst District Historical Society collection materially demonstrates domestic and rural life, regional and agricultural industries, as well as civic life in the Bathurst district, particularly during the nineteenth and early to mid-twentieth century.

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Historical notes of provenance: The Bathurst District Historical Society ('BDHS') is a volunteer run organisation in Bathurst in the Central West of NSW. It was established in 1947 with the aim of promoting awareness and understanding of the rich history and heritage of Australia's first inland settlement through the acquisition and preservation of significant objects, and to inform the community - both local and from further afield, with exhibitions, events and public programs. 7 with the aim of promoting awareness and understanding of the rich history and heritage of Australia's first inland settlement.

The collection contains objects of local and national significance and tells the story of Bathurst from the first European crossing of the Great Dividing Range to the present day. The collection includes objects, textiles, documents, maps and books, and an extensive photographic collection. The Society's Archives include manuscripts and books relating to local businesses, societies and organisations, local newspapers from 1848 to the present day, records and censuses, trade and property directories.

The Society's collection has been identified as having three main areas. The first is the photographic archive which has over 22,000 images including (but not limited to) glass plate negatives, prints, negatives and slides. The bulk of the glass plate negatives are known as the Gregory Collection and came from the studio of Arthur Gregory, a local photographer. These include images of local families, events such as parades, gatherings, the announcement of war, soldiers, weddings and parties. A number of them have been copied but not digitized. The digitization process is en train but is slow and limited to images smaller than A4. We are currently seeking funding to have the larger images professionally digitized (2018).

A significance assessment has been done on the Gregory Collection and that report is being produced at the moment (2018). The assessor has, however, indicated that some elements of that collection are of national significance. A significance assessment is also being done on the whole photographic archive, and again, the assessor has indicated that there are elements of national significance in the collection.

The second main area of the Society's collection is the textiles. There are over 500 objects ranging from Australia's oldest wedding dress, baby's and children's clothes, women's garments from early 1820 to modern day, some men's clothing, army and navy uniforms, all with a strong connection to Bathurst, in line with the Society's collections policy. Our latest acquisition is a wedding veil used in Bathurst in about 1865. We aim to have as much of the collection catalogued on the Powerhouse Museum's National Dress Register as soon as possible.

During Bathurst's Bicentennial celebrations in 2015, part of the Society's textile collection was on display in an exhibition called Reflections – 200 years of women's fashions which was held at Bathurst Memorial Entertainment Centre (BMEC). Over 8,000 people visited the exhibition during the six days it was on. An extensively researched catalogue was produced at the time which has become a valuable archival resource. In 2018 more of the Society's textile collection will be on display in an exhibition called Getting Hitched – Bathurst's Brides also to be held at BMEC. This will showcase wedding dresses from 1815 to 2000, together with accompanying photographs and ephemera.

As soon as funding is available, a significance assessment will be done on the textile collection, but a representative of the Powerhouse Museum who has seen the collection has indicated that there are elements of national significance amongst the textiles.

The third area of the collection is the objects. These range from a Cobb & Co stagecoach to twelve carved mutton bones made by a Chinese prisoner in 1823. There are objects from the crossing of the Blue Mountains including Mrs Hawkins' worktable, the civil and civic growth of Bathurst, the growth of agriculture and mining in the district, a Brush car which is one of a very small number of such cars in Australia, objects relating to Ben Chifley and his wife Elizabeth, and many more. Over 1,100 objects have been registered on the Society's Mosaic database which represents a third of the collection. The registration project is ongoing and expected to be completed by the end of 2018.

The permanent display in the Museum shows a timeline of the development of Bathurst, and there is a permanent display of bushranger related material in the Penzig Room. This is made up of material left to Bathurst by Edgar

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Penzig, and objects from the Society's collection. The balance of the Penzig Collection (which is mostly archival material) is in storage.

Another valuable part of the Society's collection is the library and archives. Most of this material is in the Museum and is regularly used by Society members, members of the community and others for various research projects.

Themes: National theme

State theme

Local theme

Designer:**Builder:****Year started:****Year completed:****Circa:** No**Physical description:****Physical condition level:****Physical condition:****Archaeological potential level:****Archaeological potential Detail:****Modification dates:****Recommended management:****Management:** Management category

Management name

Further comments:**Criteria a):**
[Historical significance]**Criteria b):**
[Historical association significance]**Criteria c):**
[Aesthetic/ Technical significance]**Criteria d):**
[Social/Cultural significance]**Criteria e):**
[Research significance]

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Criteria f):

[Rarity]

Criteria g):

[Representative]

Intactness/Integrity:**References: Author****Title****Year****Studies: Author****Title****Number****Year****Parcels: Parcel code****Lot number****Section number****Plan code****Plan number****Latitude:****Longitude:****Location validity:****Spatial accuracy:****Map name:****Map scale:****AMG zone:****Easting:****Northing:****Listing: Name****Title****Number****ListingDate****Data entry:** Data first entered: 20/02/2019

Data updated: 23/10/2020

Status: Basic

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Bathurst Regional Council

SHI number

1080020

Study number

F/N 489**Item name:** Ben Chifley Engine**Location:** Bathurst Railway Station Bathurst 2795

Bathurst Regional

Address: Bathurst Railway Station**Planning:** Southern & Western**Suburb/nearest town:** Bathurst 2795**Local govt area:** Bathurst Regional**Parish:** Bathurst**State:** NSW**County:** Bathurst**Other/former names:** Locomotive 5112**Area/group/complex:****Group ID:****Aboriginal area:****Curtilage/boundary:****Item type:** Movable / Collection**Group:** Transport - Rail**Category:** Railway Engine (fixed)**Owner:** Local Government**Admin codes:****Code 2:****Code 3:****Current use:** Train carriage as a display item**Former uses:** Train carriage**Assessed significance:** Local**Endorsed significance:**

Statement of significance: 'Chifley Engine', 5112, locomotive display with signal post, interpretive signage and plaque are located within the Bathurst Railway Precinct which is of state significance. The precinct and engine are significant for their association with Ben Chifley, former Prime Minister of Australia, whose early career and education at Bathurst Railway Precinct were instrumental in shaping his trade union and Labor politics. By 1914 Chifley was a first-class locomotive engine driver, the youngest in the State.

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Historical notes of provenance: This engine has an important association with former Prime Minister Ben Chifley. Ben Chifley was born in Bathurst; Joseph Benedict Chifley started work at 15. In 1902 he became a shop-boy and subsequently a cleaner and then a fireman in the New South Wales Government Railways and Tramways. Studying four nights a week, he attended classes run by the Workers' Educational Association and the Bathurst branch technical school. By 1914 he was a first-class locomotive engine driver the youngest in the State-and part of the 'labour aristocracy'. An instructor at the Bathurst Railway Institute.

The locomotive is a British built engine which entered service on July 6 1908. The earliest assignments are not known but it was sent to the western depot (presumably Bathurst) for goods haulage at Eveleigh workshops in July 1911. During its 3 years there, the engine spent most of its time under repairs including one session from December 1913 that took 133 days.

Following another overhaul at Eveleigh Workshops in April - May 1914, it was forwarded to a main southern line depot, the next attention given being at Harden in January/February 1915 followed by a wheel change at Goulburn in April 1915.

In 1917, 5112 was sent to Sydney before being returned to the Bathurst / Orange area. Following another visit to Eveleigh Workshops in October / December 1920 the locomotive was allocated to Enfield (Sydney) where it saw goods service over the Goulburn line.

Subsequent allotments were Valley Heights 2/1921, Enfield 3/1921, Eveleigh 2/1923, Werria Creek 2/1927, Port Waraiah 1/1933, Murrumba 2/1933, Port Winarah 11/1935, Branmeadow 8/1938, Port Warulah 9/1939, Goulburn 8/1955 and finally Port Waratah 7/1971 where it was finally withdrawn from service on December 14, 1972 and set aside in Enfield.

The Bathurst City Council bought 5112 on October 8, 1973. In the late 1980's the Orange Rail Society (now the Canobolas Heritage Railway Society) took 5112 for restoration. The locomotive was repatriated in March 2000 to Bathurst.

In the Bathurst City Council Engineering reception area is a large photo board about Ben Chifley and includes a diagram of an engine. The text on the photo board is as follows:
'Sometimes I feel I still have my hand on the throttle. I hear the blow of steam and the hiss of the Westinghouse' Ben Chifley 1885-1951'

Ben Chifley was Australian Prime Minister from 1945 to 1949. From humble beginnings as a boy educated by bush schooling he became Prime Minister at a crucial period in Australian history.

In 1862 a young man called Patrick Chifley and his wife arrived in Bathurst. Soon afterwards a son was born whom they called Patrick Chifley. The son grew up to be a blacksmith and in 1884 he married Mary Anne Corrigan. They lived at 29 Havannah Street and there on September 22, 1885 Joseph Benedict Chifley was born. Right from the start he was known as 'Ben'.

At this time the old grandfather was still very active. He owned a small farm at an area called Limekilns, about 12 miles from Bathurst on the road to the gold rush town of Sofala. On the farm was a small four room shack of wattle and daub, with an earthen floor and white washed walls.

One day, while visiting Bathurst, the grandfather arranged to take young Ben back to the farm for a holiday. Ben stayed with his grandfather for the next 9 years. This long separation of Ben and family did not mean that they grew apart, for three or four times a year he and his grandfather would go to Bathurst to stay with his mother and father. Sometimes, all of Ben's family would stay at Limekilns.

At Limekilns the boy lived the life of a nineteenth century farm boy, sleeping on a chaff bag bed, bringing in the cows for milking before school, collecting and bagging on the way home in the afternoon the potatoes dug by his grandfather. His school teacher rode between Dulabree, near Sofala, and Limekilns once a week, teaching for 2 days 1 week and 3 days the following week in each centre.

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This time at Limekilns also saw the beginning of his interest in politics. There were other Irish Australian families in the neighbourhood, all intensely proud of their status as landholders. Abroad, as at home, many were natural and inextinguishable orators. Land nationalisation, abolition of freehold tenure as well as banking policy were warmly debated when his grandfather entertained his neighbours, or treated travelling priests to rum and cards and a bed for the night.

In 1893-3 the land and bank booms and crashes were ruining or threatening to ruin many men in town and country. Ben's remaining years at Limekilns were years of depression for Australia.

When his grandfather died in January 1899 Chifley rejoined his immediate family, These years spent at his grandfather's farm must have been lonely for Chifley; because most of his time was spent with adults. Yet the excessive company of adults probably also pushed him towards an early maturity and a responsible and sensible outlook. The whole circumstance meant an early development of the inner resources that he used to meet adversity so calmly in later life.

On his return to Bathurst he was enrolled at the Partician Brothers; School for less than 2 years. To catch up with the education of contemporaries who had attended full time town schools, Chifley subscribed to Dymock's Library in Sydney, frequently drawing parcels of eight books. He also attended part time classes at night schools for some four nights per week for the next fifteen years. However, he was no bookworm, he had grown into a tough, wiry boy in the bush, and on his return to Bathurst he and his two brothers were increasingly active in sport, especially football. They shared a large room at the back of the Havannah Street house, and the walls became a gallery of sporting photographs from the Sydney Journal, 'Referee'.

After joining the railway service in 1903, Chifley quickly climbed from shop boy, cleaner, acting fireman, fireman, acting driver to driver. He received his drivers' certificate in March 1912, and was promoted to full drivers' rank in March 1914. As a locomotive driver he handled stock and goods trains, passenger and occasional excursion trains. Most of this driving was done on western mountain lines.

Some of the trips and return trips were very tiring, with up to 12 or 14 hour stretches in the earlier years. Some of that time would be spent standing on sidings in remote areas waiting for other trains to pass. At such times Chifley learned how to snatch a cat nap on the ground beside his engine, though he often used the time for reading.

He enjoyed driving his engines, and years after leaving the railways and speaking as Prime Minister he once said "I used to get a lot of pleasure at night with fourteen carriages behind me. There was always something fascinating about the eyes of fourteen carriages looking at you around the ends. Sometimes I feel I still have my hand on the throttle. I hear the blow of steam and the hiss of the Westinghouse".

Chifley spared no effort to master both the technical and industrial sides of his job. When he took up locomotives as a career he was determined to know them inside and out. At an exceptionally early age he was established, off shift, as a lecturer and instructor at the Railways Institute in Bathurst. For some years he was lecturing to classes some of whose members were older than him.

Chifley came to his first railway job in 1903 a convinced Labour man, He was acutely but not unreasonable sensitive to any attempt to exploit or do less than justice to the working man. He as determined to qualify himself as fully for the industrial and political movements of Labor as for the technicalities of his trade. His motive was not to rise above and away from the industrial community in which his lot had been cast, but rather to put himself in a position to improve the lots of those who worked with him.

Marriage in June 1914 to Elizabeth McKenzie gave him a fellow locomotive man as a father in law and bound him closer to the railway community in south Bathurst. The McKenzie's gave Elizabeth and her husband a small semi-detached cottage at 10 Busby Street.

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In 1917 a strike broke out amongst the railway men in Sydney. They claimed they were being asked to work harder and longer without extra pay, because of the war time conditions. The strike spread to Bathurst and Chifley spend time in Sydney and Bathurst arguing the case for the NSW railway men. However, the opposition of the NSW government was too strong, and by September the strike was over. As a result of the strike Chifley was demoted to fireman. He and others were punished by withdrawal of rights such as promotion and pensions. Chifley had an interview with JT Land shortly before Land became NSW Premier. Land was good to his word, and restored rights lost by railway men in the 1917 strike as one of his first acts in office.

Many of Chifley's friends now urged him to enter politics. In 1925 an election was announced for the area known as Macquarie; a district including Bathurst, Blayney, Lithgow, Penrith, Katoomba, Oberon and many small centres nearby. Chifley won preselection from seven other candidates and began campaigning. Travelling at this time was difficult because roads were not good. The weather was often bitterly cold and at times the rain and snow was so heavy that Chifley was late for meetings.

Voting day was November 14, 1925 and Chifley lost by 903 votes. However, on November 17, 1928, he won by 3578 votes and became the new member for Macquarie. He was then 43 years old. He won again in 1929 by a huge majority of 12078 votes and by 1931 was the Minister for Defence in the JH Scullin government.

At this time the Federal Labour Government introduced a plan which would mean a cut in some of the workers' wages. The NSW Labor Government under Premier JT Land refused to accept the plan. Many Labor men in NSW supported the Federal Government in Canberra. Chifley decided to support the Federal Government against Land. The split caused virtually two labour parties in NSW and the argument raged all over the state. In the election of 1931 Chifley lost Macquarie to the Land candidate A.S. Luchetti.

Through the years which followed the loss of his seat, Chifley was increasingly active in the public life of the Bathurst district. He gained a sound local reputation as a very good man with finance. He helped people with financial problems for no reward. He was able to live quietly on small, but carefully invested savings. Chifley and his wife, and her mother, still lived in their modest house in Busby Street. In April 1935, he was endorsed for the suburban seat of Auburn, held with a low majority at the previous election by JT Land himself. The campaign was fast and furious, and Land defeated Chifley by 2400 votes after using the full resources of his supporters.

By the time the Second World War broke out Chifley's long struggle was coming to an end. Lang was no longer NSW Premier and many of the Lang followers began to see that without unity they would never become a government. The Menzies government welcomed Chifley's capacity and standing in tackling several problems of war administration, he was appointed Director of Labour Supply and Munitions in the new Department of Munitions. Chifley, with his mind set on re-entering politics, was planning to resign the Directorship before nominations closed of the election of September 1940.

Shortly before campaigning began, he was taken to the Community Hospital in Moore Park, Sydney, with double pneumonia. He remained in hospital throughout the campaign and for some time afterwards, the actual campaign carried enthusiastically by loyal friends and supporters. The result was a win by 7200 votes. He was to remain a Federal Member until his death.

Late in 1941 the new Labour Government, led by John Curtin, took over the running of Australia and the war effort. Chifley was treasurer and close adviser to Curtin through crucial war decisions. In 1942 the war effort went badly for Australia and her allies. Curtin and Chifley decided that every person in Australia must tighten their belts. Everything must be controlled: money, workers, conditions, hours of labour, food and even peoples (personal freedom, if necessary). Every worker was taxed and this was taken from his weekly pay packet as a 'pay as you earn' scheme. John Curtin died on July 5th 1945 and Chifley was so distressed by the loss of his close friend and companion that he did not go to the funeral in Fremantle. After days of discussion with friends, and a persuasive visit from former Prime Minister and friend J.H. Scullen, Chifley decided to offer himself as the new leader. He won an absolute majority and became the new Prime Minister.

Chifley's relaxed dignity ordinarily assured him, across a desk or around a conference table, a seemingly

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effortless and unresented dominance. Their men felt the impact of his quiet, direct and homely way of conveying his personal strength and stability. The war was over and people wanted war controls lifted as soon as possible. After years of war production under long hours and fixed wages Chifley felt that all restrictions were taken away suddenly, there would be chaos.

Controls would have to stay, and he would slowly return the country to normal as trade built up and as more people found jobs. Petrol would still have to be rationed, people would have to declare savings when applying for unemployment or sickness pay and he believed in a free medical scheme where everybody would pay an amount each week to the government and in return not pay hospital or doctors' fees. Some people said that Chifley was taking away the freedom of the people and that the unions and the Labour Party were telling people what to do. It was then that he turned his thoughts to the private banks in Australia. After years of heavy involvement in banking and monetary matters, he thought that by bringing the banks of Australia under government control he would be stabilising the monetary flow for the benefit of everyone.

A storm of protest swept across Australia. Meetings were held, letters written to newspapers, and the argument raged in clubs, homes and in the streets. Finally, the High Court of Australia ruled that the taking of the banks on the way that Chifley wanted was illegal. From this time many people decided that Chifley should not be Prime Minister.

In 1949, the coal miners of Australia went on a communist influenced strike for better conditions, Chifley himself said "Nobody in Australia cared what happened to the miners, whether they lived or died, whether they were at work or lived on the dole, or whether they lived in coal mining villages with little amenities". But this time he thought their demands were unreasonable. He passed a law which prevented anyone in Australia helping the miners by giving them money during the strike, and he agreed that soldiers would be taken into the coalfields to cut the coal that was badly needed. The miners were beaten and forced back to work, but Chifley had lost many friends.

Labor lost the general election of 1949, but Chifley retained the Macquarie seat with the same proportion of the vote as in 1946. The Macquarie and Bathurst votes gave him immense pleasure and he was inundated with notes of consolidation on his loss of office as Prime Minister. The Federal Parliamentary Labour Party met on February 21, 1950 and Chifley was immediately re-elected leader unopposed with H.V. Evatt as Deputy Leader. Chifley continued as the leader in opposition, revealing again the inherent qualities of steadiness under attack, courtesy of debate and strict adherence to the party he represented and to what he believed was right.

Towards the end of 1950 he had a sudden heart attack while driving his car home. He had to spend several weeks in hospital and an extended convalescence. Soon a political crisis developed and with a Double Dissolution Australia went to the polls on April 28, 1951.

On Wednesday June 13, 1951 Chifley attended as usual to his parliamentary and constituency duties. That night there was to be a state ball in Kings Hall at Parliament House, to celebrate the Jubilee Parliament, but Chifley was not attending. After returning to the Hotel Kurrajong for the usual quiet dinner, he retired to his room for a few hours work and reading. There he suffered a fatal heart attack.

The State funeral at Bathurst on Sunday June 17 1951 was both impressive and deeply moving, as tens of thousands paid a final tribute to a great Australian, Ben Chifley.

Themes: National theme

3. Economy

6. Educating

State theme

Commerce

Education

Local theme

Designer:**Builder:** British built and designed engine**Year started:** 1908**Year completed:** 1915**Circa:** Yes

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Physical description: NSW Government Railways Class 500 or standard goods locomotive No. 5112. The locomotive has been altered many times, including a 1950's turret tender electric lighting. Laird crossheads and heavy draw gear while based at Goulburn specifically for shunting duties between 1955 and 1971.

Physical condition level:

Physical condition: Partially dismantled, with some parts stored in the open. (December 2000 Bellingham report). The Bathurst City Council bought 5112 on 8 October 1973. In the late 1980's the then Orange Rail Society took 5112 for restoration and the locomotive was repatriated in March 2000 to Bathurst.

Archaeological potential level:

Archaeological potential Detail:

Modification dates:

Recommended management: Implement the Interim Conservation Management Strategy.

Management: Management category

Management name

Further comments:

Criteria a):
 [Historical significance]

Criteria b): This train engine is associated with Mr. Ben Chifley, Former PM. By 1914 Ben was a first-class locomotive engine driver the youngest in the State.
 [Historical association significance]

Criteria c):
 [Aesthetic/Technical significance]

Criteria d):
 [Social/Cultural significance]

Criteria e):
 [Research significance]

Criteria f):
 [Rarity]

Criteria g):
 [Representative]

Intactness/Integrity:

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References:	Author	Title	Year
	Bathurst City Council files	Australian Dictionary of Biography: Chifley, Joseph Benedict (
	BN Bellingham	Ben Chifley Engine	
		NSWGR Class 50 Loco No 5112, The Ben Chifley Locomotive	2001

Studies:	Author	Title	Number	Year
	Hickson in assoc. with Ba	Bathurst Regional Council Heritage Review	F/N 489	2005

Parcels:	Parcel code	Lot number	Section number	Plan code	Plan number
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Latitude:**Longitude:****Location validity:****Spatial accuracy:****Map name:****Map scale:****AMG zone:****Easting:****Northing:****Listing: Name****Title****Number****ListingDate**

Heritage study

Data entry: Data first entered: 15/06/2000

Data updated: 11/02/2020

Status: Completed

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Image:**Caption:** Ben Chifley Engine**Copy right:** Bathurst Regional Council**Image by:****Image date:****Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/1080020a.jpg>**Thumbnail url:** http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t_1080020a.jpg**Image:****Caption:** Ben Chifley Engine**Copy right:** Bathurst Regional Council**Image by:****Image date:**

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Image number:**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/1080020b.jpg>**Thumbnail url:** http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t_1080020b.jpg**Image:****Caption:** Ben Chifley Engine**Copy right:** Bathurst Regional Council**Image by:****Image date:****Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/1080020c.jpg>**Thumbnail url:** http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t_1080020c.jpg**Image:****Caption:** Ben Chifley Engine signage at the Bathurst Regional Council.**Copy right:** Bathurst Regional Council**Image by:****Image date:****Image number:**

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Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/1080020d.jpg>**Thumbnail url:** http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t_1080020d.jpg**Image:****Caption:** Chifley Engine Plaque**Copy right:****Image by:** BRC**Image date:** 06/12/2018**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345cb01e86be7a947139289cda57a5e5f74.jpg>**Thumbnail url:** http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345cb01e86be7a947139289cda57a5e5f74.jpg**Image:**

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F/N 489**Item name:** Ben Chifley Engine**Location:** Bathurst Railway Station Bathurst 2795

Bathurst Regional

**Caption:** Ben Chifley Engine**Copy right:****Image by:** BRC**Image date:** 06/12/2018**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/3455e88abfeecdc4842baf7a16733bb470.jpg>**Thumbnail url:** http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb_test3455e88abfeecdc4842baf7a16733bb470.jpg**Image:**

Bathurst Regional Council

SHI number

1080020

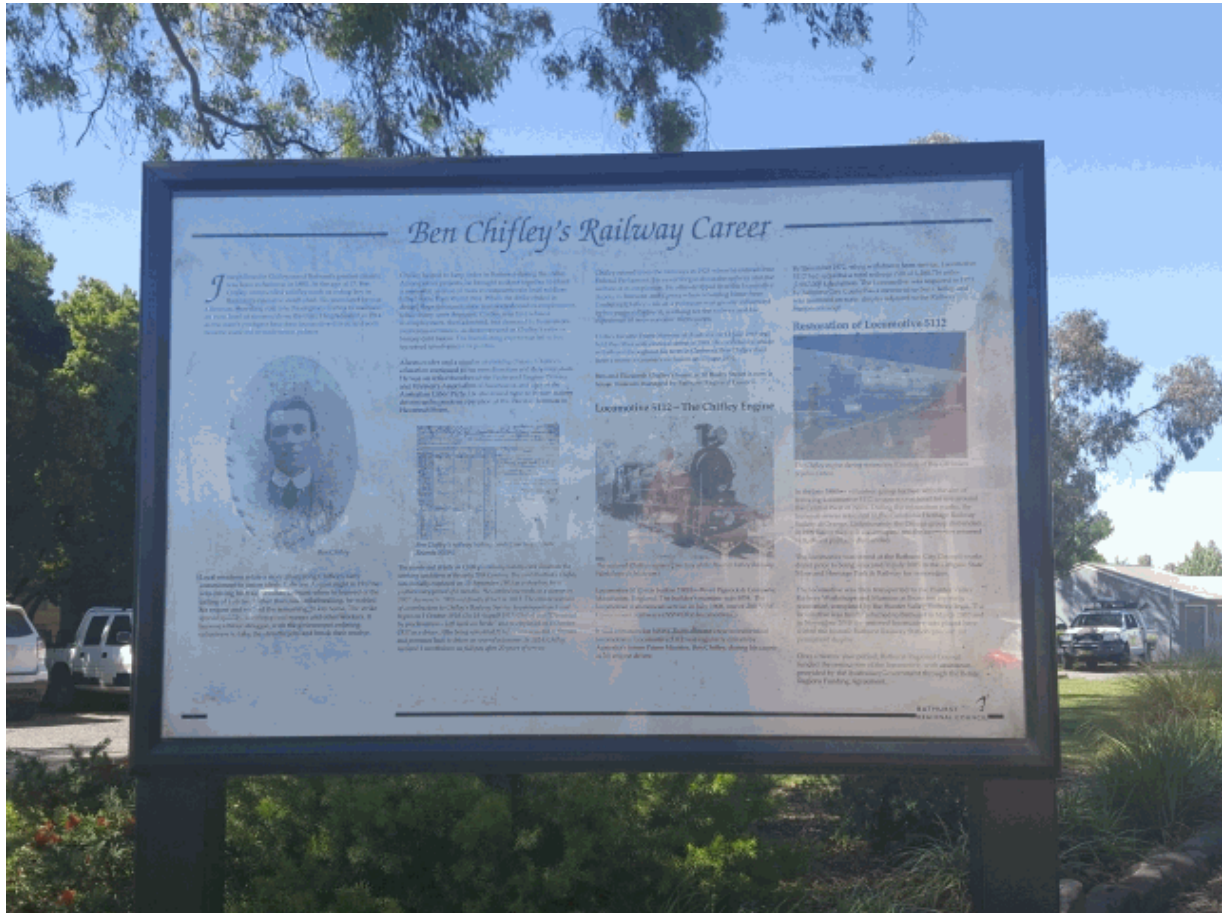
Study number

F/N 489

Item name: Ben Chifley Engine

Location: Bathurst Railway Station Bathurst 2795

Bathurst Regional



Caption: Interpretive sign adjacent to Ben Chifley Engine

Copy right:

Image by: BRC

Image date: 06/12/2018

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/3454aa2a046caaa482aab4d087da4acecdd.jpg>Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb_test3454aa2a046caaa482aab4d087da4acecdd.jpg

Image:

Bathurst Regional Council

SHI number

1080020

Study number

F/N 489**Item name:** Ben Chifley Engine**Location:** Bathurst Railway Station Bathurst 2795

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**Caption:** Ben Chifley Engine**Copy right:****Image by:** BRC**Image date:** 06/12/2018**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/34548a924c27bcc44d1b230dd177c9cf242.jpg>**Thumbnail url:** http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb_test34548a924c27bcc44d1b230dd177c9cf242.jpg

Bathurst Regional Council

SHI number

1080742

Study number

F/N 483,484, 485

Item name: Macquarie River Ohkuma, Peace & Bicentennial Parks, Steam Roller, Flag Staff & Surveyors Pillar

Location:

Bathurst Regional

Address:

Planning: Southern & Western

Suburb/nearest town: Bathurst 2795

Local govt area: Bathurst Regional

Parish: Bathurst

State: NSW

County: Bathurst

Other/former names: Incorporating Peace Park, Ohkuma Park (Japanese Garden) and Bicentennial Park

Area/group/complex:

Group ID: 10

Aboriginal area:

Curtilage/boundary:

Item type: Landscape

Group: Parks, Gardens and Trees

Category: Urban Park

Owner: Local Government

Admin codes:

Code 2:

Code 3:

Current use: Public Park

Former uses: Originally convict and early settlement vegetable and fruit gardens

Assessed significance: Local

Endorsed significance: Local

Statement of significance: Located near the site of the first bridge leading to Bathurst, a interpretive sign tells the story. Other important components of this large municipal park located beside the Macquarie River are a heritage wall commemorating early settlers, a time capsule buried nearby, a stone cairn that celebrates the location where Gov. Macquarie proclaimed the town of Bathurst, a Peace Park, the Ohkuma Japanese gardens. A major sculpture in the Bicentennial Park is called 'a conversation' and many special plantings. This is an exceptional people's park in size, beauty and commemoration.

This sites historical and social significance is evident through its evolution and association with numerous key events in Bathurst's history. From it being located near the site of the original bridge leading to Bathurst, of its potential as an area first farmed by convicts during the initial settlement, to its association with the Flagg Staff location where Governor Macquarie proclaimed the township of Bathurst, its historical significance is easily read.

The social significance of the site can be established through its community events and associations, such as first church services, memorials, heritage wall commemorating early settlers, a time capsule, to the creation of a sister-city peace park and other associated items. This progression of use clearly indicates the importance of the site to the local area and people as well as establishing it as a meeting place and event space.

The site provides evidence of its technical significance in the form of survey marker near the area the Surveyor George Evans occupied during his 1813 journey on behalf of Governor Macquarie, as well as the inclusion of a rare 1916 steam roller used to power such things as quarry rock crushers. Further investigation of this item may review further significant associations with Bathurst.

Bathurst Regional Council

SHI number

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Study number

F/N 483,484, 485

Item name: Macquarie River Ohkuma, Peace & Bicentennial Parks, Steam Roller, Flag Staff & Surveyors Pillar

Location:

Bathurst Regional

Historical notes of provenance: This land was probably the area first farmed by convicts in the initial settlement of Bathurst. It is now used to commemorate various community events including:
 The Bicentennial Park with its heritage wall commemorating early settlers in the district. These form half circles.
 A stone cairn unveiled in 1930 that celebrates the location where Gov. Macquarie proclaimed the town of Bathurst.
 The Peace Park or garden, opened on 29th January 1956. This garden was restored in 1988.
 The Ohkuma Japanese gardens, opened on the 27th March 1998 as a symbol of the 'sister - city' relationship between Ohkuma and Bathurst.

The 1916 Steam Roller, built by Aveling & Porter of Grantham, Kent.

7 May 2015 the new flag staff monument was unveiled on the 200th anniversary of the Proclamation of Bathurst.

19 May 2018 Surveyors Pillar unveiled by Surveyor General of NSW, President of Surveyors Institute and BRC Mayor.

Themes: **National theme**
 8. Culture
 9. Phases of Life

State theme
 Leisure
 Persons

Local theme

Designer: various

Builder: Council

Year started:

Year completed:

Circa: No

Bathurst Regional Council

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Study number

F/N 483,484, 485

Item name: Macquarie River Ohkuma, Peace & Bicentennial Parks, Steam Roller, Flag Staff & Surveyors Pillar

Location:

Bathurst Regional

Physical description: The Macquarie River parklands are a large urban park following the Macquarie River, adjacent to Stanley Street. There were three crossings near this site:
A vehicle crossing here at least by 1894. The Bridge/ crossing was demolished in 1937 and replaced with bridge 2. In 1936 it was condemned by Council's engineer, Mr.W.G. Adams. Bridge 2 Built late 1937: opened early 1938. It was designed by Mr. Adams for council. RG Edgell had a connection by assisting with its cost. It was hoped that the bridge could be opened in time for the coming asparagus season. The timber beam bridge was built in four sections on five sets of piers, 125' length. It took about 3 months to build. The total cost was in the vicinity of 1500 pounds. Once constructed, its narrowness was a subject of complaint in local papers: the provision of more adequate lighting and a rail were requested (western Times 26.4.1938) Bridge 3: 1995 concrete bridge. In 2006 there is a request from the Historical Soc. to call this bridge the Robert Gordon Edgell Bridge.

Other items and sections within the park include:

The Bicentennial Park with its heritage wall commemorating early settlers in the district. These form half circles. A time capsule is also buried nearby. A stone cairn that celebrates the location where Gov. Macquarie proclaimed the town of Bathurst, 'after which the first Divine Service was held west of the Blue Mountains in May 1815.' The stone cairn was unveiled in 1930.

The Peace Park or garden, opened by General Cariappa OBE High Commissioner of India on 29th January 1956. There is a bust of Nehru, and a sunken garden, circular in form, with many masonry blocks depicting symbolism of 'peace' in many forms including the work 'peace', doves, flowers, moon, candles, crosses and many versions of a cross, stars, music and various animals such as elephant and platypus. The garden was restored in 1988.

The Ohkuma Japanese gardens. These were opened on the 27th March 1998 as a symbol of the 'sister - city' relationship between Ohkuma and Bathurst. A plaque in English and in Japanese on a stone beside the garden proclaims this message. Planted nearby is a Japanese elm tree to record the 10th anniversary of this relationship. A major sculpture in the Bicentennial Park is called 'a conversation' by Stephen Hart.

There are numerous special plantings including flowing cherries planted to commemorate the signing of the agreement for the 'sister-city' relationship.

The Bicentennial Flagg Staff is located on the site where Governor Macquarie erected his flag staff in May 1815. The Flag Staff was used for many years as the district's key survey marker, including laying out the town from 1833. The Bicentennial Flag Staff sits exactly midway between George and William Streets, thus providing a lasting connection between the Bathurst of today and the place of its beginning on 7 May 1815. On the concourse of the new flag staff is a Wiradjuri platypus and goanna inscribed on the glass railing and the Permanent Survey Marker near the flag staff. The earlier Flag Staff monument can be seen below the clear glazed pyramid. An information panel is located near by discussing the importance of surveying and Bathurst.

The 'Footsteps in Time' Commemorative Pillar was erected on 19 May 2018 by the Survey General of NSW. The Pillar commemorated the crossing of the Blue Mountains by Surveyor George Evans in 1813 and is arrival and subsequent camp in this area.

The Steam Roller, built in 1916 by Aveling & Porter of Grantham, Kent has been in its present location since the early 1990's

Built in 1916 and dispatched to Australia on the 4 December 2016. It is what was known as a type AC6 Aveling & Porter convertible engine, built so they could be quickly modified from a road roller to a traction engine. Primarily the machine would have been used to power the rock crushers at the quarry, transport the crushed

Bathurst Regional Council

SHI number

1080742

Study number

F/N 483,484, 485

Item name: Macquarie River Ohkuma, Peace & Bicentennial Parks, Steam Roller, Flag Staff & Surveyors Pillar

Location:

Bathurst Regional

gravel/road base to the work site, and then roll and form the actual road surface. It is likely there are no other steam rollers of this type still in existence in Australia making this particular engine unique.

In addition such machines often were fitted with a scarifier- a device to rip up old road formations so they could be re-graded using a drawn road grader (often being pulled by the same engine) and re-rolled, and were invariably fitted with a powerful winch which was very useful for pulling down even the largest trees and such things as positioning bridge girders/piles over creeks. The subject roller was fitted with scarifier No 1516 (now not on the engine) and these were probably numbered as Aveling 's had to pay a 20 pound royalty fee for each made as they were the design of another company- Morrisons.

The roller has several very deep gouges in the fairlead rolls from the winch on the rear side of the roller. This was caused by strain on the rope. When delivered the roller would have had heavy cast brass rectangular plates fitted which proudly proclaimed Municipality of Bathurst. These are no longer present. (Information courtesy, Mr Ian Larcher).

There are references to this roller being used to construct the Mt Panorama Racetrack. However, this has yet to be confirmed.

In November 1813, Surveyor George Evans was sent by Governor Macquarie to report on the country beyond the Blue Mountains. His journey brought him to a grassy plain of "excellent land", which he named the Bathurst Plains. Following the river running through the plains, on 9 December Evans and his party camped on Jordan Creek, about 200 metres from the Commemorative Pillar. The Pillar is in the form of a Trig. Survey Pillar, but larger. On 22 December, on the return leg of his journey, Evans again camped in this area.

Physical condition level:

Physical condition: Very good.

Archaeological potential level:

Archaeological potential Detail:

Modification dates:

Recommended management:

Management: Management category

Management name

Further comments:

Criteria a): This Park has developed over time commemorating the initial settlement of Bathurst , its first church service, [Historical significance] and adding to this memorials to early settlers, a Paeece Park and much more.

Criteria b): Associated with many key historical and social events of Bathurst. [Historical association significance]

Criteria c): Located near the site of the original bridge leading to Bathurst, an interpretive sign tells the story. Other [Aesthetic/ Technical significance] important components of this large municipal park located beside the Macquarie River are a heritage wall commemorating early settlers, a time capsule buried nearby, a stone cairn that celebrates the location where Gov. Macquarie proclaimed the town of Bathurst, a Peace Park ,the Ohkuma Japanese gardens a major sculpture in the Bicentennial park is called 'a conversation' and many special plantings.

Bathurst Regional Council

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Location:

Bathurst Regional

Criteria d):
[Social/Cultural
significance]

Criteria e):
[Research
significance]

Criteria f):
[Rarity]

Criteria g):
[Representative]

Intactness/Integrity:

References:	Author	Title	Year
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Studies:	Author	Title	Number	Year
	Hickson in assoc. with Ba	Bathurst Regional Council Heritage Review	F/N 483,484, 48:	2005
	Hickson in assoc with BR BRC City	Conservation Area Heritage Review		2006

Parcels:	Parcel code	Lot number	Section number	Plan code	Plan number
	LOT	1	73	DP	126051
	LOT	1	73	DP	126047

Latitude:

Longitude:

Location validity:

Spatial accuracy:

Map name:

Map scale:

AMG zone:

Easting:

Northing:

Listing:	Name	Title	Number	ListingDate
	Bicentennial, Ohkuma & Peace Par	Local Environmental Plan	67	19/11/2014
	Bathurst Conservation Area	Within a conservation area on an LEP		19/11/2014
		Heritage study		

Data entry: Data first entered: 18/03/2006 Data updated: 04/02/2020 Status: Completed

Bathurst Regional Council

SHI number

1080742

Study number

F/N 483,484, 485

Item name: Macquarie River Ohkuma, Peace & Bicentennial Parks, Steam Roller, Flag Staff & Surveyors Pillar

Location:

Bathurst Regional

Image:



Caption: Macquarie River Bicentennial Park - Peace Park within the Bicentennial Park.

Copy right: B.J. Hickson

Image by: B.J. Hickson

Image date: 14/03/2006

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/1080742a.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t_1080742a.jpg

Image:



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Location:

Bathurst Regional

Caption: Macquarie River Bicentennial Park- sculpture.

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Image by: B.J. Hickson

Image date: 14/03/2006

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/1080742b.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t_1080742b.jpg

Image:



Caption: Macquarie River Bicentennial Park- Stone Cairn.

Copy right: B.J. Hickson

Image by: B.J. Hickson

Image date: 14/03/2006

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/1080742c.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t_1080742c.jpg

Image:

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Location:

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Caption: Macquarie River Bicentennial Park- Bust of Nehru in Peace Park.

Copy right: B.J. Hickson

Image by: B.J. Hickson

Image date: 14/03/2006

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/1080742d.jpg>

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Location:

Bathurst Regional



Caption: Macquarie River Bicentennial Park

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Image by: B.J. Hickson

Image date: 17/11/2006

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/1080742b5.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t_1080742b5.jpg

Image:



Caption: Macquarie River Bicentennial Park.

Copy right: Bathurst Regional Council

Image by: B.J. Hickson

Bathurst Regional Council

SHI number

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Study number

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Location:

Bathurst Regional

Image date: 17/12/2006

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/1080742b6.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t_1080742b6.jpg

Image:



Caption: Flag staff Survey Marker

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Image by: BRC

Image date: 06/12/2018

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/34573d5da64fdb406683a938fc4a126a4f.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb_test34573d5da64fdb406683a938fc4a126a4f.jpg

Image:

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Study number

F/N 483,484, 485**Item name:** Macquarie River Ohkuma, Peace & Bicentennial Parks, Steam Roller, Flag Staff & Surveyors Pillar**Location:**

Bathurst Regional

**Caption:** Flag staff**Copy right:****Image by:** BRC**Image date:** 06/12/2018**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/34557c1c697c1fb4653b23402ae463e6782.jpg>**Thumbnail url:** http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb_test34557c1c697c1fb4653b23402ae463e6782.jpg**Image:**

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Location:

Bathurst Regional



Caption: Flag staff with original marker below

Copy right:

Image by: BRC

Image date: 06/12/2018

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Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/3454d41e43121164a24ad858b229ca2623d.jpg>

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Image:

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F/N 483,484, 485

Item name: Macquarie River Ohkuma, Peace & Bicentennial Parks, Steam Roller, Flag Staff & Surveyors Pillar

Location:

Bathurst Regional



Caption: Flag staff Interpretive Sign

Copy right:

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Image:

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F/N 483,484, 485

Item name: Macquarie River Ohkuma, Peace & Bicentennial Parks, Steam Roller, Flag Staff & Surveyors Pillar

Location:

Bathurst Regional



Caption: Flag staff

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Image by: BRC

Image date: 07/12/2018

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SHI number

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Study number

F/N 483,484, 485

Item name: Macquarie River Ohkuma, Peace & Bicentennial Parks, Steam Roller, Flag Staff & Surveyors Pillar

Location:

Bathurst Regional



Caption: Steam Roller

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Image by: BRC

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Location:

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Caption: Steam Roller

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Item name: Macquarie River Ohkuma, Peace & Bicentennial Parks, Steam Roller, Flag Staff & Surveyors Pillar

Location:

Bathurst Regional



Caption: 'Footsteps in Time' Surveyors Pillar

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Image by: BRC

Image date: 06/12/2018

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Image:

Date: 04/02/2020

Full report

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Bathurst Regional Council

SHI number

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Item name: Macquarie River Ohkuma, Peace & Bicentennial Parks, Steam Roller, Flag Staff & Surveyors Pillar

Location:

Bathurst Regional



Caption: 'Footsteps in Time' Surveyors Pillar

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Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb_test3459cfba660ec824180ac385d3324b9a23a.jpg

*Bathurst Regional Council*SHI number
5066602
Study number**Item name:** Boer Memorial Soldier**Location:** Bathurst RSL 114 Rankin Street Bathurst 2795

Bathurst Regional

Address: Bathurst RSL 114 Rankin Street**Planning:** Southern & Western**Suburb/nearest town:** Bathurst 2795**Local govt area:** Bathurst Regional**State:** NSW**Parish:****County:****Other/former names:****Area/group/complex:****Group ID:****Aboriginal area:****Curtilage/boundary:****Item type:** Movable / Collection**Group:** Monuments and Memorials**Category:** War Memorial**Owner:****Admin codes:****Code 2:****Code 3:****Current use:****Former uses:****Assessed significance:** Local**Endorsed significance:**

Statement of significance: The original Boer Memorial Soldier, located in the Bathurst RSL, demonstrates the significance of Australia's first major overseas military conflict, in allegiance with the British Empire, in the early 20th century. The sculpture has aesthetic significance as it was designed by architect John Job Copeman, and created by notable sculptor Gilbert Doble, well known for his war memorial artworks throughout Sydney and further. The electroplated copper statue has high significance as it is both a rare example of Copeman's design of this style, and an innovative example of technological advances in electro plating utilised by Doble in the early 20th century.

Bathurst Regional CouncilSHI number
5066602
Study number**Item name:** Boer Memorial Soldier**Location:** Bathurst RSL 114 Rankin Street Bathurst 2795

Bathurst Regional

Historical notes of provenance: In February 1900, citizens from Bathurst departed for the war in South Africa on behalf of the British Empire. As soon as December 1900, public meetings were being held to erect a permanent memorial to honour "Our soldiers at the Front." A Soldiers Memorial Committee was established to raise funds for the memorial and determine a suitable and prominent location.

With a committee of 45 persons, progress was slow and it was not until 1908 that the Committee, whilst abandoning a number of earlier proposals, called for suggestions for a memorial. John Job Copeman was one of three that submitted a design. Copeman's winning design, the present day Boer War Memorial, consists of four arches made out of solid Sydney sandstone above which sit four rampant lions, built upon a base of local granite and superimposed by a copper dome which houses a life sized figure of a soldier "at the ready" wearing a South African uniform.

Gilbert Doble won the tender to complete the works within 6 months at a cost of £620. The soldier is often mistaken to have been local man, Arthur Croft. However, Doble based the figure on a photograph of Lt. Col. John Martin Hawkey MC, who was then a young sergeant posted at Victoria Barracks, Paddington. The live model was John Oscar Jackson of St Peters who lived near Doble's studio in Marrickville, John Oscar Jackson.

The blue stone was laid by local stone mason, William Aloysius Gale, grandfather to Eric Hicks; his father being the first custodian of the Carillon War Memorial. On Empire Day 24 May 1909, the Mayor F.B Kenny laid the foundation stone with the memorial completed in October 1909 and officially unveiled on 10 January 1910.

In 1994, the original electroplated copper statue was restored and is now located in the Bathurst RSL with a solid silica bronze replica now in its place.

Gilbert "Bertie" Doble was born 8 March 1880 in Newton Abbot, Devon, England. He emigrated to Australia with his family as a 3 year old, arriving in Melbourne 8 October 1883.

Doble had a studio in Marrickville and worked originally as a stonemason. He was a self taught, versatile sculptor in stone and also modelled in clay and plaster and worked in hammered bronze.

Doble perfected his own process of bronzing by electrolysis or electro plating. He was known for this technique as there were few that could do it at the time with most works being sent to Europe.

He died in Sydney aged 94 on 17 July 1974.

Themes: National theme

State theme

Local theme

Designer: John Job Copeman**Builder:** Gilbert Doble**Year started:** 1909**Year completed:** 1910**Circa:** No**Physical description:****Physical condition level:****Physical condition:****Archaeological potential level:****Archaeological potential Detail:****Modification dates:**

Date: 04/02/2020

Full report

Page 2 of 7

This report was produced using the State Heritage Inventory application provided by the Heritage Division, Office of Environment and Heritage

*Bathurst Regional Council*SHI number
5066602
Study number**Item name:** Boer Memorial Soldier**Location:** Bathurst RSL 114 Rankin Street Bathurst 2795

Bathurst Regional

**Recommended
management:****Management:** Management category**Management name****Further comments:**

Criteria a): Doble was a staunch anti-war and anti-conscription supporter. After World War One, Doble abandoned references to modern warfare in his war memorials, instead depicting women in mourning or representations of victory, making the Bathurst Boer War Memorial unusual. His other works include the Winged Victory Solder's Memorial in Marrickville and the War Memorial in Wellington.

Criteria b):
[Historical
association
significance]

Criteria c):
[Aesthetic/
Technical
significance]

Criteria d):
[Social/Cultural
significance]

Criteria e):
[Research
significance]

Criteria f):
[Rarity]

Criteria g):
[Representative]

Intactness/Integrity:

References:	Author	Title	Year
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Studies:	Author	Title	Number	Year
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Parcels:	Parcel code	Lot number	Section number	Plan code	Plan number
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Latitude:	Longitude:
Location validity:	Spatial accuracy:
Map name:	Map scale:

Date: 04/02/2020

Full report

Page 3 of 7

This report was produced using the State Heritage Inventory application provided by the Heritage Division, Office of Environment and Heritage

Bathurst Regional CouncilSHI number
5066602
Study number**Item name:** Boer Memorial Soldier**Location:** Bathurst RSL 114 Rankin Street Bathurst 2795

Bathurst Regional

AMG zone:**Easting:****Northing:****Listing: Name**

Bathurst Conservation Area

Title

Within a conservation area on an LEP

Number**ListingDate**

19/11/2014

Data entry: Data first entered: 04/10/2018

Data updated: 04/02/2020

Status: Basic

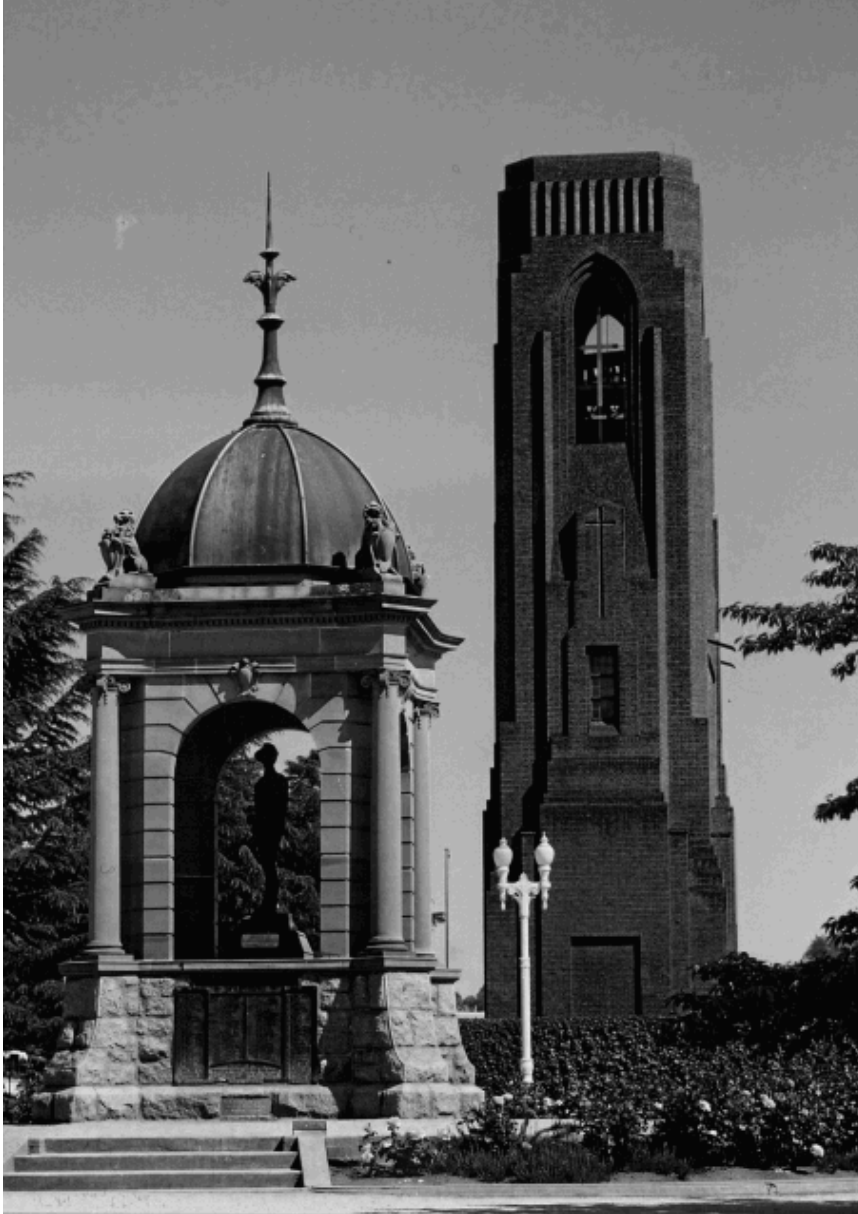
Bathurst Regional CouncilSHI number
5066602
Study number**Item name:** Boer Memorial Soldier**Location:** Bathurst RSL 114 Rankin Street Bathurst 2795

Bathurst Regional

Image:**Caption:** Boer War Memorial**Copy right:****Image by:** BDHS**Image date:****Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345b846dffe805c4b76aa7f6e1f10bd64be.jpg>**Thumbnail url:** http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb_test345b846dffe805c4b76aa7f6e1f10bd64be.jpg**Image:**

Bathurst Regional CouncilSHI number
5066602
Study number**Item name:** Boer Memorial Soldier**Location:** Bathurst RSL 114 Rankin Street Bathurst 2795

Bathurst Regional

**Caption:** Boer War Memorial**Copy right:****Image by:** Alan McRae**Image date:****Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345e149b1e7c69045c2902d50be190b213a.JPG>**Thumbnail url:** http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb_test345e149b1e7c69045c2902d50be190b213a.JPG**Image:**

Bathurst Regional Council

SHI number
5066602
Study number

Item name: Boer Memorial Soldier

Location: Bathurst RSL 114 Rankin Street Bathurst 2795

Bathurst Regional



Caption: Boer War Memorial

Copy right:

Image by: BDHS

Image date:

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3455a0b28251bc44975a6dd04a71d51e5ba.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test3455a0b28251bc44975a6dd04a71d51e5ba.jpg

*Bathurst Regional Council*SHI number
5066708
Study number**Item name:** Broken Blade**Location:** 158 Russell Street Bathurst 2795

Bathurst Regional

Address: 158 Russell Street**Planning:** Southern & Western**Suburb/nearest town:** Bathurst 2795**Local govt area:** Bathurst Regional**Parish:****State:** NSW**County:****Other/former names:****Area/group/complex:****Group ID:****Aboriginal area:****Curtilage/boundary:****Item type:** Movable / Collection**Group:** Monuments and Memorials**Category:****Owner:** Local Government**Admin codes:****Code 2:****Code 3:****Current use:****Former uses:****Assessed significance:** Local**Endorsed significance:**

Statement of significance: The Broken Blade monument to the 8th Division units, located at the front entrance of Bathurst Memorial Entertainment Centre, is a national memorial that commemorates soldiers who trained at the former Army camp on limekilns Road. It is significant because of its representation of military establishments within the region, Bathurst's commitment to the war effort during WWII, and of the social impact the war experience had on the community as a whole.

Historical notes of provenance: The Broken Blade is a monument to the 8TH Division units, installed 15 August 1970 situated at the front entrance of Bathurst Memorial Entertainment Centre. It is a national memorial and Bathurst was chosen for the site as many 8th Division units trained in the Military camps on Limekilns Road at Bathurst. The 2.15m high was designed by Docter JE Flak, Director of Teacher Education, Mitchell College and fabricated by Loveridge & Hudson, Lewisham.

The memorial is constructed of pink granite and shaped like a blade with the point broken. A figure eight and cross are incised in gold at the top of the blade. The blade is mounted in a similar shaped base which is standing on a rectangular shaped stone plinth with a metal plaque set into the face of the plinth. Two plaques reads:

From this district where most of its units assembled and trained for battle, AIF Malaya and the Eighth Australian Division AIF, went out to long years of Tribulation in Malaya and Southern Asia. In battle courageous in captivity it's spirit remained unbroken.

The concept of this memorial is that of a warrior's blade which had been tested for battle, found ready, and stamped with the armourer's mark, "The 8 and the Cross". The blade with its missing point symbolises that Division. The broken blade leaves 8 partly defaced but clearly identifiable, for the Division was not broken. The sword and cross symbolising that the 8 Division fought for a Christian civilisation and believed their fight was a just one. The Stone from which the Memorial was sculptured came from Tarana, between Bathurst and Lithgow. The Division fought in Malaya, Singapore, Timor, Ambon and New Briton. Battle casualties and deaths whilst prisoners of war of the Japanese were very heavy.

The monument was unveiled by Brig. Sir Frederick Gallehan, senior surviving officer of the 8th Division AIF, on 15 August 1970. The unveiling was attended by over 1000 former soldiers and their relatives.

Themes: National theme

State theme

Local theme

Designer:

Date: 11/02/2020

Full report

Page 1 of 6

This report was produced using the State Heritage Inventory application provided by the Heritage Division, Office of Environment and Heritage

*Bathurst Regional Council*SHI number
5066708
Study number**Item name:** Broken Blade**Location:** 158 Russell Street Bathurst 2795

Bathurst Regional

Builder:**Year started:****Year completed:** 1970**Circa:** No**Physical description:** The memorial is constructed of pink granite and shaped like a blade with the point broken with 2 plaques.**Physical condition
level:****Physical condition:****Archaeological
potential level:****Archaeological
potential Detail:****Modification dates:****Recommended
management:****Management:** Management category**Management name****Further comments:****Criteria a):** The memorial is a national memorial and Bathurst was chosen for the site as many 8th Division units trained in the Military camps on Limekilns Road at Bathurst.
[Historical
significance]**Criteria b):**
[Historical
association
significance]**Criteria c):**
[Aesthetic/
Technical
significance]**Criteria d):**
[Social/Cultural
significance]**Criteria e):**
[Research
significance]**Criteria f):**
[Rarity]**Criteria g):**
[Representative]**Intactness/Integrity:**

Date: 11/02/2020

Full report

Page 2 of 6

This report was produced using the State Heritage Inventory application provided by the Heritage Division, Office of Environment and Heritage

Bathurst Regional CouncilSHI number
5066708
Study number**Item name:** Broken Blade**Location:** 158 Russell Street Bathurst 2795

Bathurst Regional

References:	Author	Title	Year
	Aust. Institute for the Conservation of	Survey of Sculpture, Monuments and Outdoor Cultural Materia	1997
	Aust. Institute for the Conservation of	Survey of Sculpture, Monuments and Outdoor Cultural Materia	1997

Studies:	Author	Title	Number	Year
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Parcels:	Parcel code	Lot number	Section number	Plan code	Plan number
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Latitude:		Longitude:	
Location validity:		Spatial accuracy:	
Map name:		Map scale:	
AMG zone:		Easting:	Northing:
Listing:	Name	Title	Number
	Bathurst Conservation Area	Within a conservation area on an LEP	
			ListingDate
			19/11/2014
Data entry:	Data first entered: 28/11/2018	Data updated: 11/02/2020	Status: Basic

Bathurst Regional Council

SHI number
5066708
Study number

Item name: Broken Blade

Location: 158 Russell Street Bathurst 2795

Bathurst Regional

Image:



Caption: Broken Blade

Copy right:

Image by: BRC

Image date: 06/12/2018

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345f3259003793e4d51baf5115ae0849052.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345f3259003793e4d51baf5115ae0849052.jpg

Bathurst Regional Council

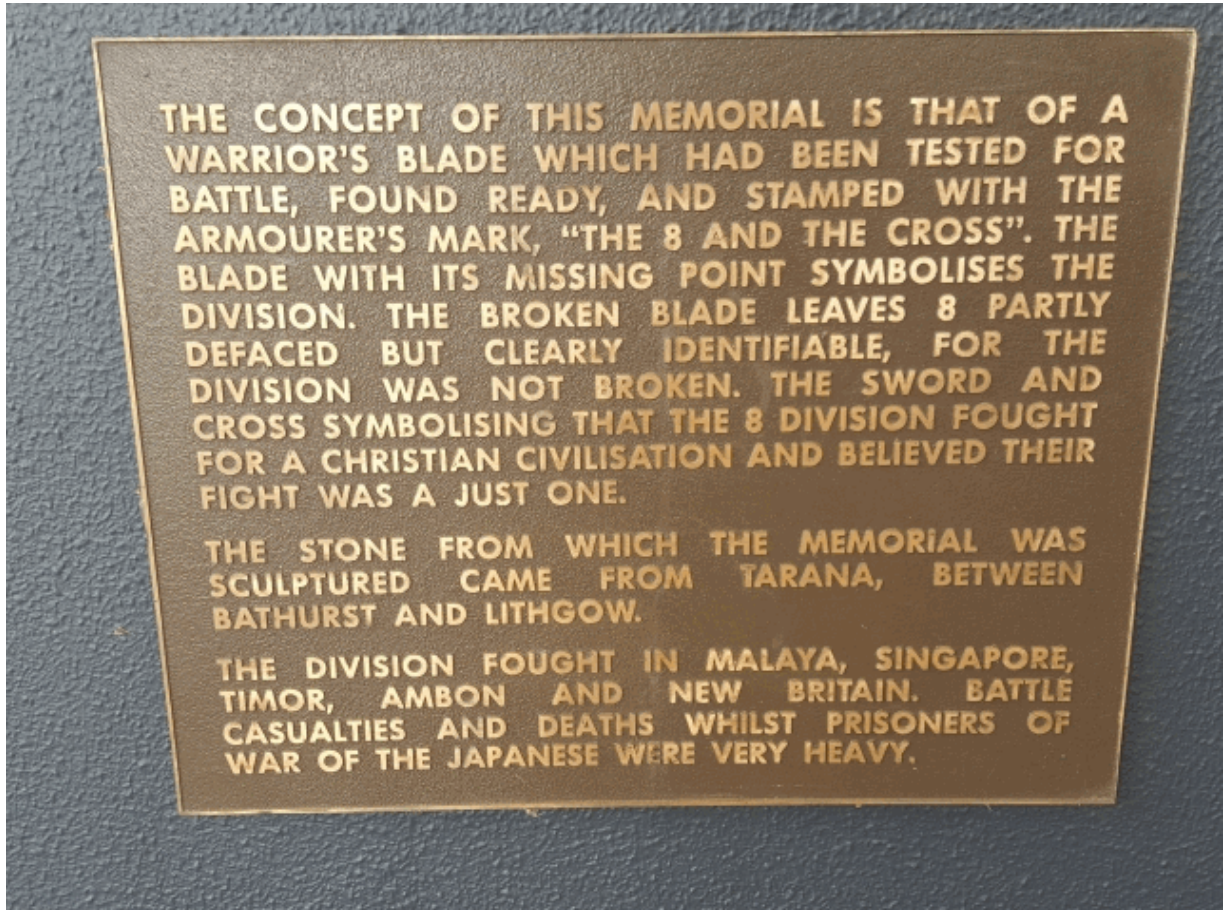
SHI number
5066708
Study number

Item name: Broken Blade

Location: 158 Russell Street Bathurst 2795

Bathurst Regional

Image:



Caption: Broken Blade Wall Plaque

Copy right:

Image by: BRC

Image date: 06/12/2018

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345382d8af6ef0045e9aba737fb414bd03d.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb_test345382d8af6ef0045e9aba737fb414bd03d.jpg

Image:

Bathurst Regional Council

SHI number
5066708
Study number

Item name: Broken Blade

Location: 158 Russell Street Bathurst 2795

Bathurst Regional



Caption: Broken Blade

Copy right:

Image by: BRC

Image date: 06/12/2018

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/345811bb5bebaac42149f83e1695f32a80b.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb_test345811bb5bebaac42149f83e1695f32a80b.jpg

Bathurst Regional Council

SHI number
1080742
Study number
F/N 483,484, 485

Item name: Macquarie River Ohkuma, Peace & Bicentennial Parks

Location:

Bathurst Regional

Address:

Planning: Southern & Western

Suburb/nearest town: Bathurst 2795

Local govt area: Bathurst Regional

Parish: Bathurst

State: NSW

County: Bathurst

Other/former names: Incorporating Peace Park, Ohkuma Park (Japanese Garden) and Bicentennial Park

Area/group/complex:

Group ID: 10

Aboriginal area:

Curtilage/boundary:

Item type: Landscape

Group: Parks, Gardens and Trees

Category: Urban Park

Owner: Local Government

Admin codes:

Code 2:

Code 3:

Current use: Public Park

Former uses: Originally convict and early settlement vegetable and fruit gardens

Assessed significance: Local

Endorsed significance: Local

Statement of significance: Located near the site of the first bridge leading to Bathurst, a interpretive sign tells the story. Other important components of this large municipal park located beside the Macquarie River are a heritage wall commemorating early settlers, a time capsule buried nearby, a stone cairn that celebrates the location where Gov. Macquarie proclaimed the town of Bathurst, a Peace Park, the Ohkuma Japanese gardens. A major sculpture in the Bicentennial Park is called 'a conversation' and many special plantings. This is an exceptional people's park in size, beauty and commemoration.

Historical notes of provenance: This land was probably the area first farmed by convicts in the initial settlement of Bathurst. It is now used to commemorate various community events including:
The Bicentennial Park with its heritage wall commemorating early settlers in the district. These form half circles. A stone cairn unveiled in 1930 that celebrates the location where Gov. Macquarie proclaimed the town of Bathurst.
The Peace Park or garden, opened on 29th January 1956. This garden was restored in 1988.
The Ohkuma Japanese gardens, opened on the 27th March 1998 as a symbol of the 'sister - city' relationship between Ohkuma and Bathurst.
7 May 2015 the new flag staff monument was unveiled on the 200th anniversary of the Proclamation of Bathurst.

Themes: **National theme**

State theme

Local theme

8. Culture

Leisure

9. Phases of Life

Persons

Designer: various

Builder: Council

Year started:

Year completed:

Circa: No

Bathurst Regional Council

SHI number

1080742

Study number

F/N 483,484, 485**Item name:** Macquarie River Ohkuma, Peace & Bicentennial Parks**Location:**

Bathurst Regional

Physical description: The Macquarie River parklands are a large urban park following the Macquarie River, adjacent to Stanley Street. There were three crossings near this site:
 A vehicle crossing here at least by 1894. The Bridge/ crossing was demolished in 1937 and replaced with bridge 2. In 1936 it was condemned by Council's engineer, Mr.W.G. Adams. Bridge 2 Built late 1937: opened early 1938. It was designed by Mr. Adams for council. RG Edgell had a connection by assisting with its cost. It was hoped that the bridge could be opened in time for the coming asparagus season. The timber beam bridge was built in four sections on five sets of piers, 125' length. It took about 3 months to build. The total cost was in the vicinity of 1500 pounds. Once constructed, its narrowness was a subject of complaint in local papers: the provision of more adequate lighting and a rail were requested (western Times 26.4.1938) Bridge 3: 1995 concrete bridge. In 2006 there is a request from the Historical Soc. to call this bridge the Robert Gordon Edgell Bridge.

Other items and sections within the park include:

The Bicentennial Park with its heritage wall commemorating early settlers in the district. These form half circles. A time capsule is also buried nearby. A stone cairn that celebrates the location where Gov. Macquarie proclaimed the town of Bathurst, 'after which the first Divine Service was held west of the Blue Mountains in May 1815.' The stone cairn was unveiled in 1930.

The Peace Park or garden, opened by General Cariappa OBE High Commissioner of India on 29th January 1956. There is a bust of Nehru, and a sunken garden, circular in form, with many masonry blocks depicting symbolism of 'peace' in many forms including the work 'peace', doves, flowers, moon, candles, crosses and many versions of a cross, stars, music and various animals such as elephant and platypus. The garden was restored in 1988.

The Ohkuma Japanese gardens. These were opened on the 27th March 1998 as a symbol of the 'sister - city' relationship between Ohkuma and Bathurst. A plaque in English and in Japanese on a stone beside the garden proclaims this message. Planted nearby is a Japanese elm tree to record the 10th anniversary of this relationship. A major sculpture in the Bicentennial Park is called 'a conversation' by Stephen Hart.

There are numerous special plantings including flowing cherries planted to commemorate the signing of the agreement for the 'sister-city' relationship.

The Bicentennial Flag Staff is located on the site where Governor Macquarie erected his flag staff in May 1815. The Flag Staff was used for many years as the district's key survey marker, including laying out the town from 1833. The Bicentennial Flag Staff sits exactly midway between George and William Streets, thus providing a lasting connection between the Bathurst of today and the place of its beginning on 7 May 1815. On the concourse of the new flag staff is a Wiradjuri platypus and goanna inscribed on the glass railing and the Permanent Survey Marker near the flag staff. The earlier Flag Staff monument can be seen below the clear glazed pyramid. An information panel is located near by discussing the importance of surveying and Bathurst.

The 'Footsteps in Time' Commemorative Pillar was erected on 19 May 2018 by the Survey General of NSW. The Pillar commemorated the crossing of the Blue Mountains by Surveyor George Evans in 1813 and is arrival and subsequent camp in this area.

]In November 1813, Surveyor George Evans was sent by Governor Macquarie to report on the country beyond the Blue Mountains. His journey brought him to a grassy plain of "excellent land", which he named the Bathurst Plains. Following the river running through the plains, on 9 December Evans and his party camped on Jordan Creek, about 200 metres from the Commemorative Pillar. The Pillar is in the form of a Trig. Survey Pillar, but larger. On 22 December, on the return leg of his journey, Evans again camped in this area.

Physical condition level:

Physical condition: Very good.

Date: 08/01/2019

Full report

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This report was produced using the State Heritage Inventory application provided by the Heritage Division, Office of Environment and Heritage

Bathurst Regional Council

SHI number

1080742

Study number

F/N 483,484, 485**Item name:** Macquarie River Ohkuma, Peace & Bicentennial Parks**Location:**

Bathurst Regional

**Archaeological
potential level:****Archaeological
potential Detail:****Modification dates:****Recommended
management:****Management:** Management category**Management name****Further comments:**

Criteria a): This Park has developed over time commemorating the initial settlement of Bathurst, its first church service, and adding to this memorials to early settlers, a Peace Park and much more.
[Historical significance]

Criteria b): Associated with many key historical and social events of Bathurst.
[Historical association significance]

Criteria c): Located near the site of the original bridge leading to Bathurst, an interpretive sign tells the story. Other important components of this large municipal park located beside the Macquarie River are a heritage wall commemorating early settlers, a time capsule buried nearby, a stone cairn that celebrates the location where Gov. Macquarie proclaimed the town of Bathurst, a Peace Park, the Ohkuma Japanese gardens a major sculpture in the Bicentennial park is called 'a conversation' and many special plantings.
[Aesthetic/Technical significance]

Criteria d):
[Social/Cultural significance]

Criteria e):
[Research significance]

Criteria f):
[Rarity]

Criteria g):
[Representative]

Intactness/Integrity:**References:** Author

Title

Year

Studies: Author

Title

Number

Year

Hickson in assoc. with Ba Bathurst Regional Council Heritage Review

F/N 483,484, 48: 2005

Hickson in assoc with BR BRC City Conservation Area Heritage Review

2006

Bathurst Regional Council

SHI number

1080742

Study number

F/N 483,484, 485**Item name:** Macquarie River Ohkuma, Peace & Bicentennial Parks**Location:**

Bathurst Regional

Parcels:	Parcel code	Lot number	Section number	Plan code	Plan number
	LOT	1	73	DP	126051
	LOT	1	73	DP	126047

Latitude:**Longitude:****Location validity:****Spatial accuracy:****Map name:****Map scale:****AMG zone:****Easting:****Northing:**

Listing:	Name	Title	Number	ListingDate
	Bicentennial, Ohkuma & Peace Par	Local Environmental Plan	67	19/11/2014
	Bathurst Conservation Area	Within a conservation area on an LEP		19/11/2014
		Heritage study		

Data entry: Data first entered: 18/03/2006

Data updated: 11/12/2018

Status: Completed

Bathurst Regional Council

SHI number

1080742

Study number

F/N 483,484, 485**Item name:** Macquarie River Ohkuma, Peace & Bicentennial Parks**Location:**

Bathurst Regional

Image:**Caption:** Macquarie River Bicentennial Park - Peace Park within the Bicentennial Park.**Copy right:** B.J. Hickson**Image by:** B.J. Hickson**Image date:** 14/03/2006**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/1080742a.jpg>**Thumbnail url:** http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t_1080742a.jpg**Image:**

Bathurst Regional Council

SHI number

1080742

Study number

F/N 483,484, 485

Item name: Macquarie River Ohkuma, Peace & Bicentennial Parks**Location:**

Bathurst Regional

Caption: Macquarie River Bicentennial Park- sculpture.**Copy right:** B.J. Hickson**Image by:** B.J. Hickson**Image date:** 14/03/2006**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/1080742b.jpg>**Thumbnail url:** http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t_1080742b.jpg**Image:****Caption:** Macquarie River Bicentennial Park- Stone Cairn.**Copy right:** B.J. Hickson**Image by:** B.J. Hickson**Image date:** 14/03/2006**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/1080742c.jpg>**Thumbnail url:** http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t_1080742c.jpg**Image:**

Bathurst Regional Council

SHI number

1080742

Study number

F/N 483,484, 485**Item name:** Macquarie River Ohkuma, Peace & Bicentennial Parks**Location:**

Bathurst Regional

**Caption:** Macquarie River Bicentennial Park- Bust of Nehru in Peace Park.**Copy right:** B.J. Hickson**Image by:** B.J. Hickson**Image date:** 14/03/2006**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/1080742d.jpg>**Thumbnail url:** http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t_1080742d.jpg**Image:**

Bathurst Regional Council

SHI number

1080742

Study number

F/N 483,484, 485**Item name:** Macquarie River Ohkuma, Peace & Bicentennial Parks**Location:**

Bathurst Regional

**Caption:** Macquarie River Bicentennial Park**Copy right:** Bathurst Regional Council**Image by:** B.J. Hickson**Image date:** 17/11/2006**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/1080742b5.jpg>**Thumbnail url:** http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t_1080742b5.jpg**Image:****Caption:** Macquarie River Bicentennial Park.**Copy right:** Bathurst Regional Council**Image by:** B.J. Hickson

Bathurst Regional Council

SHI number

1080742

Study number

F/N 483,484, 485**Item name:** Macquarie River Ohkuma, Peace & Bicentennial Parks**Location:**

Bathurst Regional

Image date: 17/12/2006**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/1080742b6.jpg>**Thumbnail url:** http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t_1080742b6.jpg**Image:****Caption:** Flag staff Survey Marker**Copy right:****Image by:** BRC**Image date:** 06/12/2018**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/34573d5da64fdb406683a938fc4a126a4f.jpg>**Thumbnail url:** http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb_test34573d5da64fdb406683a938fc4a126a4f.jpg**Image:**

Bathurst Regional Council

SHI number

1080742

Study number

F/N 483,484, 485**Item name:** Macquarie River Ohkuma, Peace & Bicentennial Parks**Location:**

Bathurst Regional

**Caption:** Flag staff**Copy right:****Image by:** BRC**Image date:** 06/12/2018**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/34557c1c697c1fb4653b23402ae463e6782.jpg>**Thumbnail url:** http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb_test34557c1c697c1fb4653b23402ae463e6782.jpg**Image:**

Bathurst Regional Council

SHI number

1080742

Study number

F/N 483,484, 485**Item name:** Macquarie River Ohkuma, Peace & Bicentennial Parks**Location:**

Bathurst Regional

**Caption:** Flag staff with original marker below**Copy right:****Image by:** BRC**Image date:** 06/12/2018**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/3454d41e43121164a24ad858b229ca2623d.jpg>**Thumbnail url:** http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb_test3454d41e43121164a24ad858b229ca2623d.jpg**Image:**

Bathurst Regional Council

SHI number

1080742

Study number

F/N 483,484, 485

Item name: Macquarie River Ohkuma, Peace & Bicentennial Parks

Location:

Bathurst Regional



Caption: Flag staff Interpretive Sign

Copy right:

Image by: BRC

Image date: 06/12/2018

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345448b340e8f584a07a704469edddbee02.jpg>Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb_test345448b340e8f584a07a704469edddbee02.jpg

Image:

Bathurst Regional Council

SHI number

1080742

Study number

F/N 483,484, 485**Item name:** Macquarie River Ohkuma, Peace & Bicentennial Parks**Location:**

Bathurst Regional

**Caption:** Flag staff**Copy right:****Image by:** BRC**Image date:** 07/12/2018**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3459814a9a6193045ba8a9d5b628c39ad51.jpg>**Thumbnail url:** http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb_test3459814a9a6193045ba8a9d5b628c39ad51.jpg**Image:**

Bathurst Regional Council

SHI number

1080742

Study number

F/N 483,484, 485

Item name: Macquarie River Ohkuma, Peace & Bicentennial Parks**Location:**

Bathurst Regional

**Caption:** Steam Roller**Copy right:****Image by:** BRC**Image date:** 06/12/2018**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/345f58bc773134f44a3b48c18d15a06390c.jpg>**Thumbnail url:** http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb_test345f58bc773134f44a3b48c18d15a06390c.jpg**Image:**

Bathurst Regional Council

SHI number

1080742

Study number

F/N 483,484, 485

Item name: Macquarie River Ohkuma, Peace & Bicentennial Parks

Location:

Bathurst Regional



Caption: Steam Roller

Copy right:

Image by: BRC

Image date: 06/12/2018

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/345b3c630c2ff5845a5a799b455bd6a3b44.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb_test345b3c630c2ff5845a5a799b455bd6a3b44.jpg

Image:

Bathurst Regional Council

SHI number

1080742

Study number

F/N 483,484, 485

Item name: Macquarie River Ohkuma, Peace & Bicentennial Parks**Location:**

Bathurst Regional

**Caption:** Steam Roller**Copy right:****Image by:** BRC**Image date:** 06/12/2018**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/345501bf2a3e88842079134ba40ec893a2f.jpg>**Thumbnail url:** http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb_test345501bf2a3e88842079134ba40ec893a2f.jpg**Image:**

Bathurst Regional Council

SHI number

1080742

Study number

F/N 483,484, 485

Item name: Macquarie River Ohkuma, Peace & Bicentennial Parks**Location:**

Bathurst Regional

**Caption:** 'Footsteps in Time' Surveyors Pillar**Copy right:****Image by:** BRC**Image date:** 06/12/2018**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/3457bfd64d957954746889b41ec671a0125.jpg>**Thumbnail url:** http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb_test3457bfd64d957954746889b41ec671a0125.jpg**Image:**

Bathurst Regional Council

SHI number
1080742
Study number
F/N 483,484, 485

Item name: Macquarie River Ohkuma, Peace & Bicentennial Parks

Location:

Bathurst Regional



Caption: 'Footsteps in Time' Surveyors Pillar

Copy right:

Image by: BRC

Image date: 06/12/2018

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/345040f4fe1e6664a158484ddd6983e91ef.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb_test345040f4fe1e6664a158484ddd6983e91ef.jpg

Image:

Bathurst Regional Council

SHI number

1080742

Study number

F/N 483,484, 485

Item name: Macquarie River Ohkuma, Peace & Bicentennial Parks**Location:**

Bathurst Regional

**Caption:** 'Footsteps in Time' Surveyors Pillar**Copy right:****Image by:** BRC**Image date:** 06/12/2018**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345d98413084ba74d569d50f5bff47a5a70.jpg>**Thumbnail url:** http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb_test345d98413084ba74d569d50f5bff47a5a70.jpg**Image:**

Bathurst Regional Council

SHI number

1080742

Study number

F/N 483,484, 485

Item name: Macquarie River Ohkuma, Peace & Bicentennial Parks**Location:**

Bathurst Regional

**Caption:** 'Footsteps in Time' Surveyors Pillar**Copy right:****Image by:** BRC**Image date:** 06/12/2018**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/3459cfba660ec824180ac385d3324b9a23a.jpg>**Thumbnail url:** http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb_test3459cfba660ec824180ac385d3324b9a23a.jpg

*Bathurst Regional Council*SHI number
5063380
Study number**Item name:** Bathurst Railway Locomotive Workshop Crane**Location:** 34 Alpha Street Bathurst 2795

Bathurst Regional

Address: 34 Alpha Street**Planning:** Southern & Western**Suburb/nearest town:** Bathurst 2795**Local govt area:** Bathurst Regional**Parish:****State:** NSW**County:****Other/former names:** 25 Tonne Travelling Gantry Crane**Area/group/complex:****Group ID:****Aboriginal area:****Curtilage/boundary:****Item type:** Movable / Collection**Group:** Transport - Rail**Category:** Railway Machinery & Objects**Owner:** Private - Corporate**Admin codes:****Code 2:****Code 3:****Current use:****Former uses:****Assessed significance:** Local**Endorsed significance:** Local

Statement of significance: The 25-ton gantry crane is well known local item of significance that is a relic associated with the Bathurst former railway workshops. It is a rare example, constructed in 1918, of a crane of its size and type, and may potentially be unique in nature. This example is an important representation of the railway development in Bathurst, or the railway industry of the early 20th century, and of industry in general in the Bathurst region. It is a well-known local landmark, being clearly visible from the Rocket Street Bridge and strongly associated with the former railway workshops and a relic from Bathurst's industrial past.

Historical notes of provenance:**Themes:** National theme

State theme

Local theme

Designer:**Builder:** Possibly Goliath (according to information within the 2002 SHI by Simpson Dawbin)**Year started:****Year completed:** 1918**Circa:** No

Physical description: 25-ton travelling gantry crane possibly dates from 1918 (according to information within the 2002 SHI by Simpson Dawbin). It belonged to the 1880s Bathurst Locomotive Workshops since demolished, leaving it an isolated object / industrial relic on the far north-west corner of the Fabrication Yard.

The crane was constructed at the wagon repair siding to lift defective wagons. The 25-ton gantry sits on rails over which it travelled to allow work to stationery locomotives. No makers' plate has been identified. Constructed of riveted rolled steel joist sections with two overhead attached 5-tonm jibs over an inspection pit and catwalk above. Operator cab has timber lining boards under recent metal sheeting; timber catwalk in disrepair.

Originally hand operated via a winch and at some stage converted to electric power. It appears to be intact. In its original location.

Physical condition level: Good

Bathurst Regional CouncilSHI number
5063380
Study number**Item name:** Bathurst Railway Locomotive Workshop Crane**Location:** 34 Alpha Street Bathurst 2795

Bathurst Regional

Physical condition: It has not been used since 1982 when the new Bathurst Railway Workshops were opened.

It is a well-known local landmark, being clearly visible from the Rocket Street Bridge and strongly associated with the former railway workshops and a relic from Bathurst's industrial past.

Rusty but in restorable condition. Nothing more is known. Requires more research.

**Archaeological
potential level:****Archaeological
potential Detail:****Modification dates:****Recommended
management:****Management:** Management category**Management name**

Further comments: Research by Sydney Trains suggests that 25-ton gantry cranes are rare, possibly no others still exist with 25-tons being a large crane. The railway had and still has a large number of 5-ton jib cranes which sat next to tracks in railway yards to load freight. Many of these survive and make great local restoration projects. They are even known as "Railway cranes". A comparative analysis would need to look for examples of other locomotive workshop cranes, rather than the jib cranes, in order to determine rarity.

Criteria a):
[Historical
significance]**Criteria b):**
[Historical
association
significance]**Criteria c):**
[Aesthetic/
Technical
significance]**Criteria d):**
[Social/Cultural
significance]**Criteria e):**
[Research
significance]**Criteria f):**
[Rarity]**Criteria g):**
[Representative]**Intactness/Integrity:**

Bathurst Regional CouncilSHI number
5063380
Study number**Item name:** Bathurst Railway Locomotive Workshop Crane**Location:** 34 Alpha Street Bathurst 2795

Bathurst Regional

References:	Author	Title	Year
	Simpson Dawbin Associates	Bathurst Railway Station Precinct Statement of Significance an	2002
	David Sheedy Architects	Bathurst Station Conservation Management Plan	1988
	Don Godden and Associates	Railway Workshops Heritage Study	1989

Studies:	Author	Title	Number	Year
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Parcels:	Parcel code	Lot number	Section number	Plan code	Plan number
	LOT	12		DP	1160509

Latitude:**Longitude:****Location validity:****Spatial accuracy:****Map name:****Map scale:****AMG zone:****Easting:****Northing:****Listing:** Name

Title

Number

ListingDate

Data entry: Data first entered: 19/04/2016

Data updated: 04/02/2020

Status: Basic

Image:**Image missing****Caption:****Copy right:****Image by:****Image date:****Image number:****Image url:****Thumbnail url:**

*Bathurst Regional Council*SHI number
5067315
Study number**Item name:** Hill End Honour Rolls**Location:** 19 Tambaroora Street Hill End 2850

Bathurst Regional

Address: 19 Tambaroora Street**Planning:** Southern & Western**Suburb/nearest town:** Hill End 2850**Local govt area:** Bathurst Regional**Parish:****State:** NSW**County:****Other/former names:****Area/group/complex:****Group ID:****Aboriginal area:****Curtilage/boundary:****Item type:** Movable / Collection**Group:** Monuments and Memorials**Category:****Owner:****Admin codes:****Code 2:****Code 3:****Current use:****Former uses:****Assessed significance:****Endorsed significance:****Statement of significance:** Two timber Honour Rolls under a wooden varnished canopy with the inscription 'For King For Country' above. The rolls are a record of those who served in WWI from Hill End and the surrounding district.**Historical notes of provenance:** By Mr Denis J Chamberlain 'Moves were first made for the Honour Roll in 1916, the cost and work being donated by Mr & Mrs A E Cook. It consists of two wooden painted scroll designed tablets, with the names rendered in gold leaf. The names were sign written by Mr Albert J Pickup of Bathurst. Those who paid the supreme sacrifice are marked with a small cross +. The two tablets are surmounted by a wooden varnished canopy with the words For King (AIF Badge) For Country. The two tablets are each 1.9 m high and 406mm wide. The Honour Roll was designed to hold 52 names on each tablet. It is unclear when the Honour Roll was first unveiled or who performed the event, however it was re-unveiled with an additional 24 names bringing the total to 52 names. This ceremony was performed by Mrs H Weir (mother of the last fallen soldier) on the 16th May 1917. Some years later on ANZAC Day 1921, the now completed Honour Roll was unveiled by Mr James Marshall. This ceremony happened to coincide with the unveiling of the Great War, War Memorial at the Junction of Beyers Avenue and Clarke Streets Hill End. The Honour Roll is located in the reception area of the Hill End Public School Tambaroora Street Hill End.'
Dedicated 16/5/1917**Themes:** National theme

State theme

Local theme

Designer:**Builder:****Year started:****Year completed:** 1921**Circa:** No**Physical description:****Physical condition level:** Good**Physical condition:****Archaeological potential level:****Archaeological potential Detail:****Modification dates:**

Date: 11/02/2020

Full report

Page 1 of 3

This report was produced using the State Heritage Inventory application provided by the Heritage Division, Office of Environment and Heritage

Bathurst Regional CouncilSHI number
5067315
Study number**Item name:** Hill End Honour Rolls**Location:** 19 Tambaroora Street Hill End 2850

Bathurst Regional

**Recommended
management:****Management:** Management category**Management name****Further comments:****Criteria a):**
[Historical
significance]**Criteria b):**
[Historical
association
significance]**Criteria c):**
[Aesthetic/
Technical
significance]**Criteria d):**
[Social/Cultural
significance]**Criteria e):**
[Research
significance]**Criteria f):**
[Rarity]**Criteria g):**
[Representative]**Intactness/Integrity:**

References:	Author	Title	Year
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Studies:	Author	Title	Number	Year
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Parcels:	Parcel code	Lot number	Section number	Plan code	Plan number
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Latitude:	Longitude:
Location validity:	Spatial accuracy:
Map name:	Map scale:

Date: 11/02/2020

Full report

Page 2 of 3

This report was produced using the State Heritage Inventory application provided by the Heritage Division, Office of Environment and Heritage

*Bathurst Regional Council*SHI number
5067315
Study number**Item name:** Hill End Honour Rolls**Location:** 19 Tambaroora Street Hill End 2850

Bathurst Regional

AMG zone:**Easting:****Northing:****Listing:** Name**Title****Number****ListingDate****Data entry:** Data first entered: 11/02/2020

Data updated: 11/02/2020

Status: Basic

Image:

Image missing

Caption: Hill End Honour Roll**Copy right:** War Memorial Register**Image by:** Unknown**Image date:****Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345e079d4b0e6ac4c0cb2c80696d0d9c676.jpg>**Thumbnail url:** http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb_test345e079d4b0e6ac4c0cb2c80696d0d9c676.jpg

*Bathurst Regional Council*SHI number
5066709
Study number**Item name:** Hill End War Memorial**Location:** Denison Street Hill End 2850

Bathurst Regional

Address: Denison Street**Planning:** Southern & Western**Suburb/nearest town:** Hill End 2850**Local govt area:** Bathurst Regional**Parish:****State:** NSW**County:****Other/former names:****Area/group/complex:****Group ID:****Aboriginal area:****Curtilage/boundary:****Item type:** Movable / Collection**Group:** Monuments and Memorials**Category:****Owner:** Local Government**Admin codes:****Code 2:****Code 3:****Current use:****Former uses:****Assessed significance:** Local**Endorsed significance:****Statement of significance:** Hill End War Memorial commemorates those who have served in conflicts in which Australia has been involved.

Bathurst Regional CouncilSHI number
5066709
Study number**Item name:** Hill End War Memorial**Location:** Denison Street Hill End 2850

Bathurst Regional

Historical notes of provenance: Hill End War Memorial commemorates those who have served in conflicts in which Australia has been involved.

The memorial was originally erect to commemorate those who died in service of were killed in action during World War One. The Memorial is a two stepped brick plinth on a brick and concrete platform. It is surmounted by a World War One German machine gun. The machine gun was unveiled on Anzac Day 1921 and is incorporated into the memorial which was unveiled in 1930. A plaque was added to the memorial at a later date to commemorate the fallen of World War Two.

Additional plaques have been added to the memorial to commemorate those who served in Korea and Vietnam.

Cement rendered (over bricks) and slate construction with wrought Iron fence.

Arch above Gate - IN REMEMBRANCE

Facing Level - 2 Bronze Plaques Listing WW1 Service Personel from the Hill End and Tambaroora District

Middle Level - Marble Plaques

Top Level - Captured German Machine Gun

Flag pole at rear.

Various plaques with inscriptions:

HILL END MEMENTO OF THE GREAT WAR 1914-1919 (1921)

GERMAN MACHINE GUN CAPTURED BY THE 45TH BATTALION A.I.F (1921)

To The Glory Of God And In Honour Of Fallen Members Of The A.I.F.

From Hill End And District "Till The Trumpet Shall Sound"

IN MEMORY OF THE FALLEN 1939 -45 (1945)

THIS PLAQUE IS DEDICATED TO THOSE WHO SERVED IN THE KOREAN WAR 1950 – 1953 (1998)

THIS PLAQUE IS DEDICATED TO THOSE WHO SERVED IN THE VIETNAM WAR 1962 - 1973 (1998)

In 1920 the then Turon Shire (later Evans Shire Council) was responsible for procuring the gun from the State War Trophy Committee, when a number of such war trophies became available for distribution among local government bodies as memorials of the part played by Australia in the First World War.

The Hill End citizens formed a War Trophy Committee to devise the design and location of their War Memorial and with the assistance of the shire, who allowed one of their employees, Mr Walpole, to build the foundations, they finally achieved their task. This memorial consists of a German machine gun mounted on a pedestal that was captured by the 45th Australian Infantry Battalion during the War.

In submitting an application for a war trophy in July 1920 the committee was asked for a list of Units from which captured trophies were to be selected, in order of preference. The committee, comprising of Sgt S. R. Carver, W. F. Hodge and A. E. Cook listed the 45th Batt, 1st Batt, 54th Batt, 56th Batt, 37th Batt and 33rd Batt, in that order. As there were 5 soldiers from the district who had been in the 45th Battalion, (Private Albert Edward Aylin, Sergeant Sydney Raymond Carver, Private Charles George Trevena [KIA], Private John James Robertson and Private Walter Henry Brodie) this was the first choice and as a result the German light machine gun, number 2163 which was captured by the 45th Battalion was allocated to the town.

This battalion was raised from the 13th Battalion after the latter's epic fighting on Gallipoli. The 45th Battalion was formed at Tel-El-Kebir, Egypt, in March 1916 and arrived in France in June 1916, where the battalion saw much bitter action throughout the war.

A history of the capture of this particular gun (a copy of which is yet to be located) which was one of 40 such guns captured by the 45th Battalion, was sent with it when it was dispatched by the S.S. Araluen, from Melbourne on 7 Sept 1920 to Sydney and then travel by rail to Kelso where Mr. W. Hodge was responsible for collecting it and delivering it to Hill End.

Themes: National theme

State theme

Local theme

Designer:

*Bathurst Regional Council*SHI number
5066709
Study number**Item name:** Hill End War Memorial**Location:** Denison Street Hill End 2850

Bathurst Regional

Builder:**Year started:** 1921**Year completed:****Circa:** No**Physical description:** The Memorial is a two stepped brick plinth on a brick and concrete platform. It is surmounted by a World War One German machine gun.**Physical condition level:****Physical condition:****Archaeological potential level:****Archaeological potential Detail:****Modification dates:** Plaques have been added to commemorate those served in subsequent wars.**Recommended management:****Management:** Management category**Management name****Further comments:****Criteria a):**
[Historical significance]**Criteria b):**
[Historical association significance]**Criteria c):**
[Aesthetic/ Technical significance]**Criteria d):**
[Social/Cultural significance]**Criteria e):**
[Research significance]**Criteria f):**
[Rarity]**Criteria g):**
[Representative]**Intactness/Integrity:**

Date: 09/01/2019

Full report

Page 3 of 6

This report was produced using the State Heritage Inventory application provided by the Heritage Division, Office of Environment and Heritage

Bathurst Regional CouncilSHI number
5066709
Study number**Item name:** Hill End War Memorial**Location:** Denison Street Hill End 2850

Bathurst Regional

References:	Author	Title	Year
	Monument Australia	Hill End War Memorial	
	War Memorial Register	Hill End War Memorial	
	Jim and Gaye Shanahan	Hill End War Memorial, a Short History	2018

Studies:	Author	Title	Number	Year
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Parcels:	Parcel code	Lot number	Section number	Plan code	Plan number
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Latitude:**Longitude:****Location validity:****Spatial accuracy:****Map name:****Map scale:****AMG zone:****Easting:****Northing:**

Listing:	Name	Title	Number	ListingDate
	Hill End Conservation Area	Within a conservation area on an LEP		19/11/2014

Data entry:	Data first entered: 28/11/2018	Data updated: 08/01/2019	Status: Basic
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Bathurst Regional Council

SHI number
5066709
Study number

Item name: Hill End War Memorial

Location: Denison Street Hill End 2850

Bathurst Regional

Image:



Caption: Hill End War Memorial

Copy right:

Image by: Jim Shanahan

Image date: 07/01/2019

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3453467407b6fe34f4a918215a1ba784cb6.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test3453467407b6fe34f4a918215a1ba784cb6.jpg

Bathurst Regional Council

SHI number
5066709
Study number

Item name: Hill End War Memorial

Location: Denison Street Hill End 2850

Bathurst Regional

Image:



Caption: Hill End War Memorial

Copy right:

Image by: Jim Shanahan

Image date: 07/01/2019

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/34596536f402ed145aa9d37229d805df6e0.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb_test34596536f402ed145aa9d37229d805df6e0.jpg

Bathurst Regional CouncilSHI number
5066741
Study number**Item name:** Horse Trough**Location:** Bathurst 2795

Bathurst Regional

Address:**Planning:** Southern & Western**Suburb/nearest town:** Bathurst 2795**Local govt area:** Bathurst Regional**Parish:****State:** NSW**County:****Other/former names:****Area/group/complex:****Group ID:****Aboriginal area:****Curtilage/boundary:****Item type:** Movable / Collection**Group:****Category:****Owner:****Admin codes:****Code 2:****Code 3:****Current use:****Former uses:****Assessed significance:****Endorsed significance:**

Statement of significance: A rare and intact stone water trough which stands on two pillars, originally erected in 1906 at the western corner of Bent and Rocket streets for the purposes of travelling stock. Currently located at Bathurst Waterworks (2018).

Historical notes of provenance: SOUTH BATHURST WATER TROUGH: The proposal by the Works Committee. That the horse trough presented by Alderman McPhillamy be erected in Bent-street, in front of St Barnabas' Church, was strongly objected to at last night's meeting of the Bathurst Council. In reply to a question by Alderman Perry, the Mayor stated that it was proposed to place the trough near the corner, where a person would turn to go onto the bridge. Alderman Perry asked if a better place could not be found for the trough. If erected on the proposed site it would become a great nuisance, especially when service was being held in the Church. The language of some of the passer's by at times was very bad and he would advise a change in the site. A trough would be a good thing in front of a hotel but not in front of a church. He moved as an 'amendment to the motion for the adoption of the report that that portion of the report regarding the trough be referred back for further consideration. Alderman Kenny, in seconding the amendment, said he had intended to ask whether the Church authorities had any objection to the trough being placed in the position indicated near the church. If they had no objection it would be acceptable to everybody else, Alderman Perry explained that the Church authorities strongly objected and had intended to get up a petition for presentation to the Council. The amendment was carried. National Advocate, Thursday, 17.5.1906-3.

DRINKING TROUGH AT SOUTH BATHURST:

Generously donated by Alderman W J Phillamy, was filled with water for the first time a couple of days ago, and is now available for public use. The trough, which stands on two pillars at the western corner of Bent and Rocket streets, is made of pure Caloola marble. The work of erection, etc., was carried out by Mr E Bohm, of Perth (Perthville). The trough should be a great boon to stock travelling via that locality, and if any other aldermen are desirous of displaying their liberality in a similar fashion, there are several suitable sites on the outskirts of the town upon which they might do so. National Advocate Saturday, 1.9.1906-2.

Themes: National theme

State theme

Local theme

Designer:**Builder:** Mr E Bohm, of Perth (Perthville)**Year started:****Year completed:** 1906**Circa:** No

*Bathurst Regional Council*SHI number
5066741
Study number**Item name:** Horse Trough**Location:** Bathurst 2795

Bathurst Regional

Physical description: A stone water trough which stands on two pillars at the western corner of Bent and Rocket streets, erected in 1906 for the purposes of travelling stock. Constructed of pure Caloola marble.**Physical condition level:** Good**Physical condition:**
Archaeological potential level:**Archaeological potential Detail:****Modification dates:****Recommended management:****Management:** Management category**Management name****Further comments:****Criteria a):**
[Historical significance]**Criteria b):**
[Historical association significance]**Criteria c):**
[Aesthetic/ Technical significance]**Criteria d):**
[Social/Cultural significance]**Criteria e):**
[Research significance]**Criteria f):**
[Rarity]**Criteria g):**
[Representative]**Intactness/Integrity:****References:** Author

Title

Year

Date: 08/01/2019

Full report

Page 2 of 4

This report was produced using the State Heritage Inventory application provided by the Heritage Division, Office of Environment and Heritage

*Bathurst Regional Council*SHI number
5066741
Study number**Item name:** Horse Trough**Location:** Bathurst 2795

Bathurst Regional

Studies: Author

Title

Number

Year

Parcels: Parcel code

Lot number

Section number

Plan code

Plan number

Latitude:**Longitude:****Location validity:****Spatial accuracy:****Map name:****Map scale:****AMG zone:****Easting:****Northing:****Listing:** Name

Title

Number

ListingDate

Data entry: Data first entered: 11/12/2018

Data updated: 11/12/2018

Status: Basic

Bathurst Regional CouncilSHI number
5066741
Study number**Item name:** Horse Trough**Location:** Bathurst 2795

Bathurst Regional

Image:**Caption:** Horse Trough (currently at Bathurst Waterworks)**Copy right:****Image by:** BRC**Image date:** 11/12/2018**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/345183eb61c41224a368ada078fbcecb7d1.jpg>**Thumbnail url:** http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb_test345183eb61c41224a368ada078fbcecb7d1.jpg

*Bathurst Regional Council*SHI number
5066742
Study number**Item name:** Let's Fly a Kite Sculpture**Location:** 158 Russell Street Bathurst 2795

Bathurst Regional

Address: 158 Russell Street**Planning:** Southern & Western**Suburb/nearest town:** Bathurst 2795**Local govt area:** Bathurst Regional**State:** NSW**Parish:****County:****Other/former names:****Area/group/complex:****Group ID:****Aboriginal area:****Curtilage/boundary:****Item type:** Movable / Collection**Group:****Category:****Owner:** Local Government**Admin codes:****Code 2:****Code 3:****Current use:****Former uses:****Assessed significance:** Local**Endorsed significance:****Statement of significance:** A one off piece depicting fantasy and entertainment, commissioned by the Bathurst Arts Council and designed and made by local artists (glass by Paddy Robinson and steelwork by Wal Murray).**Historical notes of provenance:** Prior to the modified Bathurst Memorial Entertainment Centre (BMEC) opening in 1999, the Bathurst Arts Council was formed to lobby for a new theatre. They raised \$45,000 in donations and offered these funds to Council for the building. Council declined the funds, so the Arts Council commissioned two artworks for BMEC. "Let's Fly a Kite" with glass by Paddy Robinson and steelwork by Wal Murray and the Wattle mural by local artist Martin Coyte in the Wattle Foyer.

The glass panels depict various aspects of the performing arts. "Let's Fly A Kite" refers to the dream of having a theatre in Bathurst.

The designer, Paddy Robinson noted the following about the Kite: “

The idea is very simple - that as you enter BMEC you enter a different world - of fantasy or whatever - Flying a Kite perhaps. The images are taken from iconic entertainment types or personalities... The piece was first located in what is now the liftwell, it was originally designed for that position and was later moved to it's present position.”

Themes: National theme

State theme

Local theme

Designer: Glass by Paddy Robinson and steelwork by Wal Murray**Builder:****Year started:****Year completed:** 1999**Circa:** No**Physical description:****Physical condition level:** Excellent**Physical condition:****Archaeological potential level:****Archaeological potential Detail:**

Date: 08/01/2019

Full report

Page 1 of 8

This report was produced using the State Heritage Inventory application provided by the Heritage Division, Office of Environment and Heritage

Bathurst Regional CouncilSHI number
5066742
Study number**Item name:** Let's Fly a Kite Sculpture**Location:** 158 Russell Street Bathurst 2795

Bathurst Regional

Modification dates:**Recommended
management:****Management:** Management category Management name**Further comments:** Paddy Robinsons' original drawing of piece held in BMEC**Criteria a):**
[Historical
significance]**Criteria b):**
[Historical
association
significance]**Criteria c):**
[Aesthetic/
Technical
significance]**Criteria d):**
[Social/Cultural
significance]**Criteria e):**
[Research
significance]**Criteria f):**
[Rarity]**Criteria g):**
[Representative]**Intactness/Integrity:****References:** Author Title Year**Studies:** Author Title Number Year**Parcels:** Parcel code Lot number Section number Plan code Plan number**Latitude:** **Longitude:****Location validity:** **Spatial accuracy:**

Date: 08/01/2019

Full report

Page 2 of 8

This report was produced using the State Heritage Inventory application provided by the Heritage Division, Office of Environment and Heritage

Bathurst Regional CouncilSHI number
5066742
Study number**Item name:** Let's Fly a Kite Sculpture**Location:** 158 Russell Street Bathurst 2795

Bathurst Regional

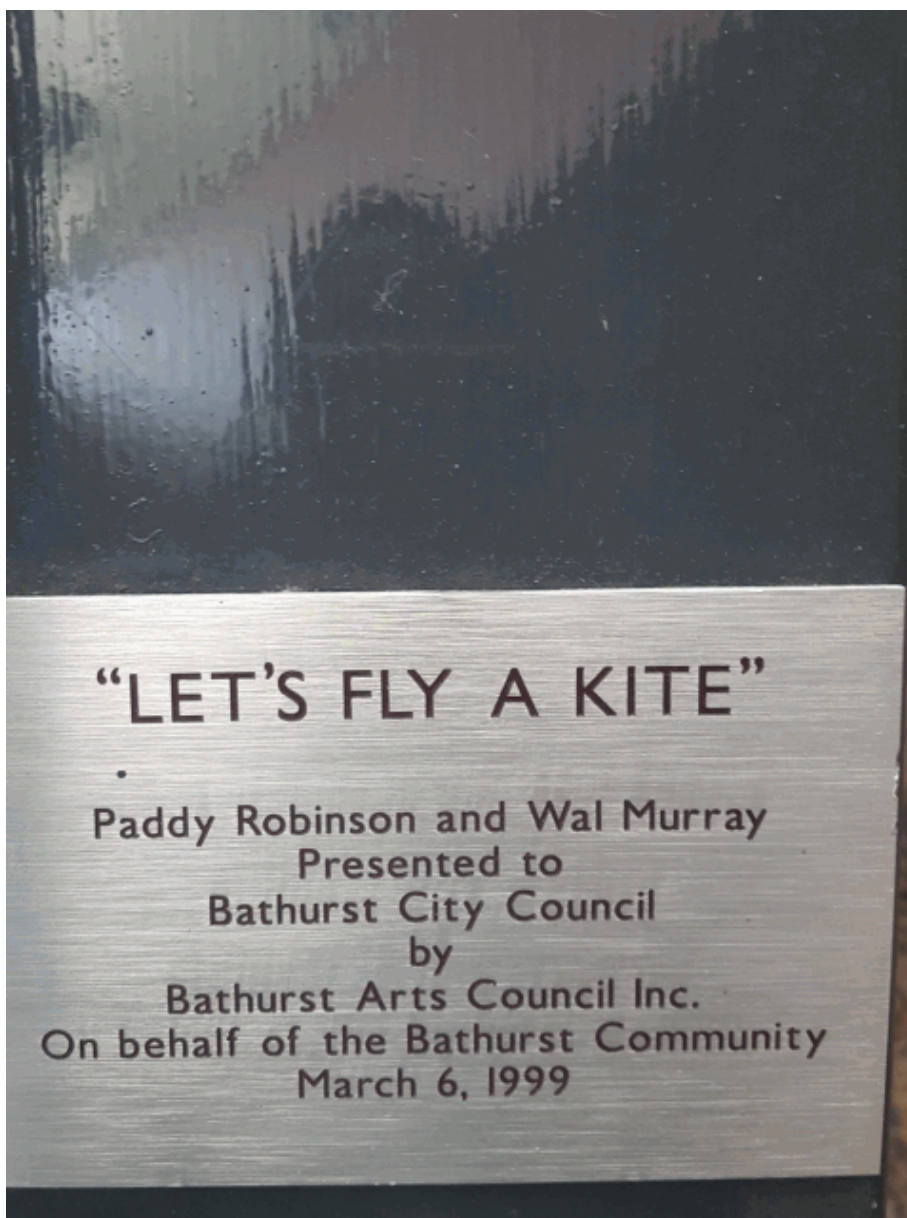
Map name:**Map scale:****AMG zone:****Easting:****Northing:****Listing:** Name**Title****Number****ListingDate****Data entry:** Data first entered: 11/12/2018

Data updated: 11/12/2018

Status: Basic

Bathurst Regional CouncilSHI number
5066742
Study number**Item name:** Let's Fly a Kite Sculpture**Location:** 158 Russell Street Bathurst 2795

Bathurst Regional

Image:**Caption:** 'Lets Fly A Kite' Plaque**Copy right:****Image by:** BRC**Image date:** 11/12/2018**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3456fc1885278d84c8dbd964b97a29b7bd2.jpg>**Thumbnail url:** http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test3456fc1885278d84c8dbd964b97a29b7bd2.jpg

Bathurst Regional Council

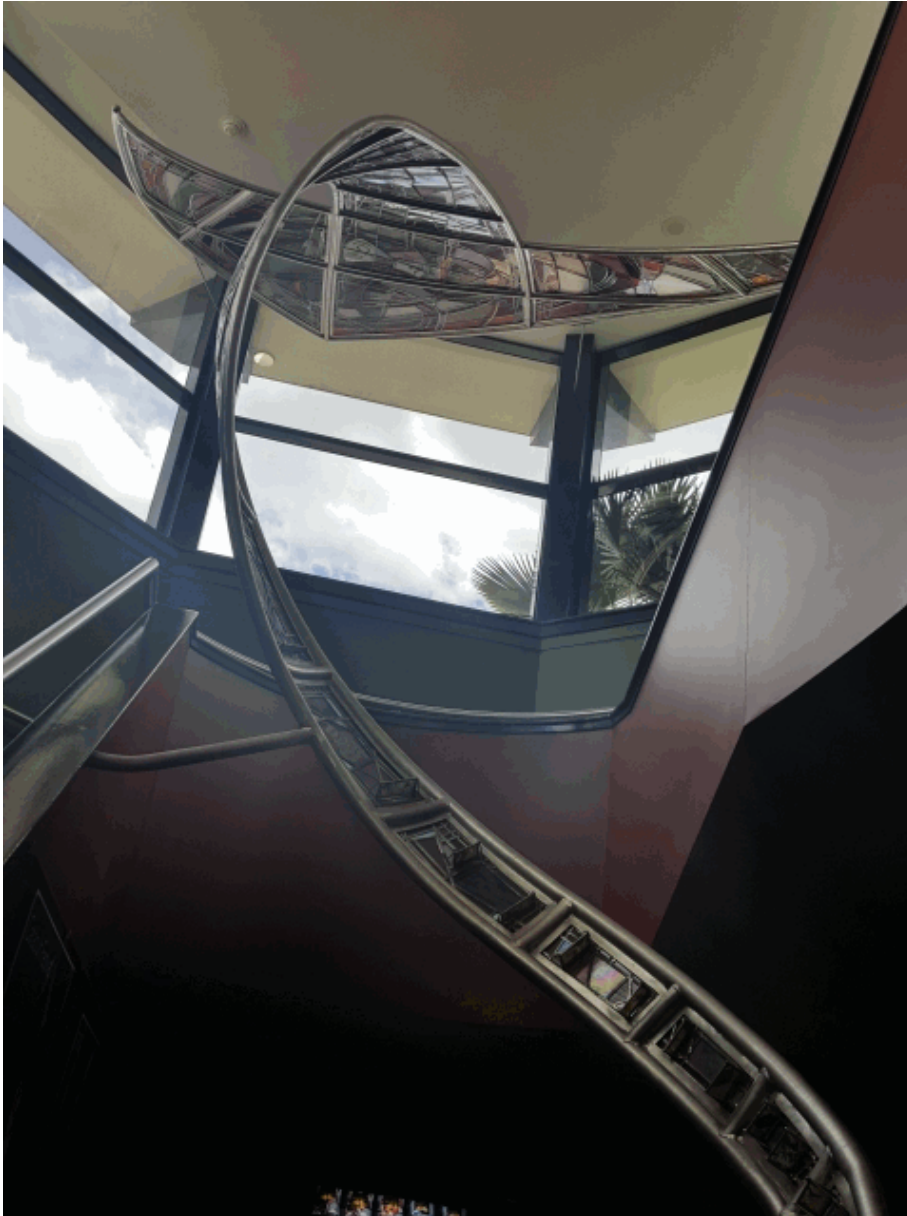
SHI number
5066742
Study number

Item name: Let's Fly a Kite Sculpture

Location: 158 Russell Street Bathurst 2795

Bathurst Regional

Image:



Caption: 'Lets Fly A Kite'

Copy right:

Image by: BRC

Image date: 11/12/2018

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/34544e0676147c44c319b64b9a57dee9e86.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test34544e0676147c44c319b64b9a57dee9e86.jpg

Bathurst Regional Council

SHI number
5066742
Study number

Item name: Let's Fly a Kite Sculpture

Location: 158 Russell Street Bathurst 2795

Bathurst Regional

Image:



Caption: 'Lets Fly A Kite'

Copy right:

Image by: BRC

Image date: 11/12/2018

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/34563a9bf31942a460989e00cad5931a9e1.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test34563a9bf31942a460989e00cad5931a9e1.jpg

Bathurst Regional Council

SHI number
5066742
Study number

Item name: Let's Fly a Kite Sculpture

Location: 158 Russell Street Bathurst 2795

Bathurst Regional

Image:



Caption: 'Lets Fly A Kite'

Copy right:

Image by: BRC

Image date: 11/12/2018

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/34566f87039d87c4092a2b94ab8935d3dcd.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test34566f87039d87c4092a2b94ab8935d3dcd.jpg

Bathurst Regional Council

SHI number
5066742
Study number

Item name: Let's Fly a Kite Sculpture

Location: 158 Russell Street Bathurst 2795

Bathurst Regional

*Bathurst Regional Council*SHI number
5066901
Study number**Item name:** Peter Brock Statue**Location:** 400 Panorama Avenue Bathurst 2795

Bathurst Regional

Address: 400 Panorama Avenue**Planning:** Southern & Western**Suburb/nearest town:** Bathurst 2795**Local govt area:** Bathurst Regional**Parish:****State:** NSW**County:****Other/former names:****Area/group/complex:****Group ID:****Aboriginal area:****Curtilage/boundary:****Item type:** Movable / Collection**Group:** Monuments and Memorials**Category:** Memorials**Owner:** Local Government**Admin codes:****Code 2:****Code 3:****Current use:****Former uses:****Assessed significance:** Local**Endorsed significance:**

Statement of significance: The Peter Brock Statue has historical and cultural significance for its association with Australian motor racing personality Peter Brock, and the history of motor racing within Australia. It occupies an iconic position within Bathurst, on Wahluu/Mt Panorama, in front of the National Motor Racing Museum. It has a high degree of aesthetic significance, being the work of noted sculptor Julie Squires, and was created to acknowledge the nation's respect for the "King of the Mountain". The degree of community awareness, both locally and nationally, regarding the statue, shows evidence of its social significance.

Historical notes of provenance: In 2006 the motor sport world was shocked and saddened by the sudden death of Australian motor racing legend and nine times Bathurst 1000 winner, Peter Brock. Council was overwhelmed by the public outpour of grief over Brock's death, that a state was erected in his honour at the National Motor Racing Museum at Mount Panorama. The statue represents a popular view of the motor racing legends and reflects an understanding of the impact Peter Brock had on motor racing and his legacy at Mount Panorama.

The National Motor Racing Museum is located on Murray's Corner at the entrance to the Mount Panorama circuit. The museum attracted thousands of visitors a year and houses one Australia's most significant collections of motor racing memorabilia. The Peter Brock statue is located in the front surrounds of the museum and is a three dimensional, full body structure bearing a strong likeness to the man.

Sculpture Julie Squires, endeavoured to create a memorial that resonates with the spirit of the "King of the Mountain." One that not only physically resembles the man but also reflects his unique ability to remain a mate, an approachable, obliging hero, encompassing Brock's resolve to "follow your heart and live your dreams."

Julie Squires was a resident artist of the Gasworks Arts Park in Albert Park and her various works are held in collections in Europe, China and the UK as well as Australia.

Completed in 2008, the statue is a life size, three dimensional portrait of Peter Brock constructed of Bronze. He is standing on top of 1984 VK Commodore, a car acknowledged as one of Brock's favourite cars. The car is a cutaway section of the full side view, originally designed to have open windows, allowing visitors to be photographed as if inside the vehicle. Aside from the essential visual link between Brock and the racing industry, the car acts a plinth elevating the figure of Peter Brock. The placement symbolically encapsulates Brock's eternal position as "king of the Mountain", whilst providing a greater viewing platform for visitors

Themes: National theme

State theme

Local theme

Designer: Julie Squires

*Bathurst Regional Council*SHI number
5066901
Study number**Item name:** Peter Brock Statue**Location:** 400 Panorama Avenue Bathurst 2795

Bathurst Regional

Builder:**Year started:****Year completed:** 2008**Circa:** No**Physical description:** Completed in 2008, the statue is a life size, three dimensional portrait of Peter Brock constructed of Bronze.**Physical condition** Excellent
level:**Physical condition:****Archaeological**
potential level:**Archaeological**
potential Detail:**Modification dates:****Recommended**
management:**Management:** Management category**Management name****Further comments:****Criteria a):**
[Historical
significance]**Criteria b):**
[Historical
association
significance]**Criteria c):**
[Aesthetic/
Technical
significance]**Criteria d):**
[Social/Cultural
significance]**Criteria e):**
[Research
significance]**Criteria f):**
[Rarity]**Criteria g):**
[Representative]**Intactness/Integrity:**

Date: 04/02/2020

Full report

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This report was produced using the State Heritage Inventory application provided by the Heritage Division, Office of Environment and Heritage

Bathurst Regional CouncilSHI number
5066901
Study number**Item name:** Peter Brock Statue**Location:** 400 Panorama Avenue Bathurst 2795

Bathurst Regional

References: Author Title Year**Studies:** Author Title Number Year**Parcels:** Parcel code Lot number Section number Plan code Plan number**Latitude:****Longitude:****Location validity:****Spatial accuracy:****Map name:****Map scale:****AMG zone:****Easting:****Northing:****Listing:** Name

Title

Number

ListingDate

Data entry: Data first entered: 27/03/2019

Data updated: 04/02/2020

Status: Basic

Bathurst Regional CouncilSHI number
5066901
Study number**Item name:** Peter Brock Statue**Location:** 400 Panorama Avenue Bathurst 2795

Bathurst Regional

Image:**Caption:** Peter Brock Statue**Copy right:****Image by:** BRC**Image date:** 19/03/2019**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/345617a95a197614aa29e56ead24791ab03.JPG>**Thumbnail url:** http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb_test345617a95a197614aa29e56ead24791ab03.JPG**Image:**

Bathurst Regional Council

SHI number
5066901
Study number

Item name: Peter Brock Statue

Location: 400 Panorama Avenue Bathurst 2795

Bathurst Regional



Caption: Peter Brock Statue

Copy right:

Image by: BRC

Image date: 19/03/2019

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3454f44ea931fbd485ba64f5c9d4d62dfe2.JPG>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test3454f44ea931fbd485ba64f5c9d4d62dfe2.JPG

Image:

Item name: Peter Brock Statue**Location:** 400 Panorama Avenue Bathurst 2795

Bathurst Regional

Image of Sculpture

**Caption:** Peter Brock Sketch - Julie Squires**Copy right:****Image by:** Julie Squires**Image date:** 01/01/2008**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/345dc1ebee47b0b449698aabee5eb470c76.JPG>**Thumbnail url:** http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb_test345dc1ebee47b0b449698aabee5eb470c76.JPG

*Bathurst Regional Council*SHI number
5066706
Study number**Item name:** Pillars of Bathurst**Location:** Stanley Street Bathurst 2795

Bathurst Regional

Address: Stanley Street**Planning:** Southern & Western**Suburb/nearest town:** Bathurst 2795**Local govt area:** Bathurst Regional**Parish:****State:** NSW**County:****Other/former names:****Area/group/complex:****Group ID:****Aboriginal area:****Curtilage/boundary:****Item type:** Movable / Collection**Group:** Monuments and Memorials**Category:****Owner:** Local Government**Admin codes:****Code 2:****Code 3:****Current use:****Former uses:****Assessed significance:** Local**Endorsed significance:****Statement of significance:** The Pillars of Bathurst is a cultural heritage garden commemorating past lives of those that have contributed to the Bathurst Region. The restored cast iron verandah posts used in the garden have a historic relationship with the Royal Hotel, William Street Bathurst.**Historical notes of provenance:** The Pillars of Bathurst is a cultural heritage garden commemorating past lives of those that have contributed to the Bathurst Region. The restored cast iron verandah posts used in the garden have a historic relationship with the Royal Hotel, William Street Bathurst. The Royal Hotel was one of the earliest inns in Bathurst and is now a State Heritage Item (No. 00111). Known as the Good Woman Inn when it opened in 1843, it was originally a single storey building. Over the following 50 years, the hotel was significantly altered to its final form as a three storey building. Renamed the Royal Hotel in 1851, the hotel traded until 1965 when it closed and the building slowly became derelict. Prior to restoration in the early 1990's, some the fabric and building elements of the Hotel were lost to the site, including the cast iron verandah posts from the rear of the building. The former Bathurst City Council was later given the opportunity to purchase the posts, which were then stored in Council's depot for use in a future project. A conversation between CSU historian Dr Robin McLachlan and Council staff many years later sparked the idea of the need to remember people, once important members of our community, for whom there were no memorials to tell their contributions and achievements. The cast iron posts, representing these Pillars of Bathurst, aim to provide a new focus to bring forward their stories.**Themes:** National theme

State theme

Local theme

Designer:**Builder:****Year started:****Year completed:** 2015**Circa:** No**Physical description:** The restored cast iron verandah posts used in the garden have a historic relationship with the Royal Hotel, William Street Bathurst.**Physical condition level:** Excellent**Physical condition:****Archaeological potential level:****Archaeological potential Detail:**

Date: 26/02/2019

Full report

Page 1 of 7

This report was produced using the State Heritage Inventory application provided by the Heritage Division, Office of Environment and Heritage

Bathurst Regional CouncilSHI number
5066706
Study number**Item name:** Pillars of Bathurst**Location:** Stanley Street Bathurst 2795

Bathurst Regional

Modification dates:**Recommended
management:****Management:** Management category**Management name****Further comments:****Criteria a):**
[Historical
significance]**Criteria b):**
[Historical
association
significance]**Criteria c):**
[Aesthetic/
Technical
significance]**Criteria d):**
[Social/Cultural
significance]**Criteria e):**
[Research
significance]**Criteria f):**
[Rarity]**Criteria g):**
[Representative]**Intactness/Integrity:**

References:	Author	Title	Year
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Studies:	Author	Title	Number	Year
-----------------	---------------	--------------	---------------	-------------

Parcels:	Parcel code	Lot number	Section number	Plan code	Plan number
	LOT	1		DP	26047

Latitude:**Longitude:****Location validity:****Spatial accuracy:**

Date: 26/02/2019

Full report

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This report was produced using the State Heritage Inventory application provided by the Heritage Division, Office of Environment and Heritage

Bathurst Regional CouncilSHI number
5066706
Study number**Item name:** Pillars of Bathurst**Location:** Stanley Street Bathurst 2795

Bathurst Regional

Map name:**Map scale:****AMG zone:****Easting:****Northing:****Listing: Name**

Bathurst Conservation Area

Title

Within a conservation area on an LEP

Number**ListingDate**

19/11/2014

Data entry: Data first entered: 28/11/2018

Data updated: 09/01/2019

Status: Basic

Bathurst Regional Council

SHI number
5066706
 Study number

Item name: Pillars of Bathurst

Location: Stanley Street Bathurst 2795

Bathurst Regional

Image:



Caption: Pillars of Bathurst

Copy right:

Image by: BRC

Image date: 07/01/2019

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3455ca16c4b9c8549afb87f3e3293d025ef.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test3455ca16c4b9c8549afb87f3e3293d025ef.jpg

Bathurst Regional Council

SHI number
5066706
Study number

Item name: Pillars of Bathurst

Location: Stanley Street Bathurst 2795

Bathurst Regional

Image:



Caption: Pillars of Bathurst

Copy right:

Image by: BRC

Image date: 07/01/2019

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345b3bd14dc371c438cb14057e6ddcfa874.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345b3bd14dc371c438cb14057e6ddcfa874.jpg

Image:

Item name: Pillars of Bathurst

Location: Stanley Street Bathurst 2795

Bathurst Regional



Copy right:

Image by: BRC

Image date: 12/07/2016

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P345f354a1409878423d857f194a0173707d.JPG>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345f354a1409878423d857f194a0173707d.JPG

Image:

Date: 26/02/2019

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This report was produced using the State Heritage Inventory application provided by the Heritage Division, Office of Environment and Heritage

Bathurst Regional Council

SHI number
5066706
Study number

Item name: Pillars of Bathurst

Location: Stanley Street Bathurst 2795

Bathurst Regional



Caption: Royal Hotel posts prior to restoration (in BRC Depot)

Copy right:

Image by: BRC

Image date: 12/07/2011

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/34535182755d6a549099915fdbdbbba9c54.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb_test34535182755d6a549099915fdbdbbba9c54.jpg

*Bathurst Regional Council*SHI number
1080531
Study number
No 171**Item name:** Portable Ballroom, Glanmire**Location:** 4824 C/- Glanmire Hall, Great Western Hwy Glanmire 2795

Bathurst Regional

Address: 4824 C/- Glanmire Hall, Great Western Hwy**Planning:** Southern & Western**Suburb/nearest town:** Glanmire 2795**Local govt area:** Bathurst Regional**Parish:** Melrose**State:** NSW**County:** Roxburgh**Other/former names:****Area/group/complex:****Group ID:** 1080530**Aboriginal area:****Curtilage/boundary:****Item type:** Movable / Collection**Group:** Community Facilities**Category:** Hall Dance**Owner:** Private - Individual**Admin codes:****Code 2:****Code 3:****Current use:****Former uses:** Ballroom, Convent.**Assessed significance:** Local**Endorsed significance:****Statement of significance:** An outstanding and rare example of a late 19th century timber framed portable ballroom constructed in the 'Queensland frame' tradition with main frame members exposed externally. The building has historical and social significance for its associations with community events and as part of a local convent compound, and hospital.**Historical notes of provenance:** First designed and erected as a roller skating rink, then the home of Edmund Webb. Hathrop later became St. Mary's Convent and then St Vincent's hospital. The Portable ballroom was then purchased by Gary Steele, an antiques dealer, and relocated and re-erected it in 1984 at 'Glanmire'.**Themes:** National theme

State theme

Local theme

8. Culture

Leisure

8. Culture

Religion

Designer:**Builder:****Year started:****Year completed:** 1889**Circa:** Yes**Physical description:** Hughes Trueman Ludlow note a five bay prefabricated timber structure.

2005: Studwork is exposed externally with well detailed cross bracing. Timber lined internally. Timber framed and double hung windows. Large arched louvred openings and arched double hung windows. The building appears to have been recently fully restored, re-roofed and repainted.

Internally original exposed trusses remain with new timber lining to walls, floor and ceiling.

Linked with Shi No 1080530 Glanmire Hall

Physical condition level:**Physical condition:** Excellent, fully restored and repainted**Archaeological potential level:****Archaeological potential Detail:****Modification dates:**

Date: 04/02/2020

Full report

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This report was produced using the State Heritage Inventory application provided by the Heritage Division, Office of Environment and Heritage

Bathurst Regional Council

SHI number

1080531

Study number

No 171**Item name:** Portable Ballroom, Glanmire**Location:** 4824 C/- Glanmire Hall, Great Western Hwy Glanmire 2795

Bathurst Regional

**Recommended
management:****Management:** Management category**Management name****Further comments:** This is a good example of a well restored building.**Criteria a):**[Historical
significance]**Criteria b):**[Historical
association
significance]**Criteria c):**[Aesthetic/
Technical
significance]**Criteria d):**[Social/Cultural
significance]**Criteria e):**[Research
significance]**Criteria f):**

[Rarity]

Criteria g):

[Representative]

Intactness/Integrity:

References:	Author	Title	Year
	National Trust listing card	The Portable Ballroom	1976

Studies:	Author	Title	Number	Year
	Hickson in assoc. with Ba	Bathurst Regional Council Heritage Review	F/N 309	2005
	Evans Shire Council Herit	Hughes Trueman Ludlow	No 171	1987

Parcels:	Parcel code	Lot number	Section number	Plan code	Plan number
	LOT	10		DP	556528

Latitude:**Longitude:****Location validity:****Spatial accuracy:****Map name:****Map scale:**

Date: 04/02/2020

Full report

Page 2 of 5

This report was produced using the State Heritage Inventory application provided by the Heritage Division, Office of Environment and Heritage

Bathurst Regional Council

SHI number

1080531

Study number

No 171**Item name:** Portable Ballroom, Glanmire**Location:** 4824 C/- Glanmire Hall, Great Western Hwy Glanmire 2795

Bathurst Regional

AMG zone:**Easting:****Northing:****Listing: Name****Title****Number****ListingDate**

The Portable Ballroom

Heritage study

National Trust of Australia register

31/05/1976

Register of the National Estate

Data entry: Data first entered: 19/10/2005

Data updated: 04/02/2020

Status: Completed

Bathurst Regional Council

SHI number

1080531

Study number

No 171**Item name:** Portable Ballroom, Glanmire**Location:** 4824 C/- Glanmire Hall, Great Western Hwy Glanmire 2795

Bathurst Regional

Image:**Caption:** Portable Ballroom**Copy right:** B.J. Hickson**Image by:** B.J. Hickson**Image date:** 12/12/2005**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/1080531b.jpg>**Thumbnail url:** http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t_1080531b.jpg**Image:****Caption:** Portable Ballroom**Copy right:** Hughes Trueman Ludlow**Image by:** Hughes Trueman Ludlow**Image date:** 23/08/1985

Bathurst Regional Council

SHI number

1080531

Study number

No 171**Item name:** Portable Ballroom, Glanmire**Location:** 4824 C/- Glanmire Hall, Great Western Hwy Glanmire 2795

Bathurst Regional

Image number:**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/1080531a.jpg>**Thumbnail url:** http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t_1080531a.jpg

Bathurst Regional CouncilSHI number
5066833
Study number
FN 398**Item name:** Ranken's Bridge Pier - Eglinton**Location:** Eglinton 2795

Bathurst Regional

Address:**Planning:** Southern & Western**Suburb/nearest town:** Eglinton 2795**Local govt area:** Bathurst Regional**Parish:****State:** NSW**County:****Other/former names:****Area/group/complex:****Group ID:****Aboriginal area:****Curtilage/boundary:****Item type:** Movable / Collection**Group:** Transport - Land**Category:** Road Bridge**Owner:** Local Government**Admin codes:****Code 2:****Code 3:****Current use:****Former uses:****Assessed significance:** Local**Endorsed significance:**

Statement of significance: The remnant Ranken Bridge Pier (1873) provides substantial physical evidence of early bridge building techniques within the Bathurst region. The timber bridge has historical significance as it is associated with W T Atkins, a resident of Bathurst, as well as well-known local engineer, George Ranken, who was the first to build a bridge over the river in this location in 1856, and whom the bridge was named after. The bridge remnant, part of the second bridge in this location, is socially significant as it demonstrates the importance of reliable river crossings to the local economy and community.

Historical notes of provenance: The first bridge at this site in 1856: wooden bridge, designed and built privately by George Ranken of Kellosheil. He drew upon his engineering knowledge to erect a bridge large enough and strong enough to service the community for many years. The bridge was an unusual 'A' frame design that was part of Ranken's plan to establish a village of Eglinton. Sir William Denison, Governor of New South Wales, praised it and congratulated Ranken on his public spirited action. At the opening on January 12, 1856 Ranken provided a lavish picnic and entertainment for the many people who attended.

In the flood of June 1867, the Denison Bridge at Bathurst collapsed, floating downstream and colliding with Ranken's bridge, destroying it.

The government promised to replace Ranken's bridge but it took over 3 years for the new bridge to be completed.

The new bridge was completed by W.T Atkins of Bathurst in 1873 as a combination 14 timber beam spans and 4 timber truss spans; 666' deck length. Curved span. This second bridge was a single lane truss bridge of timber construction, built at a higher level about the waterline. It retained the name Ranken's Bridge.

In 1920, the 1873 bridge was replaced with a combination timber beam spans and two Allan timber trusses; one lane bridge. "Classic" PWD design timber bridge. One pier from this bridge remains on Bathurst side. Note: Information sign at Ranken's Bridge suggests 1920 bridge was an extensive rebuilding of 1873 bridge. Plans held by BRC however show 1920 bridge was an entirely new bridge built downstream of 1873; but made use of Eglinton side road approach. Note on plan says timber from old bridge sold to Abercrombie Shire.

In 1997 a new high-level, 2 lane concrete bridge was constructed to replace the timber single lane bridge. It was opened in in 1998 and the timber bridge was demolished. This pier is all that remains.

Themes: National theme

State theme

Local theme

Date: 04/02/2020

Full report

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This report was produced using the State Heritage Inventory application provided by the Heritage Division, Office of Environment and Heritage

Bathurst Regional Council

SHI number

5066833

Study number

FN 398

Item name: Ranken's Bridge Pier - Eglinton**Location:** Eglinton 2795

Bathurst Regional

Designer:**Builder:****Year started:****Year completed:** 1920**Circa:** No**Physical description:** Remnant timber pier of 1920 bridge.**Physical condition**
level:**Physical condition:****Archaeological**
potential level:**Archaeological**
potential Detail:**Modification dates:** 1920 extensive reconstruction work on bridge undertaken**Recommended**
management:**Management:** Management category**Management name****Further comments:****Criteria a):**
[Historical
significance]**Criteria b):**
[Historical
association
significance]**Criteria c):**
[Aesthetic/
Technical
significance]**Criteria d):**
[Social/Cultural
significance]**Criteria e):**
[Research
significance]**Criteria f):**
[Rarity]**Criteria g):**
[Representative]**Intactness/Integrity:**

Date: 04/02/2020

Full report

Page 2 of 9

This report was produced using the State Heritage Inventory application provided by the Heritage Division, Office of Environment and Heritage

Bathurst Regional Council

SHI number

5066833

Study number

FN 398**Item name:** Ranken's Bridge Pier - Eglinton**Location:** Eglinton 2795

Bathurst Regional

References:	Author	Title	Year
	Alan McRae	From Petersham to the Plains	2016
	R. McLachlan	Crossing the Macquarie 2006 Heritage Tour	2006

Studies:	Author	Title	Number	Year
	Hickson in assoc. with Ba	Bathurst Regional Council Heritage Review	FN 398	2005
	Hughes Trueman Ludlow	Bathurst City Council Heritage Study	A579	1990

Parcels:	Parcel code	Lot number	Section number	Plan code	Plan number
	LOT	99	864476	DP	

Latitude:**Longitude:****Location validity:****Spatial accuracy:****Map name:****Map scale:****AMG zone:****Easting:****Northing:****Listing: Name****Title****Number****ListingDate**

Heritage study

A579

21/09/1990

Data entry: Data first entered: 20/02/2019

Data updated: 04/02/2020

Status: Basic

Bathurst Regional Council

SHI number

5066833

Study number

FN 398

Item name: Ranken's Bridge Pier - Eglinton

Location: Eglinton 2795

Bathurst Regional

Image:



Caption: Ranken's Bridge Pier

Copy right:

Image by: BRC

Image date: 04/12/2018

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/345f25cded63d2f4769bcfa4e6209139c49.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb_test345f25cded63d2f4769bcfa4e6209139c49.jpg

Image:

Bathurst Regional Council

SHI number

5066833

Study number

FN 398

Item name: Ranken's Bridge Pier - Eglinton**Location:** Eglinton 2795

Bathurst Regional

**Caption:** Ranken's Bridge Pier**Copy right:****Image by:** BRC**Image date:** 04/12/2018**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/34546257b87de4d48c18bb1ab59c6772604.jpg>**Thumbnail url:** http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb_test34546257b87de4d48c18bb1ab59c6772604.jpg**Image:**

Bathurst Regional Council

SHI number

5066833

Study number

FN 398

Item name: Ranken's Bridge Pier - Eglinton**Location:** Eglinton 2795

Bathurst Regional

**Caption:** Ranken's Bridge 1856**Copy right:****Image by:****Image date:****Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345b21e3948513847fd8817fb4e5726cdf6.jpg>**Thumbnail url:** http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb_test345b21e3948513847fd8817fb4e5726cdf6.jpg**Image:****Caption:** Ranke's Bridge 1873**Copy right:****Image by:****Image date:****Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345edfdb3956a5c40719a264d969539b8f8.jpg>**Thumbnail url:** http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb_test345edfdb3956a5c40719a264d969539b8f8.jpg

Bathurst Regional Council

SHI number

5066833

Study number

FN 398

Item name: Ranken's Bridge Pier - Eglinton**Location:** Eglinton 2795

Bathurst Regional

Image:**Caption:** Ranken's Bridge 1918**Copy right:****Image by:****Image date:****Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/345887e4a1cd83048c88449c66ec208d673.jpg>**Thumbnail url:** http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb_test345887e4a1cd83048c88449c66ec208d673.jpg**Image:****Caption:** Ranken's Bridge Farewell 1998

Bathurst Regional Council

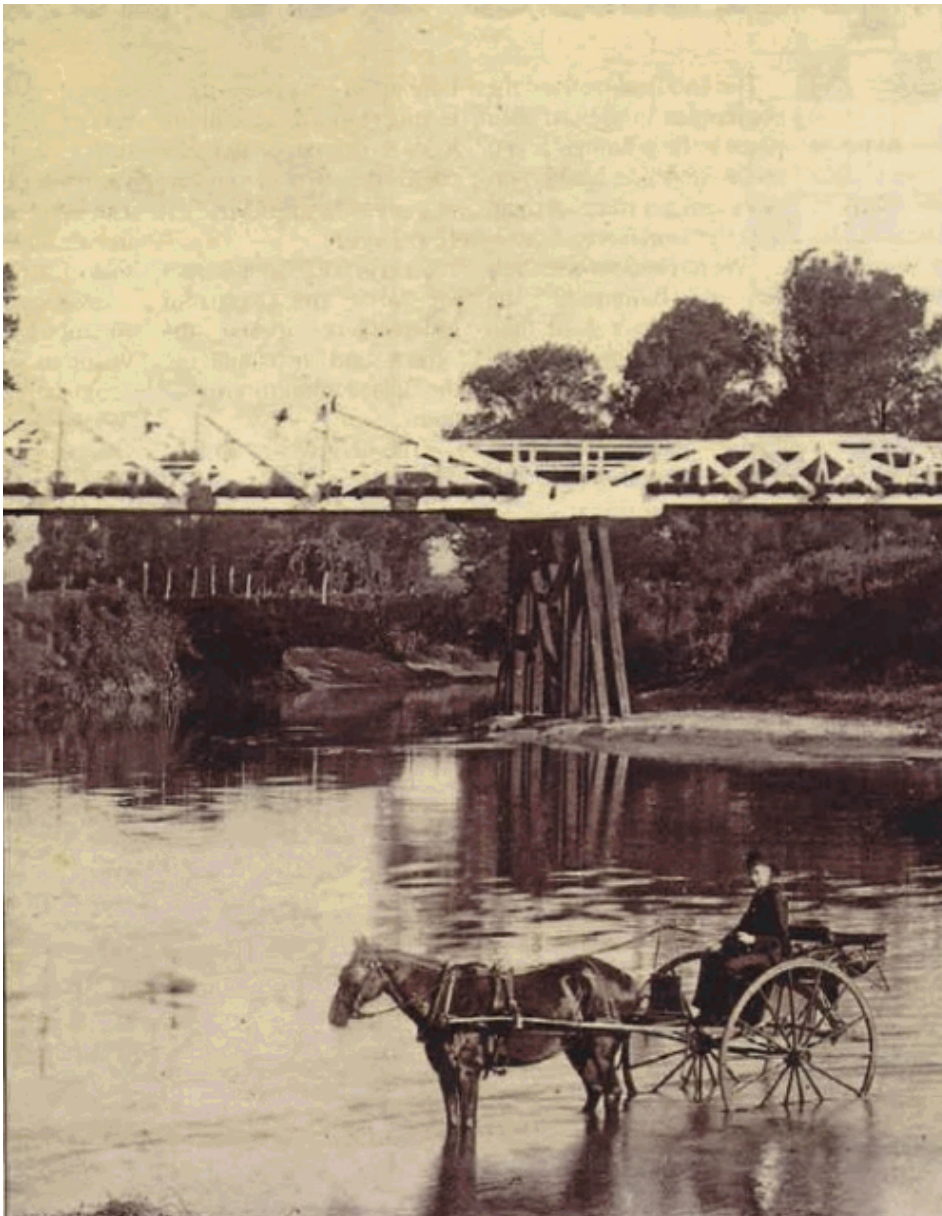
SHI number

5066833

Study number

FN 398**Item name:** Ranken's Bridge Pier - Eglinton**Location:** Eglinton 2795

Bathurst Regional

Copy right:**Image by:****Image date:****Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/3455e63c7a5264c4e848e73b83897187eaf.jpg>**Thumbnail url:** http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb_test3455e63c7a5264c4e848e73b83897187eaf.jpg**Image:****Caption:** Ranken's Bridge (date unknown)**Copy right:**

Bathurst Regional Council

SHI number

5066833

Study number

FN 398

Item name: Ranken's Bridge Pier - Eglinton**Location:** Eglinton 2795

Bathurst Regional

Image by:**Image date:****Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/34513c912590b6a4c818226f548e3ab9f2e.jpg>**Thumbnail url:** http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb_test34513c912590b6a4c818226f548e3ab9f2e.jpg**Image:****Caption:** Ranken's Bridge. Now Demolished**Copy right:****Image by:** Hughes Truman Ludlow**Image date:** 21/09/1990**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345e3e20a9be5fd47f59c98a5b775dcdbae.jpg>**Thumbnail url:** http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb_test345e3e20a9be5fd47f59c98a5b775dcdbae.jpg

*Bathurst Regional Council*SHI number
5067301
Study number**Item name:** Rockley Mill and Stables Museum Collection**Location:** 12 Budden Street Rockley 2795

Bathurst Regional

Address: 12 Budden Street**Planning:** Southern & Western**Suburb/nearest town:** Rockley 2795**Local govt area:** Bathurst Regional**Parish:****State:** NSW**County:****Other/former names:****Area/group/complex:****Group ID:****Aboriginal area:****Curtilage/boundary:****Item type:** Movable / Collection**Group:** Collections**Category:****Owner:****Admin codes:****Code 2:****Code 3:****Current use:** Museum**Former uses:****Assessed significance:** Local**Endorsed significance:**

Statement of significance: The mill was an integral part of the Rockley community since its inception as a mill in 1862 and later as a venue for community groups including ToCH Society, Boy Scouts and the local villagers who used the space for community events. The collection contains objects (including a limited number of local Aboriginal artefacts) of local and social significance to not the only milling operations but also the day to day life of those that lived in the village and its rural district.

Historical notes of provenance: Soon after 1976, the Rockley Mill Museum was opened to the public. Gillespie's Flour Mill at Gilgandra was sympathetic to the project and donated a set of its roller equipment, consisting of rollers, a large dust collector and a purifier all manufactured by Simon of Manchester, a flour sifter made by Robinson in Rochdale, and a wooden bran packer patented in New York in 1899. There is no evidence that Rockley Mill ever used roller technology. Although Tremain's Victoria Mill in Bathurst and the Britannia Mill there both converted to roller equipment in the 1890s, there was no such investment at Rockley under Hackney.⁸⁶ Instead Rockley remained with old-fashioned grinding stones to the end. As a result, the rolling equipment installed on the grinding floor of the old mill continues to puzzle and mislead visitors.

Themes: National theme

State theme

Local theme

Designer:**Builder:****Year started:****Year completed:****Circa:** No

Bathurst Regional CouncilSHI number
5067301
Study number**Item name:** Rockley Mill and Stables Museum Collection**Location:** 12 Budden Street Rockley 2795

Bathurst Regional

Physical description: GROUND FLOOR

Donated by Gillespie's Mill

- No 3 Break Roll machine
- Bran packer, Scales and sleeve -

Portraits of Rockley pioneers,

Aboriginal artefacts

Rockley Game – ball, bat, trophy, program and photographs

Explosives chest

Gold mining: Gold cradle (replica); Prospecting pan, shovel, boots, mineral samples

Gold scales

Theodolites

Gunter's chain

2 augers

Grain spreader

Panel advertising padlock types

Miscellaneous, locks, bottles, plaster details from buildings,

Telephone exchange

Mail pigeon holes

Bank sign

Telephones (various)

Vinegar barrel

ENGINE ROOM

Horizontal steam engine

Mill shoe and various wooden bits of mill equipment

Collection of scoops

Trolley

Two flour bins and sacks

Silk flour sieve

Bag of original nuts, bolts and wedges

FIRST FLOOR

Donated by Gillespie's Mill

1. Robinson Centrifuge

2. Henry Simon's Dust Collector

3. Henry Simon Ltd Purifier

Murals relating to Toc H

Military uniform in case – Vietnam war

Honour Roll WWI

Silver trophies – cricket and other sports

Panels of photographs

Display case of bottles – unidentified/uncatalogued, smoking cap, tobacco presses

Case of miscellaneous costume items

Store display furniture:

- Sylko cotton
- Seeds
- Dyes

Panels of photographs

FIRST FLOOR SIDE ROOM

1. Large display case of costumes (current theme Births, Deaths and Marriage)– christening gowns, wedding

Bathurst Regional CouncilSHI number
5067301
Study number**Item name:** Rockley Mill and Stables Museum Collection**Location:** 12 Budden Street Rockley 2795

Bathurst Regional

dress, various mourning clothes, coffin plaques, Family bibles, death announcement cards.

2. Side case – costume accessories – purses

Highchair

Stuffed toys

Toy tractor

Pram

Rack of women's shoes

Panels of portraits of Councillors from Abercrombie Council

Map

SECOND FLOOR

Cottage display:

Depression furniture including ottoman, shelves– food safes, cooking pots, butter churns, table,

Single metal frame bed

Double bed – pack flat bed frame

Washing stand, ewer, basin

Ice box

Laundry – washing baskets, clothes racks, washing tubs,

Collection of radios and gramophones,

Collection of sewing machines

Butter churns

Irons

Saddles and harness

STORAGE AREA

Safe – SF Turner, Wellington Works Dudley, probably gold safe 1890's

Road signs

Shop fittings & display

EXTERIOR & STABLES

1. Kerosene McCormick-Deering Tractor owned by Les Dolbel, Triangle Flat, donated by his daughter Shirley Osborne, Triangle Flat.

2. Reaper/binder, used for hay making stooks, donated by Artie Nightingale, Triangle Flat.

3. Stubble rake, owned by Charlie Nightingale, "Claremont", Sewells Creek, donated by Gerald Nightingale, Sewells Creek.

4. Lucerne rake, donated by Artie Nightingale, Triangle Flat.

5. Poison cart. Used to eradicate rabbits, Milk thistle roots were sprinkled with strychnine poison and placed in the furrow left by the cart tyne. Donated by Artie Nightingale.

6. Horse drawn cart, Donated by Artie Nightingale. Triangle Flat.

7. Wagon, used to move very heavy loads, pulled by 6-8 draft horses, donated by Artie Nightingale.

8. Tip dray, donated by Artie Nightingale

9. Spring cart, donated by Artie Nightingale.

10. Walk behind, horse drawn scarifier, donated by Artie Nightingale.

11. Horse drawn, seated plough, donated by Artie Nightingale.

12. Horse drawn chaff cutter.

3 burrs stones form mill

Blacksmith forge (small)

*Bathurst Regional Council*SHI number
5067301
Study number**Item name:** Rockley Mill and Stables Museum Collection**Location:** 12 Budden Street Rockley 2795

Bathurst Regional

Corn thresher
 3 or 4 large bellows – blacksmithing
 Hand tools – saws, fencing tools
 Large signs from store – Nu-Lick feed
 Petrol signs

Steam boiler 1879 – replaced original boiler

Physical condition level:

Physical condition:
Archaeological potential level:

Archaeological potential Detail:

Modification dates:

Recommended management:

Management: Management category

Management name

Further comments: Associated with SHI 1080405

Criteria a): The mill was open to the public as the Rockley Mill Museum after 1976. The owner Janet McKibbin donated it to then Evans Shire Council.
[Historical significance]

Criteria b):
[Historical association significance]

Criteria c):
[Aesthetic/ Technical significance]

Criteria d): The mill was an integral part of the community since its inception in providing flour, employment and later as a venue for community groups including ToCH Society, Boy Scouts and the villagers who used the spaces for Bingo nights. Since 1976, the Rockley Mill Museum housed in the mill building is an important local museum that showcases the history of the Rockley Mill and the village. The Rockley Mill Museum Committee, made up of people from the local region, keen on the local history, manage the museum. The museum is therefore highly likely to be of social significance at the local level.
[Social/Cultural significance]

Criteria e): The former flour mill has the potential to add to the understanding of flour milling in NSW in the mid nineteenth century. The boiler, millstones, steam engine, flywheel, weighing scales and evidence embedded in the fabric of the building have the potential to demonstrate flour milling in the nineteenth century.
[Research significance]

Criteria f):
[Rarity]

Bathurst Regional CouncilSHI number
5067301
Study number**Item name:** Rockley Mill and Stables Museum Collection**Location:** 12 Budden Street Rockley 2795

Bathurst Regional

Criteria g):
[Representative]**Intactness/Integrity:** In its use as a museum, the original mill building is a primary item of display, that allows for the interpretation of the built fabric in understanding of the workings of the mill.

References:	Author	Title	Year
	SENTHILPAVAI KASIANNAN	Rockley Mill CONSERVATION MANAGEMENT PLAN	2017

Studies:	Author	Title	Number	Year
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Parcels:	Parcel code	Lot number	Section number	Plan code	Plan number
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Latitude:**Longitude:****Location validity:****Spatial accuracy:****Map name:****Map scale:****AMG zone:****Easting:****Northing:****Listing: Name****Title****Number****ListingDate****Data entry:** Data first entered: 04/02/2020

Data updated: 22/10/2020

Status: Basic

Image:**Image missing****Caption:****Copy right:****Image by:****Image date:****Image number:****Image url:****Thumbnail url:**

*Bathurst Regional Council*SHI number
5066598
Study number**Item name:** Shrine cabinet from Chinese Masonic Hall**Location:** 428 Conrod Straight Bathurst 2795

Bathurst Regional

Address: 428 Conrod Straight**Planning:** Southern & Western**Suburb/nearest town:** Bathurst 2795**Local govt area:** Bathurst Regional**Parish:****State:** NSW**County:****Other/former names:****Area/group/complex:****Group ID:****Aboriginal area:****Curtilage/boundary:** This moveable object is displayed at Bathurst Goldfields**Item type:** Movable / Collection**Group:** Religion**Category:****Owner:** Private - Individual**Admin codes:****Code 2:****Code 3:****Current use:** Part of Chinese display at Bathurst Goldfields**Former uses:** Part of temple furnishings at Chinese Masonic Lodge, Bathurst**Assessed significance:** Local**Endorsed significance:**

Statement of significance: The Shrine Cabinet is a rare example of early 20th century Chinese rural life and cultural customs in a regional setting. Its associations with political, social, religious and cultural practices provides evidence of their significance and role in daily life. As the only remaining item from a Chinese Masonic Hall located in a rural setting, outside capital cities, such as Sydney, it is an item of high local significance. Due to there being relatively few items evidencing Chinese settlement within the local area, it is an important item in relation to the development of Bathurst.

Historical notes of provenance: In 1919, the Sydney Headquarters of the Chinese Masonic Society, with the advice of the World Chinese Masonic Society in San Francisco renamed itself the Chee Kung Tong ??? although the name remained unchanged in the English speaking media. This fact is important because the one remaining relic from the Chinese Masonic Hall in Bathurst, is a shrine cabinet which carries the words ???. Before the Chinese Masonic Hall was demolished in 1953, the shrine cabinet was retained by Kelso resident Leslie Coomber, and later donated to Bathurst Goldfields, where it presently remains on display.

Themes: National theme

State theme

Local theme

Designer: Almost certainly imported from China.**Builder:** Made by an unknown craftsman in China**Year started:** 1921**Year completed:** 1921**Circa:** Yes

Physical description: The shrine cabinet is an elaborately carved gilded wooden cabinet used to house statues of deities in Chinese temples, or Chinese Masonic Halls, which often functioned jointly as a temple.

Physical condition level:

Physical condition: The shrine cabinet is in a good state of preservation. The shrine cabinet would once have been part of the temple furnishings of the Masonic Lodge. The whereabouts of the rest of the temple collection and the deity statues are unknown.

Archaeological potential level:**Archaeological potential Detail:****Modification dates:** The shrine cabinet has not been modified

Bathurst Regional CouncilSHI number
5066598
Study number**Item name:** Shrine cabinet from Chinese Masonic Hall**Location:** 428 Conrod Straight Bathurst 2795

Bathurst Regional

**Recommended
management:****Management:** Management category**Management name****Further comments:**

Criteria a): Chinese on the goldfields established rural lodges, which were brought under the umbrella of the Chinese
[Historical significance] Masonic Society between 1908 and 1921

Criteria b): his shrine cabinet would have been part of the furnishings of the Chinese Masonic Hall on the corner of Rankin
[Historical association significance] and Durham Streets, where, in June 1921, a ceremony was held to initiate 22 men into the Society. Officiating were Young Doo, erroneously named as Grandmaster or Head of Society, but most likely Charlie Young Doo, the Financial Manager of the Chinese Masonic Society in Sydney. Also present were Chow Ming [Chew Ming] and Chin Choy, who were named as principals. Other important officials were Kum Mow, Pew Ming and J. Pugh, the Chinese interpreter in Bathurst. The five colour flag of the Republic was flown.

Criteria c): It is the only surviving shrine cabinet from a rural Chinese Masonic Hall.
[Aesthetic/Technical significance]

Criteria d): It has a strong association with the early generations of migrants from the Pearl River Delta region of
[Social/Cultural significance] Guangdong who went to the Western District goldfields as goldseekers and some of whom stayed on to become market gardeners in Bathurst and district

Criteria e): It contributes to the understanding of the political affiliations of Chinese Australians during the turbulent
[Research significance] warlord years in China in the early decades of the twentieth century.

Criteria f): It is a unique artefact of rural Chinese societies.
[Rarity]

Criteria g): Bathurst has very few heritage items relating to Chinese settlement despite the large populations of Chinese in
[Representative] the district from the goldrush era to the mid twentieth century.

Intactness/Integrity: The shrine cabinet would once have been part of the temple furnishings of the Masonic Lodge. The whereabouts of the rest of the temple collection and the deity statues are unknown.

References:	Author	Title	Year
	McGregor, Paul	Joss Houses of Colonial Bendigo and Victoria, chapter in An A	
	Wilton, Janis	Golden threads : the Chinese in regional New South Wales, 184	
	Kok, Hu Jin	Chinese lodges in Australia	
	Williams, Michael	Chinese settlement in NSW: a thematic history	

Studies:	Author	Title	Number	Year
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Parcels:	Parcel code	Lot number	Section number	Plan code	Plan number
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Latitude:**Longitude:**

Date: 04/02/2020

Full report

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This report was produced using the State Heritage Inventory application provided by the Heritage Division, Office of Environment and Heritage

Bathurst Regional Council

SHI number
5066598
 Study number

Item name: Shrine cabinet from Chinese Masonic Hall

Location: 428 Conrod Straight Bathurst 2795

Bathurst Regional

Location validity:

Spatial accuracy:

Map name:

Map scale:

AMG zone:

Easting:

Northing:

Listing: Name

Title

Number

ListingDate

Data entry: Data first entered: 02/10/2018

Data updated: 04/02/2020

Status: Basic

Bathurst Regional Council

SHI number
5066598
Study number

Item name: Shrine cabinet from Chinese Masonic Hall

Location: 428 Conrod Straight Bathurst 2795

Bathurst Regional

Image:



Caption: Shrine cabinet from Chinese Masonic Hall

Copy right:

Image by: Juanita Kwok

Image date: 01/01/2015

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345e94b7593420243ab8ce77915e6dc72cf.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345e94b7593420243ab8ce77915e6dc72cf.jpg

Bathurst Regional Council

SHI number
5066598
Study number

Item name: Shrine cabinet from Chinese Masonic Hall

Location: 428 Conrod Straight Bathurst 2795

Bathurst Regional

Bathurst Regional CouncilSHI number
1080651
Study number
F/N 300**Item name:** Sofala Dredging Monument**Location:**

Bathurst Regional

Address:**Planning:** Southern & Western**Suburb/nearest town:** Sofala 2795**Local govt area:** Bathurst Regional**Parish:** Sofala**State:** NSW**County:** Roxburgh**Other/former names:****Area/group/complex:****Group ID:****Aboriginal area:****Curtilage/boundary:****Item type:** Built**Group:** Monuments and Memorials**Category:** Monuments**Owner:** Local Government**Admin codes:****Code 2:****Code 3:****Current use:** Monument**Former uses:** Monument**Assessed significance:****Endorsed significance:****Statement of significance:** After the initial gold rush of the 1850s, inventive prospectors built huge dredges that scoured the riverbed searching for alluvial gold. This display contains buckets that were once part of the Turon River Gold Dredging Co.'s dredge 1899, demonstrating an interesting part of the later history of gold mining on the Turon.**Historical notes:** The materials that form this monument were once part of the Turon River Gold Dredging Co.'s dredge.**of provenance:** Operation had commenced in mid June 1899 and the plant consisted of a floating pontoon carrying 20hp Boilers and a 16 hp engine, steam winches and a small donkey engine. For most of the time two dredges were used recovering 29, 319 ounces of gold.**Themes:** **National theme****State theme****Local theme**

9. Phases of Life

Events

3. Economy

Mining

Designer:**Builder:****Year started:****Year completed:****Circa:** No**Physical description:** Located in the centre of the road at the entrance to the village is a monument that was erected on the 150th anniversary of the proclamation of the town 14 August 2001.

It displays a number of items including a thimble gear, buckets, and chain, once part of the Turon River Gold Dredging Co.'s dredge.

Physical condition**level:****Physical condition:****Archaeological****potential level:****Archaeological****potential Detail:****Modification dates:****Recommended****management:**

Bathurst Regional Council

SHI number

1080651

Study number

F/N 300**Item name:** Sofala Dredging Monument**Location:**

Bathurst Regional

Management: Management category

Management name

Further comments:

Criteria a): .After the initial gold rush of the 1850s, inventive prospectors built huge dredges that scoured the riverbed searching for alluvial gold. This display contains buckets that were once part of the Turon River Gold Dredging Co.'s dredge 1899.
[Historical significance]

Criteria b): gold mining
[Historical association significance]

Criteria c): An interesting relic testifying to Gold dredging
[Aesthetic/ Technical significance]

Criteria d):
[Social/Cultural significance]

Criteria e):
[Research significance]

Criteria f):
[Rarity]

Criteria g):
[Representative]

Intactness/Integrity:

References:	Author	Title	Year
	Interpretive signage onsite	Sofala Dredging Monument	

Studies:	Author	Title	Number	Year
	Hickson in assoc. with Ba	Bathurst Regional Council Heritage Review	F/N 300	2005

Parcels:	Parcel code	Lot number	Section number	Plan code	Plan number
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Latitude:**Longitude:****Location validity:****Spatial accuracy:****Map name:****Map scale:****AMG zone:****Easting:****Northing:**

Date: 04/02/2020

Full report

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This report was produced using the State Heritage Inventory application provided by the Heritage Division, Office of Environment and Heritage

Bathurst Regional Council

SHI number

1080651

Study number

F/N 300**Item name:** Sofala Dredging Monument**Location:**

Bathurst Regional

Listing: Name

Sofala Conservation Area

TitleWithin a conservation area on an LEP
Heritage study**Number****ListingDate**

19/11/2014

Data entry: Data first entered: 23/11/2005

Data updated: 04/10/2018

Status: Completed

Bathurst Regional Council

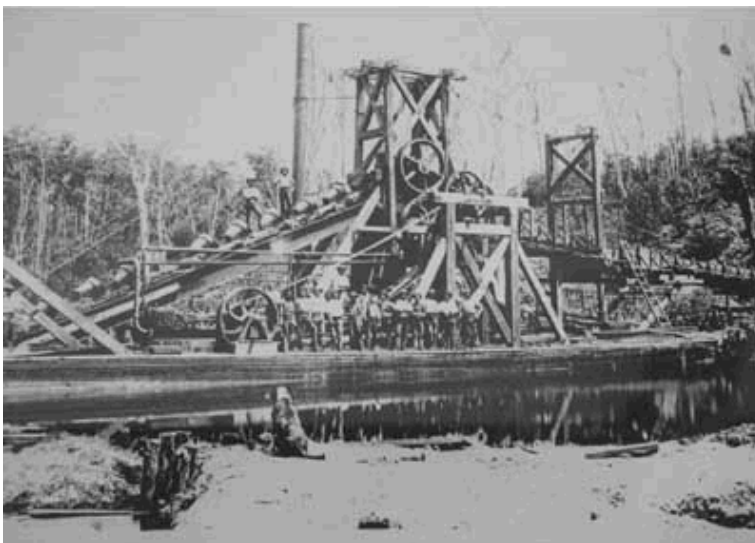
SHI number

1080651

Study number

F/N 300**Item name:** Sofala Dredging Monument**Location:**

Bathurst Regional

Image:**Caption:** Sofala Dredging Monument**Copy right:** B.J. Hickson**Image by:** B.J. Hickson**Image date:** 21/11/2005**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/1080651a.jpg>**Thumbnail url:** http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t_1080651a.jpg**Image:****Caption:** Sofala Dredging equipment. (circa 1890)

Bathurst Regional Council

SHI number

1080651

Study number

F/N 300**Item name:** Sofala Dredging Monument**Location:**

Bathurst Regional

Copy right: courtesy Sofala Museum & Gaol**Image by:****Image date:****Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/1080651b.jpg>**Thumbnail url:** http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t_1080651b.jpg

Bathurst Regional Council

SHI number

1080652

Study number

F/N 111**Item name:** Sofala Foot Bridge**Location:**

Bathurst Regional

Address:**Planning:** Southern & Western**Suburb/nearest town:** Sofala 2795**Local govt area:** Bathurst Regional**Parish:** Sofala**State:** NSW**County:** Roxburgh**Other/former names:****Area/group/complex:****Group ID:****Aboriginal area:****Curtilage/boundary:****Item type:** Built**Group:** Transport - Land**Category:** Foot Bridge**Owner:** Local Government**Admin codes:****Code 2:****Code 3:****Current use:** former Foot bridge**Former uses:** Foot Bridge**Assessed significance:** Local**Endorsed significance:**

Statement of significance: A restored section of the original Riverside Park (Fish River) 1860-foot bridge remains located in the Joyce Pearce Memorial Park and significant for its prefabrication construction methodology. Relocated in 1882 by J K McKenzie, it is an example of a prefabrication method commenced in England and completed on site it is believed in the O'Connell area. The remnant section has technical, historical and social significance that shows early transportation, industry, and a connection to English innovations during the late 19th century. Its association with bridge building, local labour forces and subsequently as a tourism attraction provides evidence of its range of heritage significance to the local area.

Bathurst Regional Council

SHI number

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Study number

F/N 111**Item name:** Sofala Foot Bridge**Location:**

Bathurst Regional

Historical notes of provenance: The village came into existence in mid 1851 when gold was discovered on the Turon River, not long after the initial discovery at Ophir. In the early days the township is reputed to have had a population of 30,000 Europeans and 10,000 Chinese. By 1868 there were 51 licensed hotels and numerous other businesses catering for the needs of the prospectors. The main street of Sofala extended to Wallaby Rocks, some five kilometres, and a similar distance along the Turon River, known as the Upper Turon, in an easterly direction.

Gold was found in abundance, one of the richest finds being a 120-ounce nugget at Big Oakey Creek. Later, inventive prospectors built huge dredges that scoured the riverbed searching for alluvial gold. (Buckets from these dredges are on display in Sofala.) Another remarkable achievement was the digging of water races cut into the hillsides. These channels, dug by hand, extended for many kilometres tapping into local creeks to supply water by gravity to work the sluices and stampers of the gold diggings. Even today, the races, to be seen weaving their way around the hills, remain a visible reminder of gold field history.

Sofala is one of the few villages from the gold rush era to have stayed much as it was. Many significant buildings have survived, including the Royal Hotel (1862), the police station and gaol (1890s), the post office (1879) and the former Sofala hospital, originally built in 1874 as a courthouse. Other historic buildings are now private residences. A key to the survival of many buildings in Sofala has been their sympathetic adaptive reuse as residences or tourist-related businesses.

The compact nature of slab buildings and rusty roofs reflect the gold rush days, giving a unique atmosphere to the village. Internationally recognised Australian artists, including Russell Drysdale, Donald Friend and others, have portrayed on canvas something of the charm and personality of the village. That same charm and personality draws tourists today. The village has responded to this interest with a low key tourist industry, providing accommodation, cafes and shops in the historic buildings of the village. (Provided by Bathurst District Historical Society).

The Sofala footbridge had its birth in England, sometime before 1860. The wrought iron flats and angles used in the construction of this bridge were founded and rolled at Blomfield Ironworks, Tipton in Staffordshire. The letters BDH were stamped into the ironwork, this has been identified as the mark of Joseph Hall, Master iron maker at the Blomfield Ironworks.

Jospeh Hall developed a much improved method of melting wrought iron that was more efficient and produced a better quality iron. The iron in this bridge is an example of that process.

The bridge was partly constructed before shipping to Australia. This was done because labour costs in England were much cheaper than in Australia at this time (convict labour was no longer available).

In the late 1860's these prefabricated sections were transported across the Blue Mountains by bullock or horse teams, as the railway line was not built until the late 1870's.

This was possibly the first iron bridge of this type to be bought west of the Blue Mountains. The bridge was then constructed and spanned the Fish River at a location, it is believed, in the O'Connell area.

In 1882 the bridge was dismantled and removed from the Fish River and transported to the Turon at Sofala. This contract was carried out by Mr J. K. McKenzie, almost certainly using horse teams and wagons, as the ground was too hard and stony for bullocks in this area.

The original plans of the piers, abutments and approaches for the bridge are dated 16th February 1882.

This, the first bridge across the Turon, was much appreciated by the villagers and especially by the police. At this time, the police compound was located on the northern side of the river, while the majority of the town, including the courthouse and gaol was built on the south side of the river. During the wet seasons and floods it had been difficult or impossible for the police to access the town to quell the rowdiness that was typical of a gold rush town.

Bathurst Regional Council

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F/N 111**Item name:** Sofala Foot Bridge**Location:**

Bathurst Regional

As the years passed the use of the bridge declined. A new police station was erected on the village side of the river and the population was slowly decreasing.

In 1930 the Crossly Bridge was constructed, providing an all weather vehicular crossing of the Turon River. From this time the bridge provided no real purpose of access and was allowed to deteriorate and was eventually condemned and closed to all access. However, the iron structure remained sound and was an attraction to the increasing number of tourists visiting Sofala.

In 1973, the Sofala Progress Association approached the Australian Defence Force with a request for assistance in carrying out restoration works. This request was agreed to and a detachment from the 5th. Field Squadron of the Royal Engineers carried out the replacement of all timber decking and handrails. Members of the Progress Association worked on the bridge approaches and also cleared a space on the northern bank for a picnic area.

An opening ceremony of the restored bridge was conducted on Sunday, September 22 1974. A large crowd was in attendance, including official guests, Mr A.S. Luchetti MHR, Mr Clive Osborne MLA, representatives from the local government and Royal Engineers.

From that time until August 1986, the Sofala Footbridge proved to be a popular attraction for tourists, with many crossing to enjoy a picnic on the opposite bank.

On the night of August the 1st 1986, tragedy struck, torrential rain in the catchment of the Turon River produced a flood of record level, sweeping all before it including one of the remaining links to Sofala's history, the iconic and historic Sofala Footbridge.

In 2011, a restoration committee completed the restoration of the footbridge. The completed length of the bridge is approx. 40m which represent about 60% of the original bridge length.

The restored bridge is located at the entrance to Sofala in a park and picnic area. The area has been named The Joyce Pearce Memorial Park in recognition of her work in raising the funds which allowed the restoration of the bridge to be completed.

Themes: National theme

3. Economy

5. Working

State theme

Transport

Labour

Local theme**Designer:****Builder:** Joseph Hall, Blomfield Ironworks**Year started:****Year completed:****Circa:** No

Physical description: A restored section of the original 1860's iron foot bridge. Completed length of the bridge is approx. 40m which represent about 60% of the original bridge length.

Physical condition level: Good

Physical condition:

Archaeological potential level:

Archaeological potential Detail:

Modification dates: Enthusiasts restored a partial section of the bridge in 2011 and it was relocated to its current location.

Recommended management:

Bathurst Regional Council

SHI number

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Study number

F/N 111**Item name:** Sofala Foot Bridge**Location:**

Bathurst Regional

Management: Management category**Management name****Further comments:****Criteria a):**[Historical
significance]**Criteria b):**[Historical
association
significance]**Criteria c):**[Aesthetic/
Technical
significance]**Criteria d):**[Social/Cultural
significance]**Criteria e):**[Research
significance]**Criteria f):**

[Rarity]

Criteria g):

[Representative]

Intactness/Integrity:**References:** Author

BDHS

Title

Sofala

Year

2006

Studies: Author

Title

Hickson in assoc. with Ba Bathurst Regional Council Heritage Review

Number

F/N 111

Year

2005

Parcels: Parcel code

Lot number

Section number

Plan code

Plan number

CROWN LAND

Latitude:**Longitude:****Location validity:****Spatial accuracy:****Map name:****Map scale:****AMG zone:****Easting:****Northing:**

Date: 04/02/2020

Full report

Page 4 of 9

This report was produced using the State Heritage Inventory application provided by the Heritage Division, Office of Environment and Heritage

Bathurst Regional Council

SHI number

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Study number

F/N 111**Item name:** Sofala Foot Bridge**Location:**

Bathurst Regional

Listing:	Name	Title	Number	ListingDate
	Sofala Conservation Area	Within a conservation area on an LEP		19/11/2014
	Footbridge	Heritage study		
		National Trust of Australia register		31/05/1976
Data entry:	Data first entered: 23/11/2005	Data updated: 04/02/2020		Status: Completed

Bathurst Regional Council

SHI number

1080652

Study number

F/N 111**Item name:** Sofala Foot Bridge**Location:**

Bathurst Regional

Image:**Caption:** Image of footbridge c.1890**Copy right:****Image by:** Courtesy Sofala Gaol and Cafe Museum**Image date:****Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3451989b92ba3d3494689e0cc1835ddc578.JPG>**Thumbnail url:** http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb_test3451989b92ba3d3494689e0cc1835ddc578.JPG**Image:**

Bathurst Regional Council

SHI number

1080652

Study number

F/N 111

Item name: Sofala Foot Bridge

Location:

Bathurst Regional



Caption: Sofala Footbridge

Copy right:

Image by: Bathurst Regional Council

Image date: 23/08/2018

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/3454b39f6e607714124b282cf1fb194e9ff.JPG>

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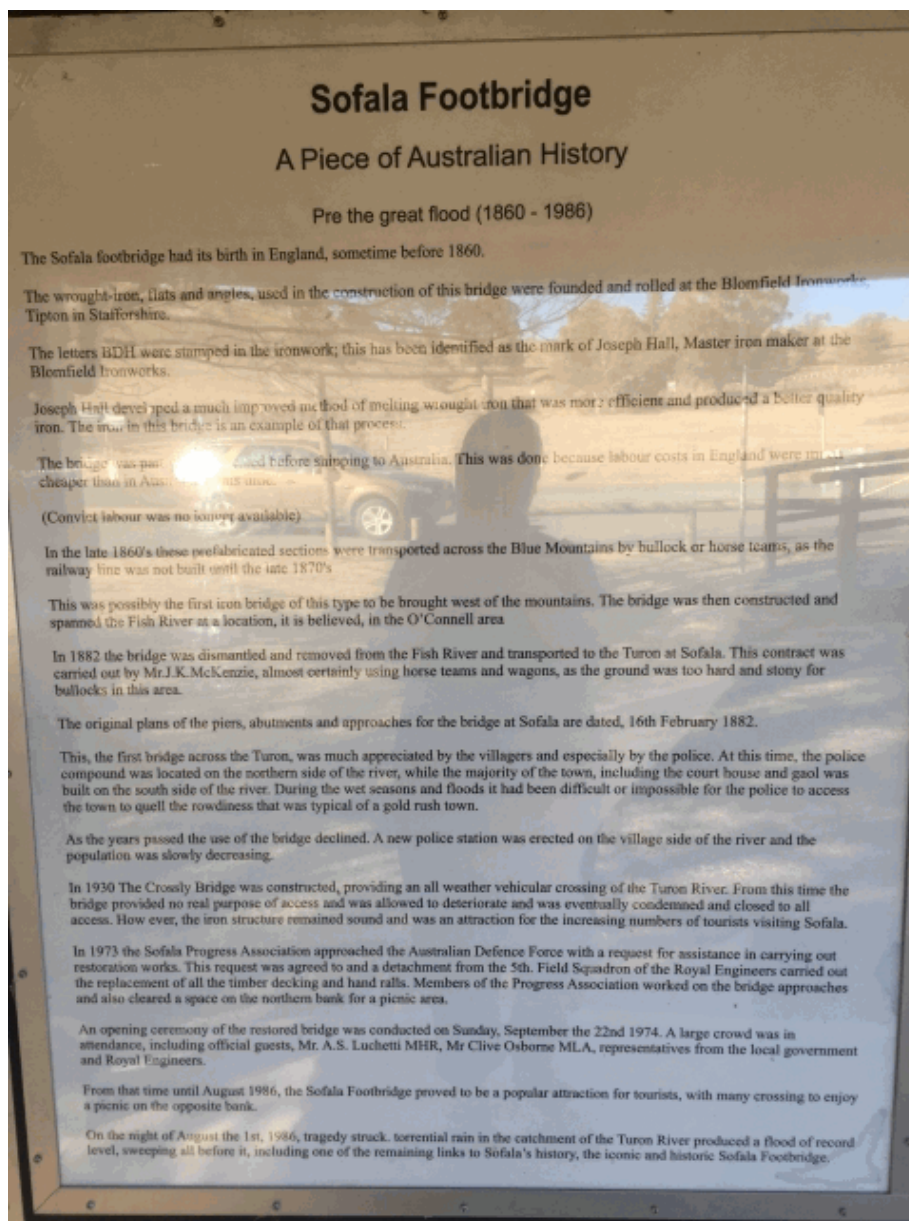
Bathurst Regional Council

SHI number
1080652
Study number
F/N 111

Item name: Sofala Foot Bridge

Location:

Bathurst Regional



Caption: Sofala Footbridge Signage

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Image by: b

Image date: 23/08/2018

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/345796c36171b1a414e84f03cae1fd483df.JPG>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb_test345796c36171b1a414e84f03cae1fd483df.JPG

Image:

Bathurst Regional Council

SHI number

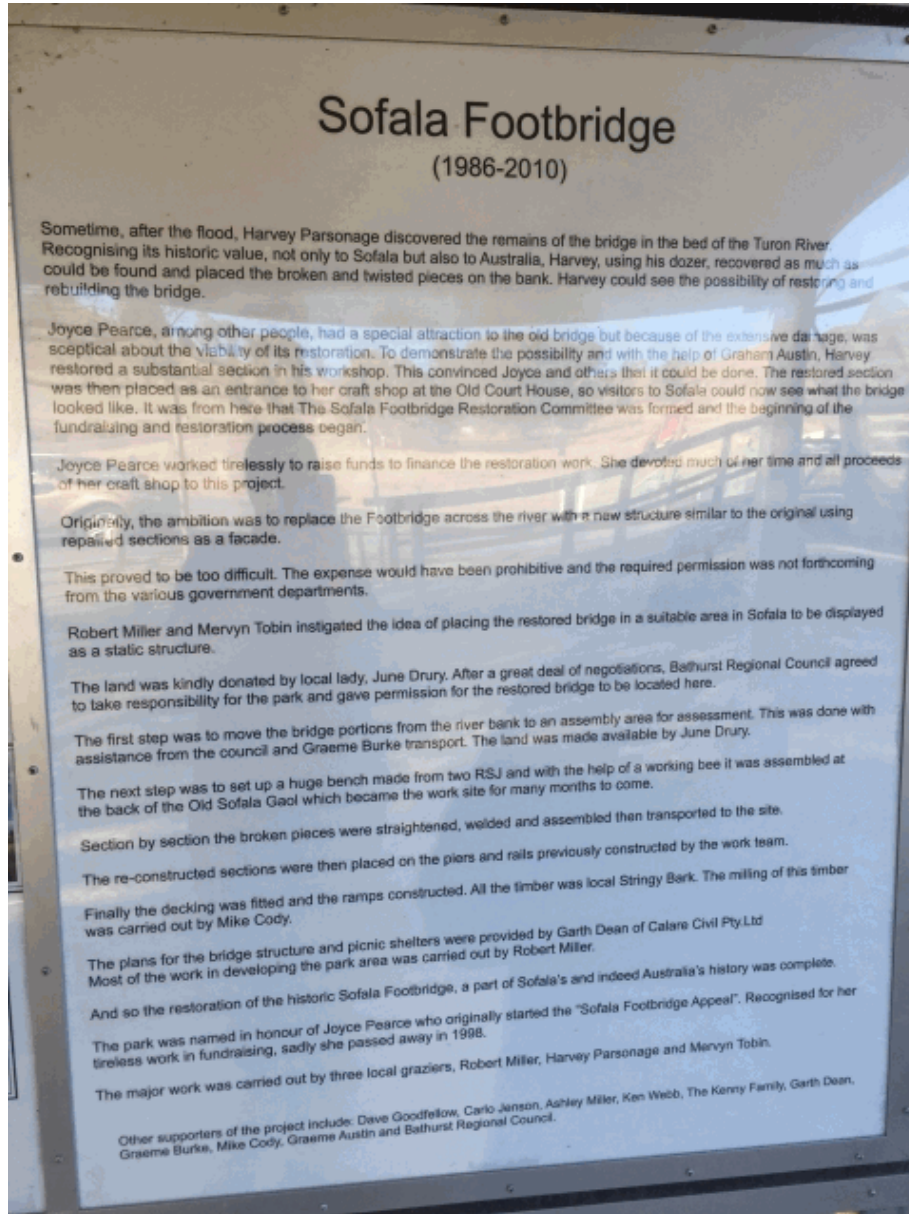
1080652

Study number

F/N 111

Item name: Sofala Foot Bridge**Location:**

Bathurst Regional

**Caption:** Sofala Footbridge Signage**Copy right:****Image by:** Bathurst Regional Council**Image date:** 23/08/2018**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345da8cb54fb6fa4575a7f607e4294d6087.JPG>**Thumbnail url:** http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb_test345da8cb54fb6fa4575a7f607e4294d6087.JPG

Attachment 3 Administrative Updates

Amendments to item name and updated address and property descriptions for existing heritage items (no amendments to the maps required):

Suburb	Current Item Name	Proposed Item Name	Updated Address	Updated Property Description	Existing item no.
Bathurst	Bathurst Railway Station, Station Masters residence, cottage, Railway Institute and warehouse buildings	Bathurst Railway Station, Station Masters residence, cottage, Railway Institute, warehouse buildings, and Ben Chifley Engine	1 Keppel Street and Havannah Streets	Part Lot 301 DP 1194865	Amend i37
Bathurst	Bicentennial, Okhuma, Peace Parks, Macquarie River and Bathurst Flagstaff site	Bicentennial, Okhuma, Peace Parks, Macquarie River and Bathurst Flagstaff site and Declaration Monument, Pillars of Bathurst, Footsteps in Time Pillar & Steam Roller	Stanley Street	Lot: 1 DP: 126047	Amend i67
Mitchell	Charles Sturt University and Agricultural Research Station	Charles Sturt University and Agricultural Research Station (including dormitory block, administration block, Ponton Theatre, secretary's residence, brick farm buildings, WWII building, and original farm and farm school buildings), and Agriculture Research Station Collection	Browning Street and 353 Panorama Avenue	Lots 187 and 192 and part of Lots 236 and 242, DP 750357; Lot 7323, DP 1156317	Amend i182
Rockley	Rockley Mill (former)	Rockley Mill (former) & Museum Collection	12 Budden Street	Lot 1 DP 587037	Amend i217
Gorman's Hill	Waterworks and Bathurst Pumping Station	Waterworks, Bathurst Pumping Station and Horse Trough	Waterworks Lane	Part Lot: 21 DP: 1031789	Amend i147
Hill End	Trees	Trees and Hill End War Memorial	Hill End Road and Beyers Avenue	Hill End Road and Beyers Avenue road reserves	Amend i336

Attachment 7.2.7.4

New Heritage Items to be added to Schedule 5 of the Bathurst Regional LEP 2014 and heritage maps:

Suburb	New Item Name	Address	Property Description	Proposed item no.	Map reference
Bathurst	Railway Gantry Crane	34 Alpha Street	Part Lot 22, DP 1160509	i345	0470_Com_Her_011BB
Bathurst	Kite Sculpture and Broken Blade	158 Russell Street	Lot: 16 DP: 860159	i346	0470_Com_Her_011BA 0470_Com_Her_011BB
Bathurst	Bronze Soldier	114 Rankin Street	Part Lot : 100 DP: 1179667	i347	0470_Com_Her_011BA
Bathurst	Bathurst District Historical Society Collection	160 Russell Street Bathurst & 47 Mitre Street WEST BATHURST & 57 Corporation Avenue ROBIN HILL	Lot 2, Sec 6, DP 758065 & Lot 1 , DP 613544 & Lot 167, DP1044077	i348	0470_Com_Her_011BA 0470_Com_Her_011B
Eglington	Ranken's Bridge Pillar	Road Reserve	Adjacent to Lot 99, DP864476	i349	0470_Com_Her_011A
Glanmire	Portable Ballroom	4824 Great Western Highway	Part Lot: 10 DP: 556528	i350	0470_Com_Her_011
Mount Panorama	Chinese Shrine Cabinet	428 Conrod Straight	Lot: 66 DP: 1177441	i351	0470_Com_Her_011C
Mount Panorama	Peter Brock Statue	400 Panorama Avenue	Part Lot: 12 DP: 1140781	i352	0470_Com_Her_011B
Hill End	Hill End Honour Rolls	19 Tambaroora Street	Part Lot: 4 Sec: 8 DP: 758517	i353	0470_Com_Her_003A
Sofala	Sofala Foot Bridge	Joyce Pearce Memorial Park, Denison Street & Road Reserve	Part Lots 21, 22, 23, 24, 25, 26 DP 758908	i354	0470_Com_Her_009B
Sofala	Sofala Dredging Monument	Road Reserve	Adjacent to Lot: 21 DP: 758908	i355	0470_Com_Her_009B

Attachment 4 - Gateway Determination



Planning,
Industry &
Environment

Gateway Determination

Planning proposal (Department Ref: PP_2020_BATHU_001_00): to insert 23 moveable and monumental heritage items to and undertake administrative amendments to six (6) existing heritage items in Schedule 5 of the Bathurst LEP 2014.

I, the Director, Western Region at the Department of Planning, Industry and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Bathurst Local Environmental Plan (LEP) 2014 to insert 23 moveable and monumental heritage items to and undertake administrative amendments to six (6) existing heritage items in Schedule 5 of the Bathurst LEP 2014 should proceed subject to the following conditions:

1. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
 - (a) the planning proposal is classified as low impact as described in *A guide to preparing local environmental plans* (Department of Planning and Environment, 2018) and must be made publicly available for a minimum of **28 days**; and
 - (b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 6.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment, 2018).
2. Consultation is required with the following public authorities/organisations under section 3.34(2)(d) of the Act:
 - Department of Planning, Industry and Environment - Heritage
 - NSW National Parks and Wildlife Services
 - Department of Primary Industries - Agriculture
 - John Holland Rail

Each public authority/organisation is to be provided with a copy of the planning proposal and any relevant supporting material and given at least 21 days to comment on the proposal.

3. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
4. The planning proposal authority is authorised as the local plan-making authority to exercise the functions under section 3.36(2) of the Act subject to the following:
 - (a) the planning proposal authority has satisfied all the conditions of the Gateway determination;
 - (b) the planning proposal is consistent with section 9.1 Directions or the Secretary has agreed that any inconsistencies are justified; and
 - (c) there are no outstanding written objections from public authorities.
5. Prior to submission of the planning proposal under section 3.36 of the Act, the final LEP maps must be prepared and be compliant with the Department's 'Standard Technical Requirements for Spatial Datasets and Maps' 2017.
6. The time frame for completing the LEP is to be **12 months** following the date of the Gateway determination.

Dated 5th day of May 2020.



Damien Pfeiffer
Director, Western Region
Local and Regional Planning
Department of Planning, Industry and
Environment

Delegate of the Minister for Planning
and Public Spaces



Planning & Environment

PP_2020_BATHU_002_00 (IRF 20/1980)

Mr David Sherley
General Manager
Bathurst Regional Council
Private Mail Bag 17
BATHURST NSW 2795

Attention: Nicholas Murphy, Senior Strategic Planner

Dear Mr Sherley,

Planning proposal (PP_2020_BATHU_002_00) – to rezone, amend lot size and height of building controls for various lots at Abercrombie-Llanarth, Bathurst City, Eglinton, Kelso north & Laffing Waters, Raglan, West Bathurst, Gormans Hill to RE1- Public Recreation in accordance with Bathurst 2040 Open Space Strategy

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* in respect of the planning proposal to rezone, amend lot size and height of building controls for various lots located throughout Bathurst to RE1- Public Recreation in accordance with Bathurst 2040 Open Space Strategy.

As delegate of the Minister for Planning and Public Spaces, I have now determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination.

I have also agreed, as delegate of the Secretary, the planning proposal's inconsistencies with section 9.1 Directions 1.1 Business and Industrial Zones, 1.5 Rural Lands, 3.1 Residential Zones and 6.2 Reserving Land for Public Purposes are justified in accordance with the terms of the Direction. In relation to section 9.1 Direction 6.2 Reserving Land for Public Purposes, I have agreed to the reduction and creation of land for public purposes on the basis of Bathurst 2040 Open Space Strategy. No further approval is required in relation to these Directions.

It is noted that Council has requested to be authorised as the local plan-making authority. I have considered the nature of Council's planning proposal and have conditioned the Gateway for Council to be authorised as the local plan-making authority.

The amending local environmental plan (LEP) is to be finalised within 12 months of the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request to draft

and finalise the LEP should be made directly to Parliamentary Counsel's Office (parliamentary.counsel@pco.nsw.gov.au) 10 weeks prior to the projected publication date. A copy of the request should be forwarded to the Department of Planning, Industry and Environment, Western Region office (westernregion@planning.nsw.gov.au) for administrative purposes.


All related files for LEP Amendment, including PDF Maps, Map Cover Sheet, planning proposal document and GIS Data, if available, must be submitted to the Department via the Planning Portal Website at <https://www.planningportal.nsw.gov.au/planning-tools/online-submission-planning-data>. To submit the data, Council is required to create an account and log in using these details.

In accordance with "A guide for the preparation of local environmental plans", Authorised plan making reporting template is enclosed for Council's information. Table 2 of the attachment is to be completed and included in Council's section 3.36 submission when requesting the planning proposal be finalised.

The State Government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Minister may take action under section 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any enquiries about this matter, I have arranged for Wayne Garnsey, Team Leader, from the Department of Planning, Industry and Environment, Western Region office, to assist you. Mr Garnsey can be contacted on 5852 6800.

Yours sincerely



4.6.20

Damien Pfeiffer
Director, Western Region
Local & Regional Plan

Encl: Gateway determination
Authorised plan-making reporting template



Planning & Environment

Gateway Determination

Planning proposal (Department Ref: PP_2020_BATHU_002_00): to rezone, amend lot size and height of building controls for various lots at Abercrombie-Llanarth, Bathurst City, Eglinton, Kelso north & Laffing Waters, Raglan, West Bathurst, Gormans Hill to RE1- Public Recreation in accordance with Bathurst 2040 Open Space Strategy 2040.

I, the Director, Western Region, at the Department of Planning, Industry and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act, 1979* that an amendment to the Bathurst Regional Local Environmental Plan (LEP) 2014 to allow sought amendment to zoning, lot size and height of building for various lots located throughout Bathurst Local Government Area should proceed subject to the following conditions:

1. Public exhibition is required under Section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
 - (a) the planning proposal must be made publicly available for a minimum of **28 days** and
 - (b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 6.5.2 of *A guide to preparing local environmental plans* (Department of Planning, Industry and Environment, 2018).
2. No consultation is required with public authorities/organisation under section 3.34(2)(d) of the Act.
3. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
4. The planning proposal authority is authorised as the local plan-making authority to exercise the functions under section 3.36(2) of the Act subject to the following:
 - a. the planning proposal authority has satisfied all the conditions of the Gateway determination;
 - b. the planning proposal is consistent with section 9.1 Directions or the Secretary has agreed that any inconsistencies are justified; and
 - c. there are no outstanding written objections from public authorities.

PP_2020_BATHU_002_00 (IRF 20/1980)

5. Prior to submission of the planning proposal under section 3.36 of the Act, the final LEP maps, must be prepared and be compliant with the Department's 'Standard Technical Requirements for Spatial Datasets and Maps' 2017.
6. The time frame for completing the LEP is to be **12 months** following the date of the Gateway determination.

Dated 4th day of June 2020.



Damien Pfeiffer
Director, Western Region
Local & Regional Planning
Department of Planning,
Industry and Environment

Delegate of the Minister for
Planning and Public Spaces



Attachment 5 – Authorised plan-making reporting template

Reporting template for authorised LEP amendments

Notes:

- The planning proposal number will be provided by the Department of Planning, Industry and Environment following receipt of the planning proposal.
- The Department will fill in the details of Tables 1 and 3.
- The local plan-making authority is to fill in the details of Table 2.
- If the planning proposal is exhibited more than once, the local plan-making authority should add rows to **Table 2** to include this information.
- The local plan-making authority must notify the relevant contact officer in the regional office in writing of the dates as they occur to ensure the publicly accessible LEP Tracking System is kept up to date.
- The plan should be signed using the following format:
 [Name]
 [Title]
 [Council name]
 Delegate of [Council name], the local plan-making authority [date]
- A copy of this completed report must be provided to the Department with the local plan-making authority's request to have the LEP notified.

Table 1: To be completed by the Department

Stage	Date/Details
Planning proposal number	PP_2020_BATHU_002_00
Date sent to DPIE under section 3.34(1)	5 May 2020
Gateway determination date	4 June 2020

Table 2: To be completed by the local plan-making authority

Stage	Date/Details	Notified regional office
Dates draft LEP exhibited		
Date of public hearing (if held)		
Date draft LEP requested from PCO		
Date draft LEP received from PCO		
Date PCO Opinion requested		
Date PCO Opinion received		
Date GIS data or maps provided/requested		
Date ePlanning confirmed mapping is suitable and sent to PCO		
Date LEP finalised		
Date sent to DPIE requesting notification		

Table 3: To be completed by the Department

Stage	Date/Details
Notification date and details	

Additional relevant information:

Bathurst Regional Local Environmental Plan 2014 Open Space Amendment Explanation Document

Why is Council amending the Bathurst Regional Local Environmental Plan (LEP) 2014?

Council has prepared a Planning Proposal to update 9 maps of the Bathurst Regional Local Environmental Plan (LEP) 2014 to rezone 67 parcels of Council owned land to RE1 Public Recreation and 1 parcel of private residential land from RE1 Public Recreation to R1 General Residential. Council is intending to rezone the 67 parcels of land to RE1 Public Recreation to support the recommendations of the Bathurst Open Space Strategy and to reflect the current use of the land for recreation purposes and to rezone one parcel of private residential land from RE1 to R1 to ensure it is correctly zoned. These are explained in more detail below.

What is the intent of the proposed amendment?

This LEP Amendment relates to the rezoning 67 parcels of land within the following zones to RE1 Public Recreation:

R1 – General Residential
R5 - Large Lot Dwelling
RU1 – Primary Production
RU4 – Primary Production Small Lots
RE2 – Private Recreation
IN1 – Industrial

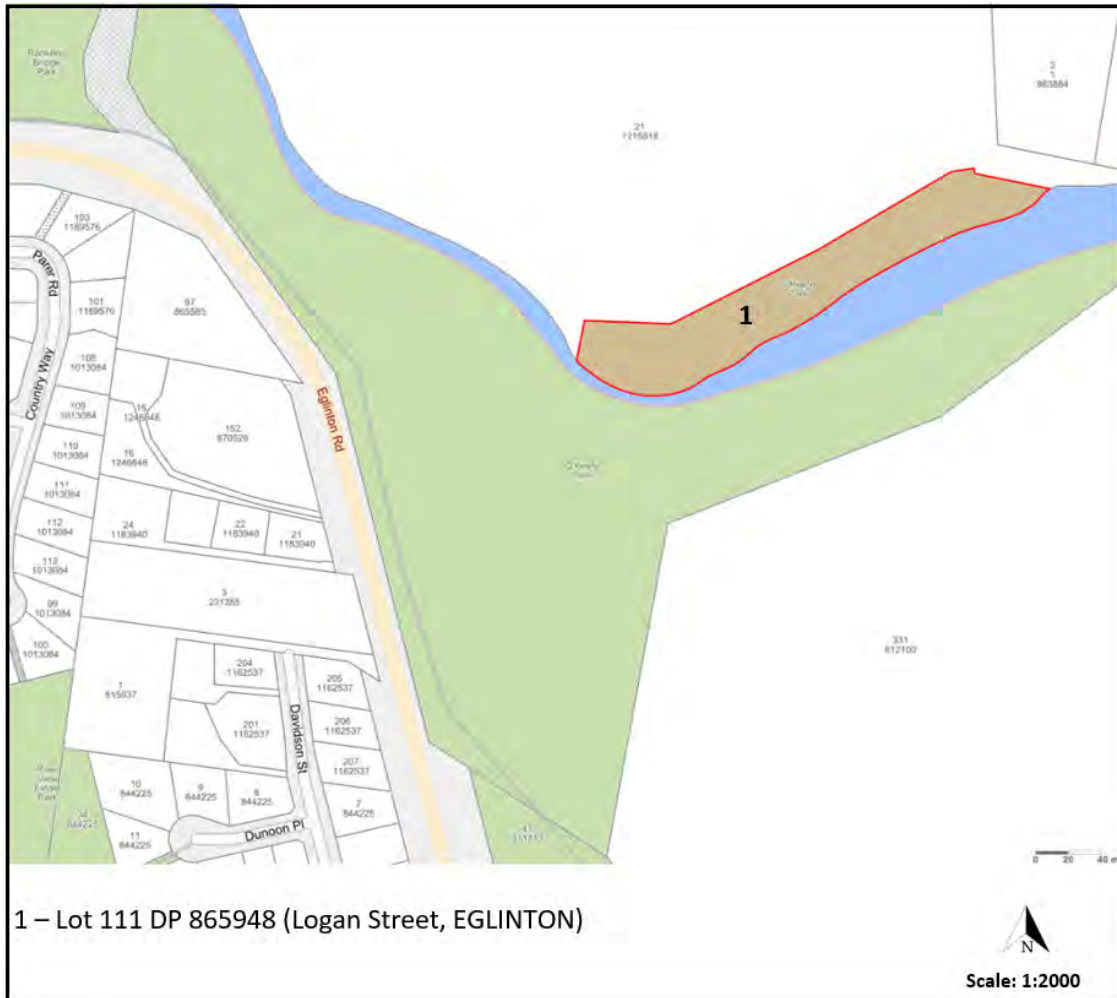
This LEP Amendment also relates to the rezoning of 1 parcel of private residential land from RE1 Public Recreation to R1 General Residential.

The detailed maps can be downloaded from: <https://yoursay.bathurst.nsw.gov.au/LEPAmendments>

There are 9 LEP maps proposed to be amended. These amendments take place across 7 areas of Bathurst. The explanation for why each of the 68 parcels of land are proposed to be rezoned are outlined below split into the 7 relevant areas.

1. Abercrombie and Llanarth – Map 1

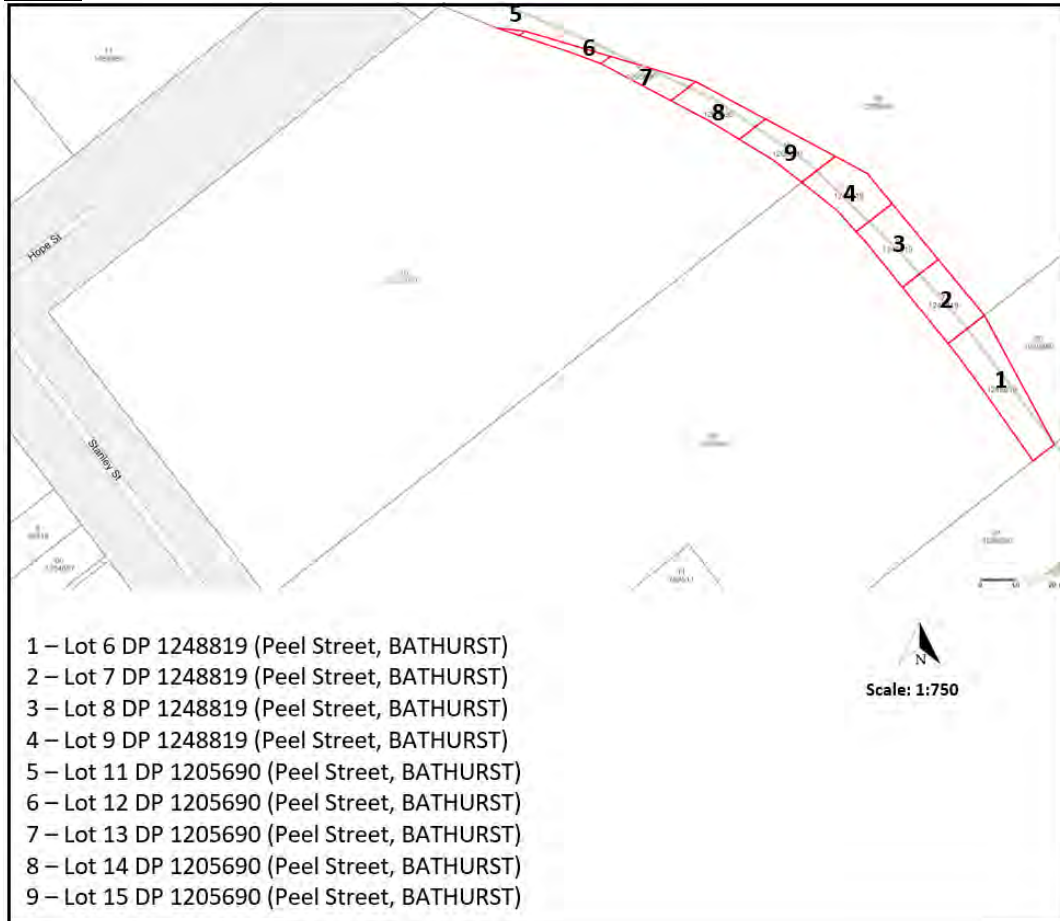
The proposed rezoning of the one parcel of land in Abercrombie – Llanarth is to ensure the northern side of O’Keefe park is correctly zoned to match its current use as RE1 Public Recreation.



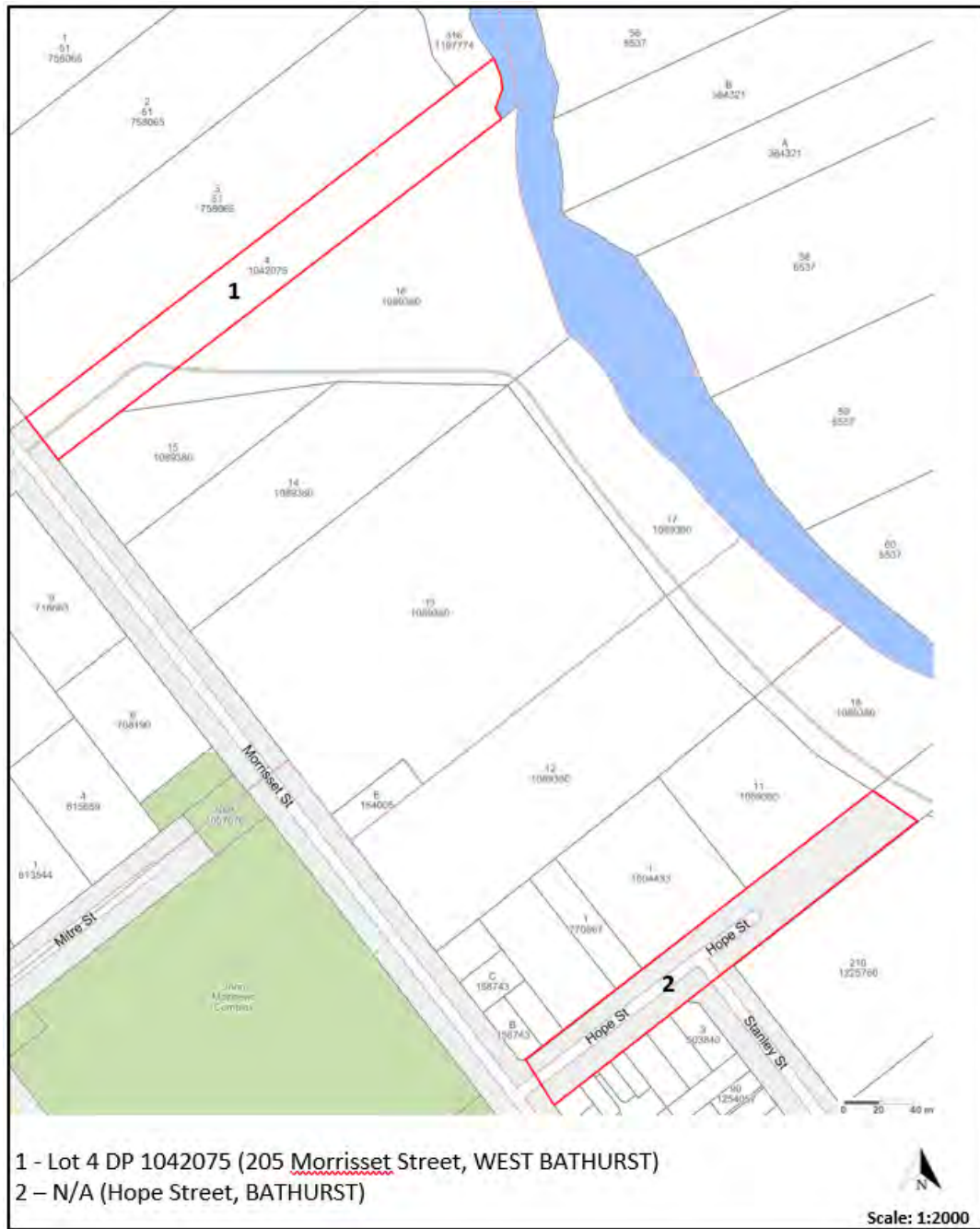
2. Bathurst City – Maps 2 and 3

Eleven parcels of land are proposed to be rezoned in Bathurst City to allow the existing footpath next to the Macquarie River to be correctly zoned as RE1 Public Recreation and to also allow for additional connectivity to the Macquarie River from the surrounding streets across some unused land.

Map 2



Map 3



3. Eglinton – Map 4

Five parcels of land within Eglinton are proposed to be rezoned as RE1 Public Recreation to bring forward the recommendations of the Open Space Strategy and to secure the land for future recreation purposes.



4. Kelso North and Laffing Waters – Maps 5, 6, 7 and 8

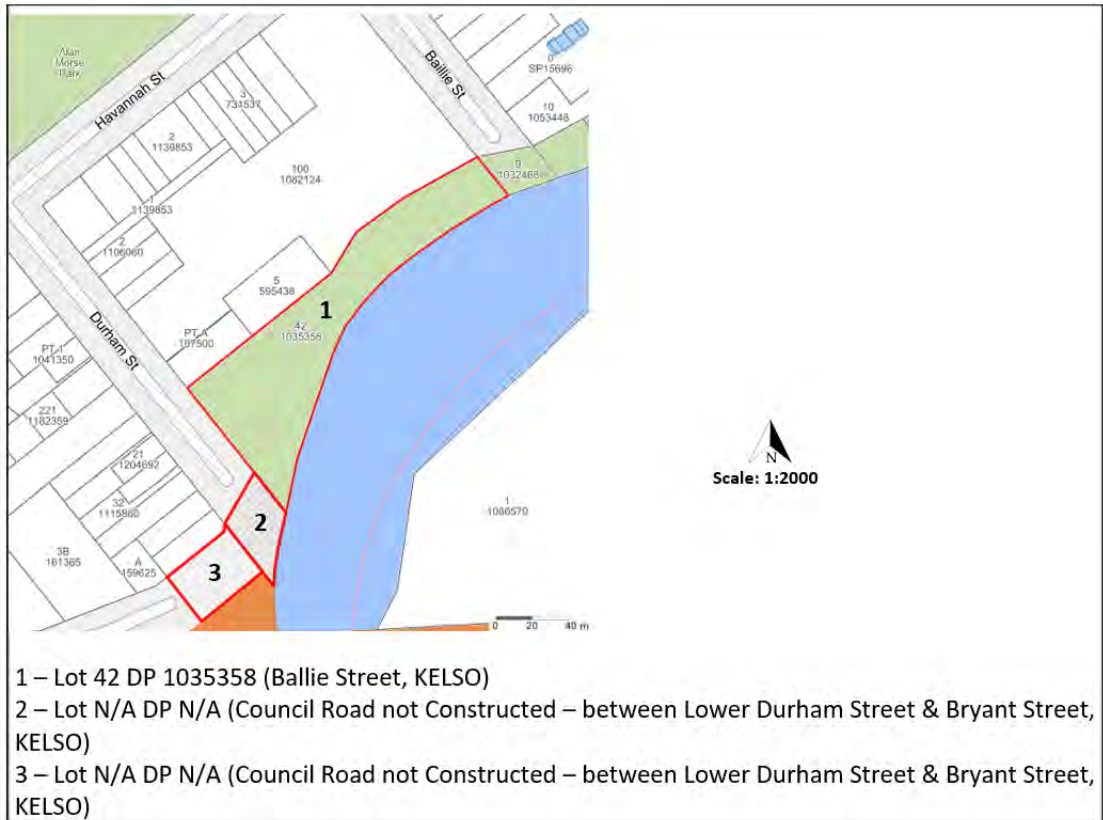
In the Kelso – Laffing Waters area, a total of 45 parcels of land are proposed to be rezoned. Thirty eight of these are Council owned land within the floodplain and are proposed to be rezoned RE1 Public Recreation to reflect their current usage. The proposed rezoning would not prevent the agricultural use of these lands. Three of the 45 parcels are proposed to be rezoned to ensure the existing sporting use of rugby league and rugby union facilities and playing pitches are correctly zoned along with an additional parcel which has dual code rugby pitches proposed on it. The final 3 parcels proposed to be rezoned are in the Kelso North – Laffing Waters area and will bring forward the recommendations of the Open Space Strategy and secure the land for future recreation purposes.

Map 5

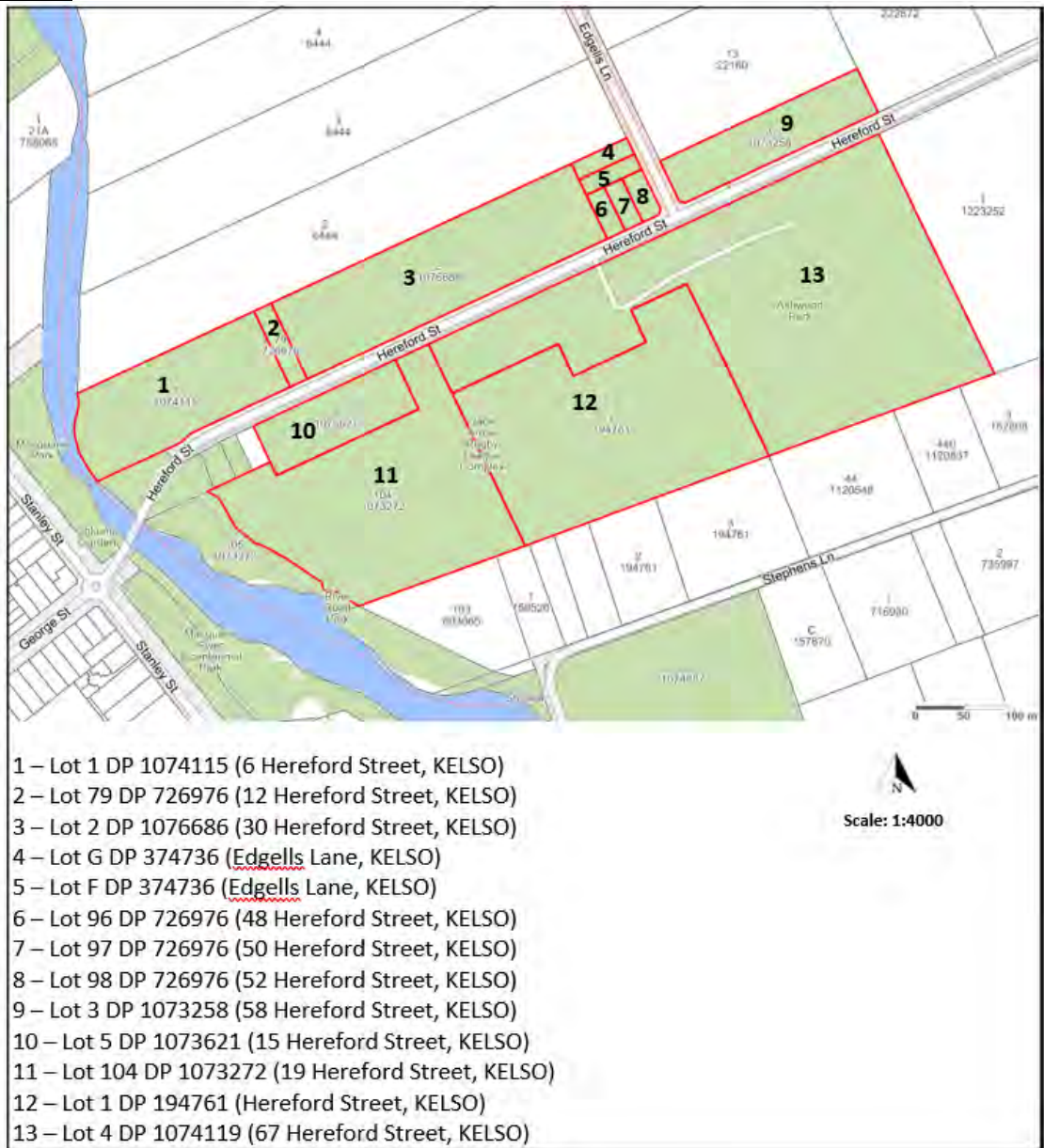


- 6 – Lot 2 DP 154468 (14-16 Stephens Lane, KELSO)
- 7 – Lot 221 DP 1147157 (94 Stephens Lane, KELSO)
- 8 – Lot 6 DP 1074887 (27 River Road, KELSO)
- 9 – Lot 1 DP 716930 (51 Stephens Lane, KELSO)
- 10 – Lot 6 DP 1142438 (Gilmour Street, KELSO)
- 11 – Lot 4 DP 1130147 (Gilmour Street, KELSO)
- 12 – Lot 2 DP 1131946 (106 Gilmour Street, KELSO)
- 13 – Lot 1 DP 815692 (38 Church Lane, KELSO)
- 14 – Lot 2 DP 38484 (40 Church Lane, KELSO)
- 15 – Lot A DP 157645 (5 Church Lane, KELSO)
- 16 – Lot 7 DP 1073489 (25 Church Street, KELSO)
- 17 – Lot 17 DP 1120478 (29 Church Lane, KELSO)
- 18 – Lot 1 DP 986778 (41-43 Church, KELSO)
- 19 – Lot 2 DP 996212 (59 Church Lane, KELSO)
- 20 – Lot 1 DP 193944 (61 Church Lane, KELSO)
- 21 – Lot 3 DP 1115543 (57A Church Lane, KELSO)
- 22 – Lot C DP 157645 (River Road, KELSO)
- 23 – Lot 5 DP 744611 (11 River Road, KELSO)
- 24 – Lot 2 DP 1115543 (57A Church Lane, KELSO)
- 25 – Lot 1 DP 743755 (1 River Road, KELSO)
- 26 – Lot 60 DP 801725 (Gilmour Street, KELSO)

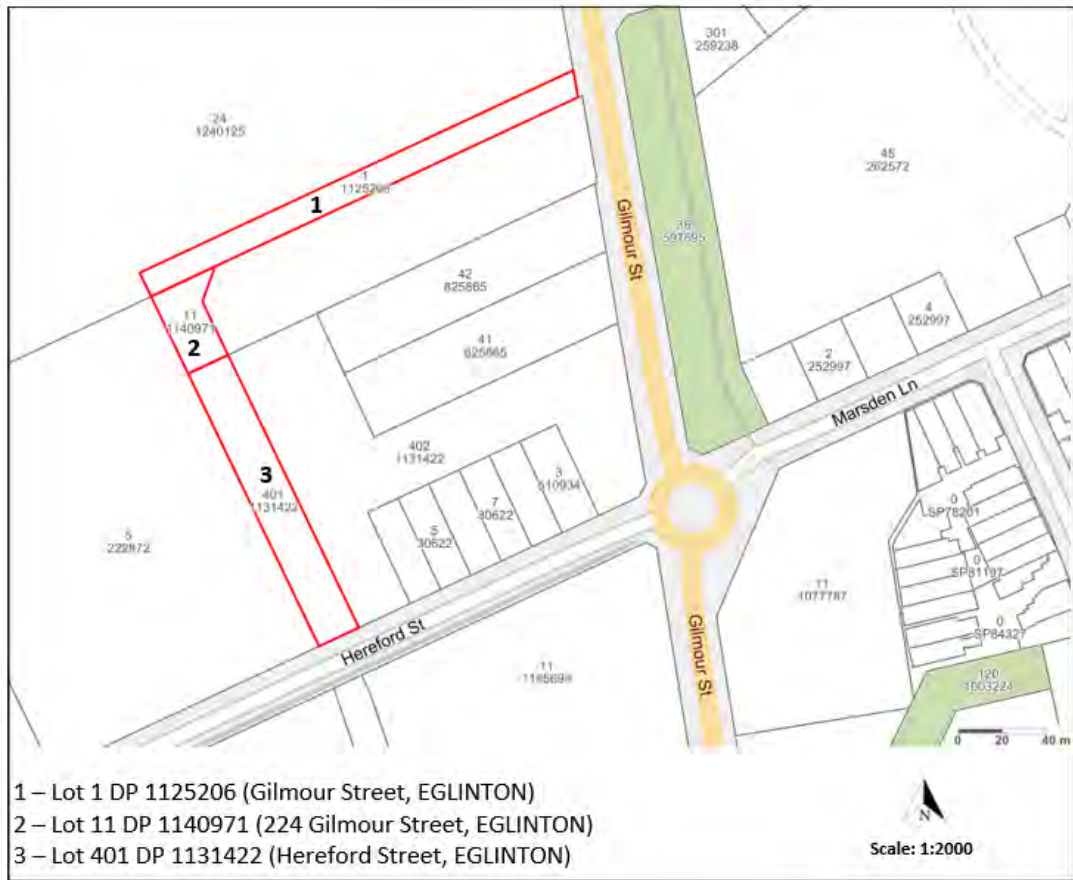
Map 6



Map 7



Map 8



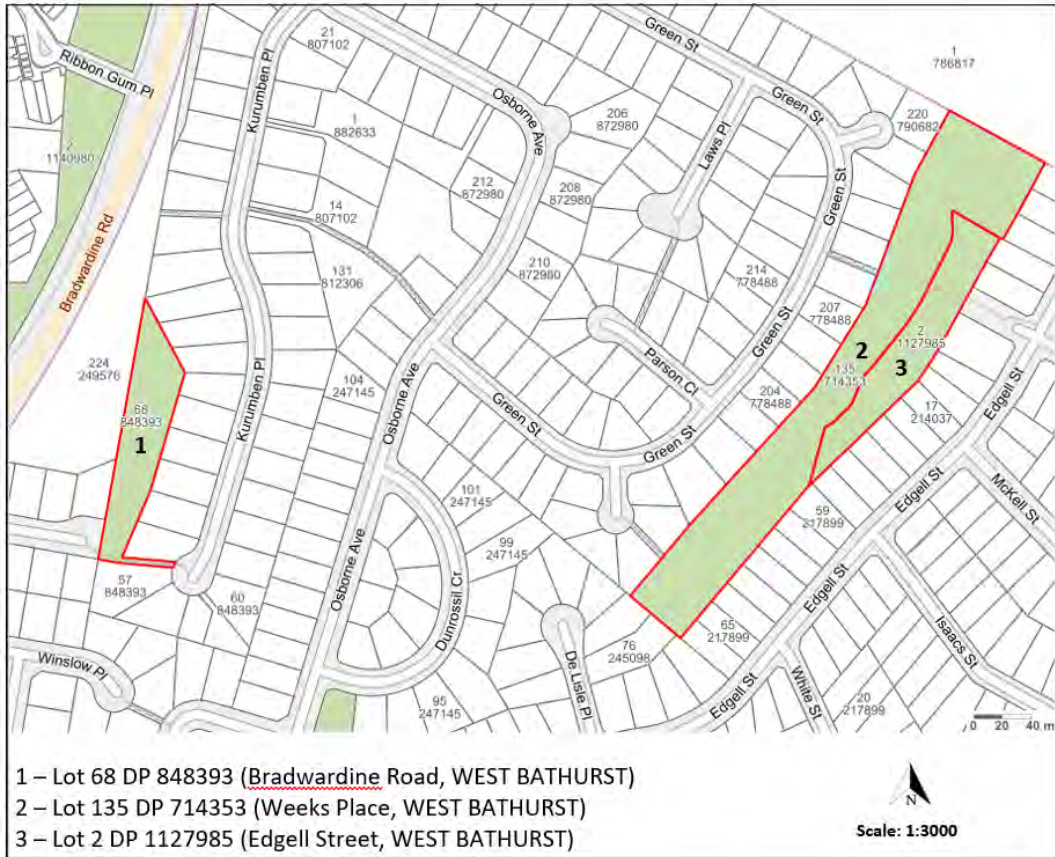
5. Raglan – Map 9

Raglan has one parcel proposed to be rezoned. This is to allow a drainage line to be rezoned to RE1 Public Recreation.



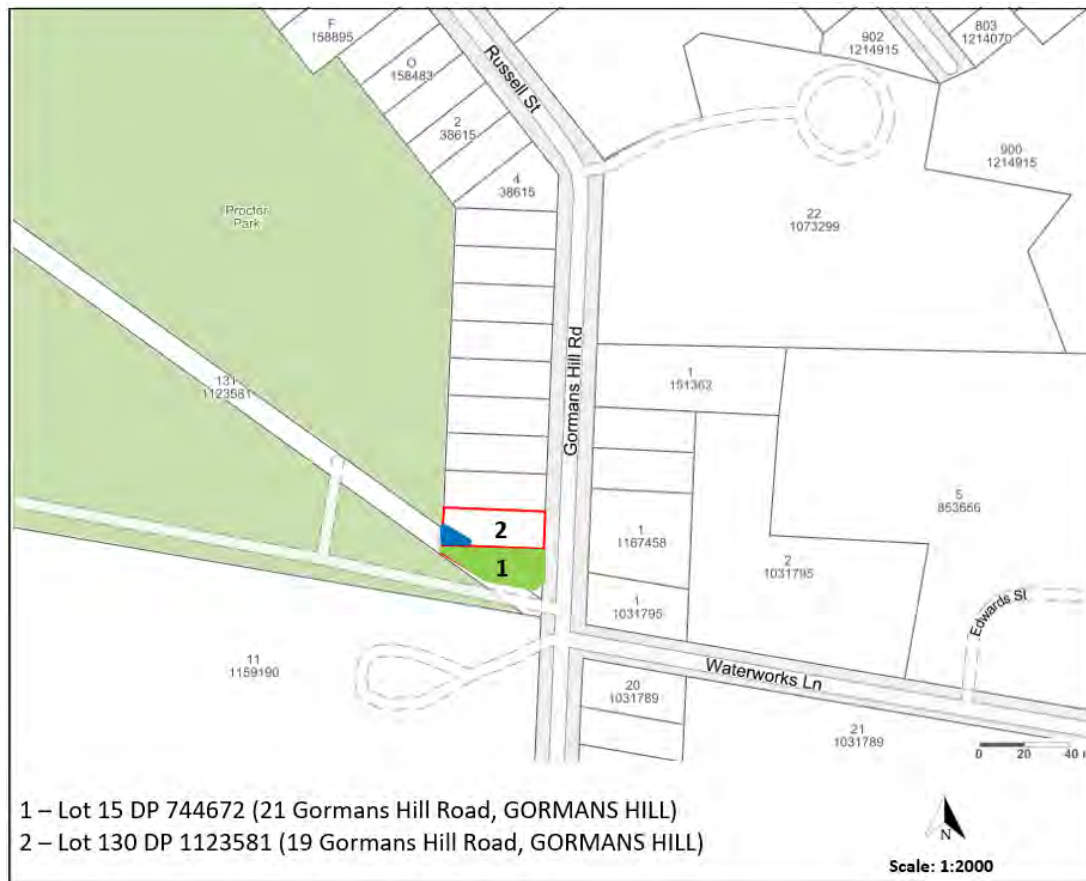
6. West Bathurst – Map 10



Three parcels of land within West Bathurst are proposed to be rezoned to RE1 Public Recreation to bring forward the recommendations of the Open Space Strategy.



7. Gormans Hill – Map 11

Two land parcels within Gormans Hill are proposed to be rezoned. One land parcel is proposed to be rezoned from R1 General Residential to RE1 Public Recreation to reflect its current use as part of Proctor Park. In addition, one land parcel of private residential land, relating to part of the property, is proposed to be rezoned from RE1 Public Recreation to R1 General Residential to reflect its current use as residential and to correct a mapping anomaly.



Proposed R1 Zone	
Proposed RE1 Zone	

How might the LEP Amendment affect me?

The alteration of the zones in most cases is considered minor and, in most cases, will not significantly affect the surrounding land or land use. The majority of the proposed rezoning is to allow land to be zoned to its current use.

How can I participate or find out more information?

Council is exhibiting the amendment to the Bathurst Regional Local Environmental Plan 2014 for a period of 28 days from **17 August 2020** until **14 September 2020**.

Copies of the draft Amendment and location maps are available from Council offices and from its website <https://yoursay.bathurst.nsw.gov.au/LEPAmendments>

Copies of the full Planning Proposal documentation and maps that Council provided to the NSW Department of Planning and Environment and the Department's authorisation to proceed with public exhibition are available on the Department of Planning and Environment's LEP tracking website: <http://leptracking.planning.nsw.gov.au/PublicDetails.aspx?Id=4954> or on Council's website identified above.

Council welcomes submissions in respect of the proposal. If you have any queries please contact Council's Senior Strategic Planner, Mr Nicholas Murphy, on 02 6333 6211.

Bathurst Regional Local Environmental Plan Open Space Amendment

Council has prepared a Planning Proposal to amend the Bathurst Regional Local Environmental Plan (LEP) 2014 to rezone 67 parcels of Council owned land to RE1 Public Recreation and 1 parcel of private residential land from RE1 Public Recreation to R1 General Residential. The Planning Proposal supports the recommendations of the Bathurst Open Space Strategy and reflects the current use of the land for recreation purposes.

Council is exhibiting the Planning Proposal for a period of 28 days from **17 August 2020 to 14 September 2020**. Copies of the Planning Proposal documentation (including maps) are available on Council's website <https://yoursay.bathurst.nsw.gov.au/LEPAmendments>

Alternatively, you can inspect the Planning Proposal documentation at Council's Environmental, Planning and Building Services Department, Bathurst Civic Centre, between 8:30 am and 4:45 pm Monday to Friday (public holidays excepted).

Council invites written submissions with respect to the Planning Proposal. Any submission needs to be lodged with Council by 4.00 pm on **14 September 2020** and must include your name and address.

Any submission that you make on this proposal may be included without alteration (including names and addresses) in reports that are available to the public in the Council business papers.

If you have any queries please contact Council's Senior Strategic Planner, Mr Nicholas Murphy on 02 6333 6211.

For insertion in the Western Advocate on Saturday, 15 August 2020.



Summary Report

17 August 2020 - 14 September 2020

Your Say Bathurst Region

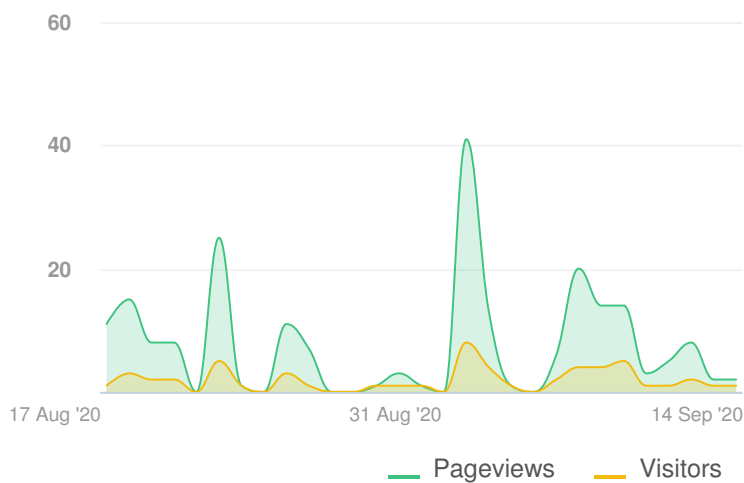
PROJECTS SELECTED: 1

Local Environmental Plan (LEP) Changes

FULL LIST AT THE END OF THE REPORT



Visitors Summary



Highlights

TOTAL VISITS	MAX VISITORS PER DAY	
61	8	
NEW REGISTRATIONS		
1		
ENGAGED VISITORS	INFORMED VISITORS	AWARE VISITORS
2	34	49

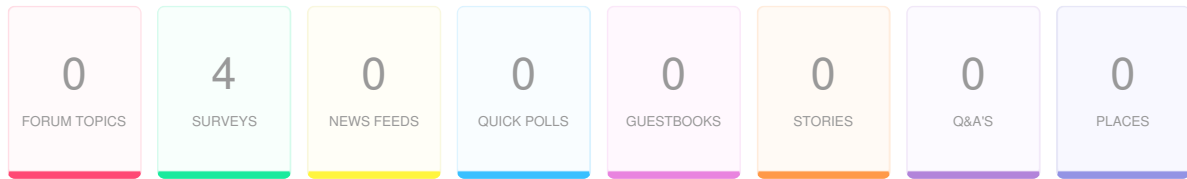
PARTICIPANT SUMMARY

ENGAGED	2 ENGAGED PARTICIPANTS						(%)	
		Registered	Unverified	Anonymous				
INFORMED	Contributed on Forums	0	0	0	Local Environmental Plan (L...	2 (4.1%)		
	Participated in Surveys	2	0	0				
	Contributed to Newsfeeds	0	0	0				
	Participated in Quick Polls	0	0	0				
AWARE	Posted on Guestbooks	0	0	0				
	Contributed to Stories	0	0	0				
	Asked Questions	0	0	0				
	Placed Pins on Places	0	0	0				
	Contributed to Ideas	0	0	0				
				* A single engaged participant can perform multiple actions				* Calculated as a percentage of total visits to the Project

ENGAGED	34 INFORMED PARTICIPANTS						(%)	
		Participants						
INFORMED	Viewed a video	0			Local Environmental Plan (L...	34 (69.4%)		
	Viewed a photo	0						
	Downloaded a document	29						
	Visited the Key Dates page	4						
AWARE	Visited an FAQ list Page	0						
	Visited Instagram Page	0						
	Visited Multiple Project Pages	32						
	Contributed to a tool (engaged)	2						
					* A single informed participant can perform multiple actions			

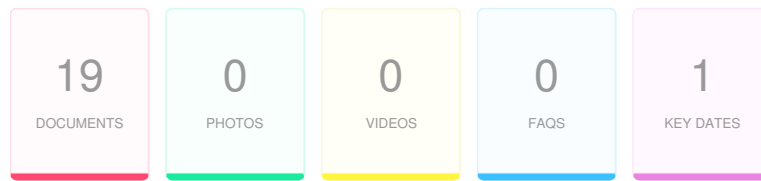
ENGAGED	49 AWARE PARTICIPANTS							
		Participants						
INFORMED	Visited at least one Page	49			Local Environmental Plan (L...	49		
AWARE								
				* Aware user could have also performed an Informed or Engaged Action				* Total list of unique visitors to the project

ENGAGEMENT TOOLS SUMMARY



SURVEYS SUMMARY		TOP 3 SURVEYS BASED ON CONTRIBUTORS		
4	Surveys	2	0	0
2	Contributors	Contributors to	Contributors to	Contributors to
2	Submissions	Moveable and Monumental Heritage Amendment	Open Space Amendment	Health Services Amendment

INFORMATION WIDGET SUMMARY



DOCUMENTS	
19	Documents
29	Visitors
44	Downloads

TOP 3 DOCUMENTS BASED ON DOWNLOADS		
18	10	4
Downloads	Downloads	Downloads
Explanation - Moveable and Monumental Heritage.pdf	Bathurst_LEP_Amendment16_Maps_PDFs.zip	Explanation Document

KEY DATES	
1	Key Dates
4	Visitors
4	Views

TOP 3 KEY DATES BASED ON VIEWS	
4	
Views	
Local Environmental Plan (LEP) Changes	

TRAFFIC SOURCES OVERVIEW

REFERRER URL	Visits
www.google.com	7
www.bing.com	2
email.telstra.com	1
www.google.com.au	1
ethosinsite.azureedge.net	1
www.facebook.com	1
l.facebook.com	1
www.bathurst.nsw.gov.au	1

SELECTED PROJECTS - FULL LIST

PROJECT TITLE	AWARE	INFORMED	ENGAGED
Local Environmental Plan (LEP) Changes	49	34	2



Finalisation of Planning Proposal Report

PP_2020_BATHU_002_00 to amend Bathurst Regional Local Environmental Plan 2014 – Rezone, amend lot size and height of building controls for various lots at Abercrombie-Llanarth, Bathurst City, Eglington, Kelso north & Laffing Waters, Raglan, West Bathurst, Gormans Hill to RE1- Public Recreation in accordance with Bathurst 2040 Open Space Strategy.

This report has been completed in accordance with Section 3.36 of the Environmental Planning and Assessment Act

Attachment 7.2.8.5

Planning proposal details:	Planning Proposal Number: PP_2020_BATHU_002_00 Date sent to DPE under s3.34: 5/5/2020
Planning proposal summary:	Rezone, amend lot size and height of building controls for various lots at Abercrombie-Llanarth, Bathurst City, Eglinton, Kelso north & Laffing Waters, Raglan, West Bathurst, Gormans Hill to RE1- Public Recreation in accordance with Bathurst 2040 Open Space Strategy.
Date of Gateway determination:	4/6/2020 (Attachment 1)

1. Summary

The aim of the Planning Proposal is to amend the zone of 68 parcels of land as a result of recommendations from the Bathurst 2040 Open Space Strategy.

Council has undertaken a review of the current open space (local and regional level and active and passive), its current usage level and facilities available at each location, under the Bathurst Regional Local Environmental Plan (LEP) 2014. Council adopted the Bathurst Open Space Strategy 2040, (OSS) at its meeting held 15 April 2020 specifically to:

- predict the optimum level of open space provision (on a per capita basis) for the population of Bathurst (local/regional and active/passive),
- prioritise the actions of Council in relation to purchase, embellishment and/or upgrading of open space,
- identify any open space that may be suitable for disposal or repurposing,
- establish and/or review the minimum standards (including embellishment) of open space in accordance with Council's adopted open space hierarchy or asset maintenance level classifications, and
- identify the optimum location of future open space (local and regional and active and passive open space), particularly in the growing suburban locations.

Through the review, 67 parcels of Council owned land have been identified that should be re-zoned to RE1 Public Recreation to support the recommendations of the OSS. One parcel of private land, relating to the garden of one residential property that is incorrectly zoned as RE1 Public Recreation, part of Proctor Park, is proposed to be zoned as R1 Residential.

The purpose of this Planning Proposal is to rezone 67 parcels of Council owned land to Zone RE1 Public Recreation to support the recommendations of the OSS and to reflect the current use of the land for recreation purposes and to rezone one parcel of private residential land from RE1 to R1 to ensure it is correctly zoned.

During the public exhibition period, Council officers reviewed the proposed parcels to be rezoned. Two parcels of land identified as Parcel 1 & 2 on map 3 (being Lot 4 DP 1042075, and part Hope Street road reserve) which should no longer be included as part of this planning proposal for operational reasons. The final Planning Proposal has been amended to remove these parcels and does not represent a significant departure from the original intent of the Planning Proposal.

Summary of the public exhibition

Consultation was undertaken as follows:

- Council exhibited the Planning Proposal from 17 August 2020 until 14 September 2020.
- Council notified the following people in writing (see **attachment 2**) with respect to the Planning Proposal:
 - the landowner of 19 Gormans Hill Road which is affected by the Planning Proposal;
- Council also placed notification in the Western Advocate on the following dates:
 - 15 August 2020
- The Gateway Determination dated 4 June 2020 did not require a Public Hearing to be held as part of this Planning Proposal.
- Council did not receive any submissions from the community during the public exhibition period.

- During the public exhibition period, Council officers reviewed the proposed parcels to be rezoned. Two parcels of land identified as Parcel 1 & 2 on map 3 (being Lot 4 DP 1042075, and part Hope Street road reserve) which should no longer be included as part of this planning proposal for operational reasons. The final Planning Proposal has been amended to remove these parcels and does not represent a significant departure from the original intent of the Planning Proposal.

Summary of agency consultation

The Gateway determination did not require consultation with any agencies under section 2.22 and 3.34(2)(c) of the Act.

2. Gateway Determination

The Department of Planning, Environment and Industry issued a gateway determination on 4 June 2020 (**attachment 1**) with a timeframe of 12 months. The Planning Proposal complies with the required timeframe.

Council is of the opinion that the requirements of the Gateway Determination have been complied with.

Condition No.	Gateway Condition	Complied
1	Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows: (a) the planning proposal must be made publicly available for a minimum of 28 days ; and (b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 5.5.2 of <i>A guide to preparing local environmental plans</i> (Department of Planning and Environment 2018).	Council exhibited the Planning Proposal from 17 August 2020 until 14 September 2020. Council notified the following people in writing with respect to the Planning Proposal: <ul style="list-style-type: none"> the landowner of 19 Gormans Hill Road which is affected by the Planning Proposal; Council also placed notification in the Western Advocate on the following dates: <ul style="list-style-type: none"> 15 August 2020 Council did not receive any submissions in relation to the planning proposal. The correspondence relating to this matter is provided as attachment 2 .
2	No consultation is required with public authorities/organisations under section 3.34(2)(d) of the Act.	The Gateway Determination dated 4 June 2020 did not require consultation with public authorities/organisations as part of this Planning Proposal.

3	A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, Prior to submission of the planning proposal under section 3.36 of the Act, the final LEP maps must be prepared and be compliant with the Department's 'Standard Technical Requirements for Spatial Datasets and Maps' 2017.in response to a submission or if reclassifying land).	The Gateway Determination dated 4 June 2020 did not require a Public Hearing to be held as part of this Planning Proposal.
4	The planning proposal authority is authorised as the local plan-making authority to exercise the functions under section 3.36(2) of the Act subject to the following: a. the planning proposal authority has satisfied all the conditions of the Gateway determination; b. the planning proposal is consistent with section 9.1 Directions or the Secretary has agreed that any inconsistencies are justified; and c. there are no outstanding written objections from public authorities.	Bathurst Regional Council has satisfied the requirements of the Gateway Determination. The Planning Proposal is consistent with the 9.1 Directions, and inconsistencies have been justified and supported by the Department. There are no outstanding written objections from public authorities.
5	Prior to submission of the planning proposal under section 3.36 of the Act, the final LEP maps, must be prepared and be compliant with the Department's 'Standard Technical Requirements for Spatial Datasets and Maps' 2017.	Bathurst Regional Council has satisfied the requirements of the Gateway Determination.
6	The time frame for completing the LEP is to be 12 months following the date of the Gateway determination.	The Planning Proposal is consistent with the required timeframe.

3. Community Consultation

Consultation was undertaken as follows:

Council exhibited the Planning Proposal from 17 August 2020 until 14 September 2020.

Council notified the following people in writing (see **attachment 2**) with respect to the Planning Proposal:

- a) the landowner at 19 Gormans Hill Road which is affected by the Planning Proposal;

Council also placed notification in the Western Advocate on the following dates:

- o 15 August 2020

The Gateway Determination dated 4 June 2020 did not require a Public Hearing to be held as part of this Planning Proposal.

Council did not receive any submissions from the community during the public exhibition period.

During the public exhibition period, Council officers reviewed the proposed parcels to be rezoned. Two parcels of land identified as Parcel 1 & 2 on map 3 (being Lot 4 DP 1042075, and part Hope Street road reserve) which should no longer be included as part of this planning proposal for operational reasons. The final Planning Proposal has been amended to remove these parcels and does not represent a significant departure from the original intent of the Planning Proposal.

4. Views of Public Authorities

The Planning Proposal was not required to be notified to any public authorities.

5. Consistency with s9.1 Directions and other Strategic Planning Documents

Section 9.1 Directions

Section 9.1 Ministerial Direction	Consistency
1. Employment and resources	
1.1 Business and Industrial Zones	<p>The proposed parcel of land to be rezoned from IN1 to RE1 is over a drainage line and is currently open space. The proposed rezoning would be consistent with the ministerial direction and would not result in an impact on business or industry or a loss of floorspace.</p> <p>Council is satisfied that the planning proposal is consistent with the requirements of the direction.</p>
1.2 Rural Zones	<p>The Rural Zone parcels proposed to be rezoned will not be rezoned to residential, business, industrial, village or tourist zone and will not contain provision to increase the residential density of the land as R1 dwellings are prohibited in the zone.</p> <p>Council is therefore satisfied that the planning proposal is consistent with the requirements of the direction.</p>
1.3 Mining, Petroleum Production and Extractive Industries	<p>Not applicable.</p> <p>Council is satisfied that the planning proposal is consistent with the requirements of the direction.</p>
1.4 Oyster Aquaculture	<p>Not applicable.</p> <p>Council is satisfied that the planning proposal is consistent with the requirements of the direction.</p>
1.5 Rural Lands	<p>Whilst 46 parcels of lands are currently zoned for rural purposes, one RU1 and 45 RU4, they are not currently used for agricultural purposes.</p>

Section 9.1 Ministerial Direction	Consistency
	<p>The proposed rezoning to RE1 will better reflect the current uses as recreational land. Council considers that the rezoning is unlikely to have any impact on the agricultural viability in the Bathurst region.</p> <p>The rural zoned land within the Kelso-North – Laffing Waters area is floodprone and owned by Council, with the parcels comprising small holdings which, given that they are flood prone, are unlikely to see any significant agricultural investment made by Council. The majority of these parcels were purchased by the Council under the voluntary acquisition for properties on flood plains.</p> <p>Notwithstanding the above, extensive and intensive plant agriculture remain a permitted use where current under the new RE1 zone.</p> <p>Council is satisfied that the planning proposal is consistent with the requirements of the direction.</p>
2. Environment and Heritage	
2.1 Environment Protection Zones	<p>Not applicable.</p> <p>Council is satisfied that the planning proposal is consistent with the requirements of the direction.</p>
2.2 Coastal Protection	<p>Not applicable.</p> <p>Council is satisfied that the planning proposal is consistent with the requirements of the direction.</p>
2.3 Heritage Conservation	<p>Not applicable.</p> <p>Council is satisfied that the planning proposal is consistent with the requirements of the direction.</p>
2.4 Recreation Vehicle Areas	<p>Not applicable.</p> <p>Council is satisfied that the planning proposal is consistent with the requirements of the direction.</p>
2.5 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	<p>Not applicable.</p> <p>Council is satisfied that the planning proposal is consistent with the requirements of the direction.</p>
3. Housing, Infrastructure and Urban Development	
3.1 Residential Zones	<p>Fifteen land parcels are currently zoned as a R1 residential zone. The loss of residential land is seen as negligible as the land is being rezoned</p>

Section 9.1 Ministerial Direction	Consistency
	<p>to match its existing use as public recreation open space. The land is Council land and is not proposed for future residential development.</p> <p>Council is satisfied that the planning proposal is consistent with the requirements of the direction.</p>
3.2 Caravan Parks and Manufactured Home Estates	<p>Not applicable.</p> <p>Council is satisfied that the planning proposal is consistent with the requirements of the direction.</p>
3.3 Home Occupations	<p>Not applicable.</p> <p>Council is satisfied that the planning proposal is consistent with the requirements of the direction.</p>
3.4 Integrating Land Use and Transport	<p>Not applicable.</p> <p>Council is satisfied that the planning proposal is consistent with the requirements of the direction.</p>
3.5 Development Near Licensed Aerodromes	<p>Not applicable.</p> <p>Council is satisfied that the planning proposal is consistent with the requirements of the direction.</p>
3.6 Shooting Ranges	<p>The proposal does not affect land adjacent or adjoining an existing shooting range.</p> <p>Council is satisfied that the planning proposal is consistent with the requirements of the direction.</p>
3.7 Reduction in non-hosted short term rental accommodation period	<p>Does not apply to the Bathurst Region.</p> <p>Council is satisfied that the planning proposal is consistent with the requirements of the direction.</p>
4. Hazard and Risk	
4.1 Acid Sulfate Soils	<p>The Bathurst Region does not include any land identified on Acid Sulfate Soils Planning maps held by the Department.</p> <p>Council is satisfied that the planning proposal is consistent with the requirements of the direction.</p>

Section 9.1 Ministerial Direction	Consistency
4.2 Mine Subsidence and Unstable Land	<p>The Bathurst Region does not include any land identified as within a Mine Subsidence District proclaimed under the Mine Subsidence Compensation Act 1961.</p> <p>Council is satisfied that the planning proposal is consistent with the requirements of the direction.</p>
4.3 Flood Prone Land	<p>The land parcels within the Kelso North – Laffing Waters area Maps 1 and 2 are all within an active flood plain. However, the proposed rezoning is consistent with the provisions within the ministerial direction 4.3.</p> <p>Council is of the opinion that the planning proposal is consistent with the matters raised in Clauses 4 – 8 of the Direction.</p> <p>Council is satisfied that the planning proposal is consistent with the requirements of the direction, is of minor significance (Clause 9(b)) and should be supported.</p>
4.4 Planning for Bushfire Protection	<p>The Planning Proposal does not include any land which is identified as being Bushfire Prone Land.</p> <p>Council is satisfied that the planning proposal is consistent with the requirements of the direction.</p>
5. Regional Planning	
5.1 Implementation of Regional Strategies	<p>No regional strategy applies to the Bathurst Region.</p> <p>Council is satisfied that the planning proposal is consistent with the requirements of the direction.</p>
5.2 Sydney Drinking Water Catchments	<p>The Bathurst Region is outside the identified Sydney Drinking Water Catchment area.</p> <p>Council is satisfied that the planning proposal is consistent with the requirements of the direction.</p>
5.3 Farmland of State and Regional Significance on the	<p>Does not apply to the Bathurst Region.</p>

Section 9.1 Ministerial Direction	Consistency
NSW Far North Coast	Council is satisfied that the planning proposal is consistent with the requirements of the direction.
5.4 Commercial and Retail; Development along the Pacific Highway, North Coast	Does not apply to the Bathurst Region. Council is satisfied that the planning proposal is consistent with the requirements of the direction.
5.8 Second Sydney Airport: Badgerys Creek	Does not apply to the Bathurst Region. Council is satisfied that the planning proposal is consistent with the requirements of the direction.
5.9 North West Rail Link Corridor Strategy	Does not apply to the Bathurst Region. Council is satisfied that the planning proposal is consistent with the requirements of the direction.
5.10 Implementation of Regional Plans	The Planning Proposal is consistent with the Central West and Orana Regional Plan. The proposed changes are considered to be consistent with Council's draft Local Strategic Planning Statement, local Land Use Strategies and is consistent with the overall intent of the Regional Plan. Council is satisfied that the planning proposal is consistent with the requirements of the direction, is consistent with the overall intent of the Regional Plan (Clause 5(b)) and should be supported.
5.11 Development of Aboriginal Land Council land	Does not apply to the Bathurst Region. Council is satisfied that the planning proposal is consistent with the requirements of the direction.
6. Local Plan Making	
6.1	The Planning Proposal does not affect development application provisions and does not propose any referral provisions relating to this land.

Section 9.1 Ministerial Direction	Consistency
Approval and referral Requirements	Council is satisfied that the planning proposal is consistent with the requirements of the direction.
6.2 Reserving land for Public Purposes	<p>Council is satisfied that the overall amount of open space is increasing in the region which will be of benefit to the community as a whole. The zoning of the land will reflect the current use of the land for recreation purposes.</p> <p>Where the Planning Proposal aims to rezone land to RE1, the land is in Council's ownership and is not identified for disposal.</p> <p>The one parcel (Lot 130 DP 1123581) which is proposed to be altered from RE1 to R1, is to correct an identified mapping anomaly and the land is in private ownership and is being used for residential purposes.</p> <p>Council is satisfied that the planning proposal is consistent with the requirements of the direction.</p>
6.3 Site Specific Provisions	<p>The Planning Proposal does not relate to a particular development to be carried out on a specific site.</p> <p>Council is satisfied that the planning proposal is consistent with the requirements of the direction.</p>
7. Metropolitan Planning	
7.1 Implementation of A Plan for Growing Sydney	<p>Does not apply to the Bathurst Region.</p> <p>Council is satisfied that the planning proposal is consistent with the requirements of the direction.</p>
7.2 Implementation of Greater Macarthur Land Release Investigation	<p>Does not apply to the Bathurst Region.</p> <p>Council is satisfied that the planning proposal is consistent with the requirements of the direction.</p>
7.3 Parramatta Road Corridor Urban Transformation Strategy	<p>Does not apply to the Bathurst Region.</p> <p>Council is satisfied that the planning proposal is consistent with the requirements of the direction.</p>
7.4 Implementation of	<p>Does not apply to the Bathurst Region.</p>

Section 9.1 Ministerial Direction	Consistency
North West Priority Growth Area Land Use and Infrastructure Implementation Plan	Council is satisfied that the planning proposal is consistent with the requirements of the direction.
7.5 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Does not apply to the Bathurst Region. Council is satisfied that the planning proposal is consistent with the requirements of the direction.
7.6 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Does not apply to the Bathurst Region. Council is satisfied that the planning proposal is consistent with the requirements of the direction.
7.7 Implementation of Glenfield to Macarthur Urban Renewal Corridor	Does not apply to the Bathurst Region. Council is satisfied that the planning proposal is consistent with the requirements of the direction.
7.8 Implementation of Western Sydney Aerotropolis Interim Land Use and Infrastructure Implementation Plan	Does not apply to the Bathurst Region. Council is satisfied that the planning proposal is consistent with the requirements of the direction.
7.9 Implementation of	Does not apply to the Bathurst Region.

Section 9.1 Ministerial Direction	Consistency
Bayside West Precincts 2036 Plan	Council is satisfied that the planning proposal is consistent with the requirements of the direction.
7.10 Implementation of Planning Principles for the Cooks Cove Precinct	Does not apply to the Bathurst Region. Council is satisfied that the planning proposal is consistent with the requirements of the direction.

State Environmental Planning Policies

State Environmental Planning Policy (SEPP)	Compliance (Yes/No or Not Relevant)
SEPP No 19 – Bushland in Urban Areas	Not Relevant
SEPP No 21 – Caravan Parks	Not Relevant
SEPP No 33 – Hazardous and Offensive Development	Not Relevant
SEPP No 36 – Manufactured Home Estates	Not Relevant
SEPP No 44 – Koala Habitat Protection	Not Relevant
SEPP No 47 – Moore Park Showground	Not Relevant
SEPP No 50 – Canal Estate Development	Not Relevant
SEPP No 55 – Remediation of Land	Not Relevant
SEPP No 62 – Sustainable Aquaculture	Not Relevant
SEPP No 64 – Advertising and Signage	Not Relevant
SEPP No 65 – Design Quality of Residential Flat Development	Not Relevant
SEPP No 70 – Affordable Housing (Revised Schemes)	Not Relevant
SEPP (Aboriginal Land) 2019	Not Relevant

Attachment 7.2.8.5

SEPP (Affordable Rental Housing) 2009	Not Relevant
SEPP (Building Sustainability Index: BASIX) 2004	Not Relevant
SEPP (Coastal Management) 2018	Not Relevant
SEPP (Concurrences) 2018	Not Relevant
SEPP (Educational Establishment Child Care Facilities) 2017	Not Relevant
SEPP (Exempt and Complying Development Codes) 2008	Not Relevant
SEPP (Gosford City Centre) 2018	Not Relevant
SEPP (Housing for Seniors or People with a Disability) 2004	Not Relevant
SEPP (Infrastructure) 2007	Not Relevant
SEPP (Kosciuszko National Park – Alpine Resorts) 2007	Not Relevant
SEPP (Kurnell Peninsula) 1989	Not Relevant
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	Not Relevant
SEPP (Miscellaneous Consent Provisions) 2007	Not Relevant
SEPP (Penrith Lakes Scheme) 1989	Not Relevant

SEPP Primary Production and Rural Development) 2019	<p>Whilst 46 parcels of lands are currently zoned for rural purposes, one RU1 and 45 RU4, they are not currently used for agricultural purposes. The proposed rezoning to RE1 will better reflect the current uses as recreational land. Council considers that the rezoning is unlikely to have any impact on the agricultural viability in the Bathurst region.</p> <p>The rural zoned land within the Kelso-North – Laffing Waters area is flood prone and owned by Council, with the parcels comprising small holdings. Given the flood plain, Council is unlikely to make any significant agricultural investment in relation to these lands. The majority of these parcels were purchased by the Council under the voluntary acquisition for properties on flood plains.</p>
SEPP (State and Regional Development) 2011	Not Relevant
SEPP (State Significant Precincts) 2005	Not Relevant
SEPP (Sydney Water Drinking Catchment) 2011	Not Relevant
SEPP (Sydney Region Growth Centres) 2006	Not Relevant
SEPP (Three Ports) 2013	Not Relevant
SEPP (Urban Renewal) 2010	Not Relevant

SEPP (Vegetation in Non-Rural Areas) 2017	Not Relevant
SEPP (Western Sydney Employment Area) 2009	Not Relevant
SEPP (Western Sydney Parklands) 2009	Not Relevant

Strategic Planning Framework

Evaluation criteria	Y/N	Comment
<p>Does the proposal have strategic merit and:</p> <ul style="list-style-type: none"> ◇ Is consistent with a relevant local strategy endorsed by the Director General; or ◇ Is consistent with the relevant regional strategy or Metropolitan Plan; or ◇ Can it demonstrate strategic merit, giving consideration to the relevant section 9.1 directions applying to the site and other strategic considerations (e.g. proximity to existing urban areas , public transport and infrastructure accessibility, providing jobs closer to home etc) 	Yes	<p>The Planning Proposal is consistent with the Bathurst Region Urban Strategy 2007.</p> <p>The Planning Proposal is consistent with the Central West and Orana Regional Plan.</p> <p>The Planning Proposal is considered to be consistent with the relevant Section 9.1 directions of the Minister. They are explained later in this Planning Proposal documentation.</p> <p>Planning Priority 18 of Council's draft Local Strategic Planning Statement relates to the provision, embellishment and maintenance of open space within the region. Specifically, this planning proposal goes to achieve Actions 18.4 and 18.12 of the LSPS.</p>
<p>Does the proposal have site specific merit and is it compatible with the surrounding land uses, having regard to the following:</p> <ul style="list-style-type: none"> ◇ The natural environment (including known significant environmental values, resources or hazards) and ◇ The existing uses, approved uses and likely future uses of the land in the vicinity of the proposal; and ◇ The services and infrastructure that are or will be available to meet the demands arising from the proposal and any proposed financial 	Yes	<p>The objectives of land zoned as RE1 Public Recreation, as described in the LEP, is:</p> <ul style="list-style-type: none"> • To enable land to be used for public open space or recreational purposes. • To provide a range of recreational settings and activities and compatible land uses. • To protect and enhance the natural environment for recreational purposes. • To protect and conserve the historical and scenic quality of Bathurst's open space areas. • To provide a network of open space that encourages walking and cycling.

arrangements for infrastructure provision.		<p>The land proposed to be rezoned to RE1 would meet the objectives for RE1 land as described in the LEP.</p> <p>The objectives of land zoned as R1 General Residential, as described in the LEP, is:</p> <ul style="list-style-type: none"> • 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. <p>The land proposed to be rezoned to R1 would meet the objectives for R1 land as described in the LEP</p>
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Conclusion

Council is satisfied that the Planning Proposal is consistent with the relevant Section 9.1 directions, State Environmental Planning Policies and Strategic Planning Framework. Council considers there is no matters outstanding to prevent the Plan being made.

Council adopted the Planning Proposal at its meeting held 18 November 2020. (see [attachment 3](#)).

6. Parliamentary Counsel Opinion

Please note that this section will be completed post adoption of the Planning Proposal and does not alter the outcome of the Planning Proposal.

Stage	Date Completed
Date Council requested Draft LEP from PCO	
Date draft LEP received from PCO	
Date Council requested final PCO Opinion	
Date Council received final PCO Opinion	

Copies of the PC Opinion and Instrument are provided at [attachment 4](#).

7. Other relevant matters

Post-Exhibition Amendment

During the public exhibition period, Council officers reviewed the proposed parcels to be rezoned. Two parcels of land identified as Parcel 1 & 2 on map 3 (being Lot 4 DP 1042075, and part Hope Street road reserve) which should no longer be included as part of this planning proposal for operational reasons. The final Planning Proposal has been amended to remove these parcels and does not represent a significant departure from the original intent of the Planning Proposal.

8. Mapping

The Planning Proposal is amending a number of maps outlined in the table below:

Map Number	Map Name	Version
<u>Land Zone Map</u>		
LZN_011A	Land Zone Map – Sheet LZN_011A	A
LZN_011B	Land Zone Map – Sheet LZN_011B	B
LZN_011F	Land Zone Map – Sheet LZN_011F	A
<u>Lot Size Map</u>		
LSZ_011A	Lot Size Map – Sheet LSZ_011A	A
LSZ_011B	Lot Size Map – Sheet LSZ_011B	B
LSZ_011F	Lot Size Map – Sheet LSZ_011F	A
<u>Height of Buildings Map</u>		
HOB_011B	HOB_011B	B
<u>Minimum Lot Size—Dual Occupancy Map</u>		
LSD_011B	Minimum Lot Size—Dual Occupancy Map – Sheet LSD_011B	B
<u>Minimum Lot Size—Multi Dwelling Housing and Residential Flat Buildings Map</u>		
LSM_011B	Minimum Lot Size—Multi Dwelling Housing and Residential Flat Buildings Map – Sheet LSD_011B	B

The maps were uploaded to the Planning Portal on XXX.

Copies of the maps are provided at **attachment 5**.

9. Recommendation

Council is satisfied that the requirements of the Gateway Determination issued 4 June 2020 have been complied with and there are no planning reasons that the Plan cannot be made.



Bathurst Regional Local Environmental Plan 2014

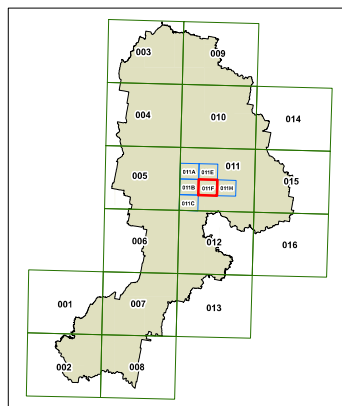
Floor Space Ratio Map - Sheet FSR_011F

Maximum Floor Space Ratio (n:1)

N	1
T	2

Cadastre

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Addendum data 12/05/2020 © Bathurst Regional
Council



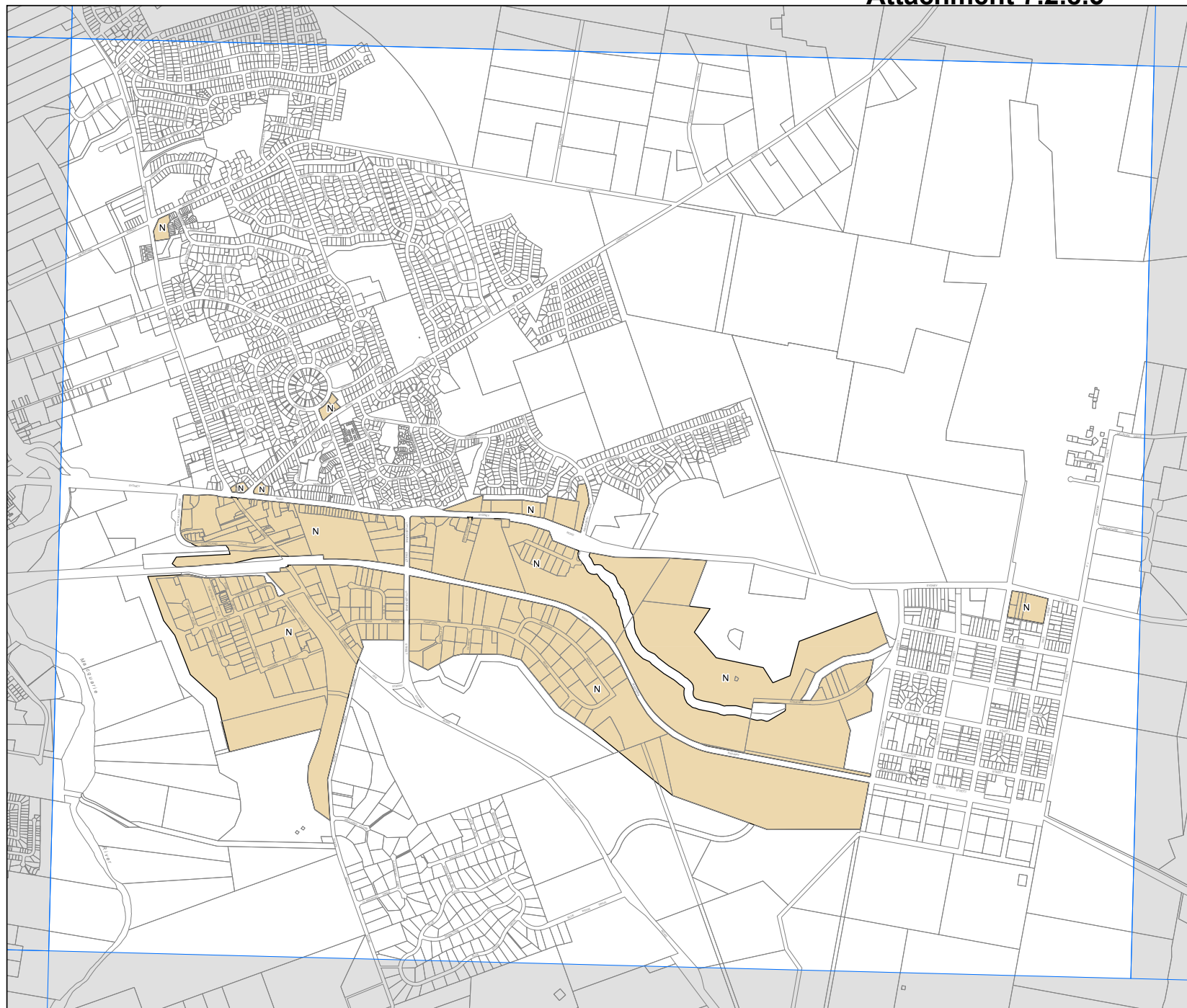
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Projection: GDA 1994
MGA Zone 55

Map identification number:

0470_COM_FSR_011F_020_20200623





Bathurst Regional Local Environmental Plan 2014

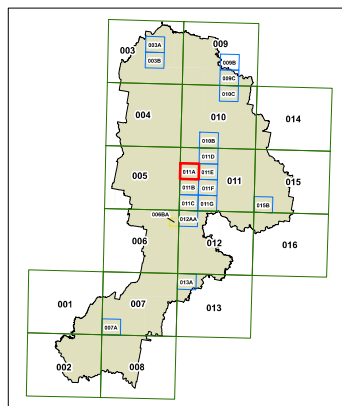
Height of Buildings Map - Sheet HOB_011A

Maximum Building Height (m)

E	6
G	7
J	9
M	12

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Council



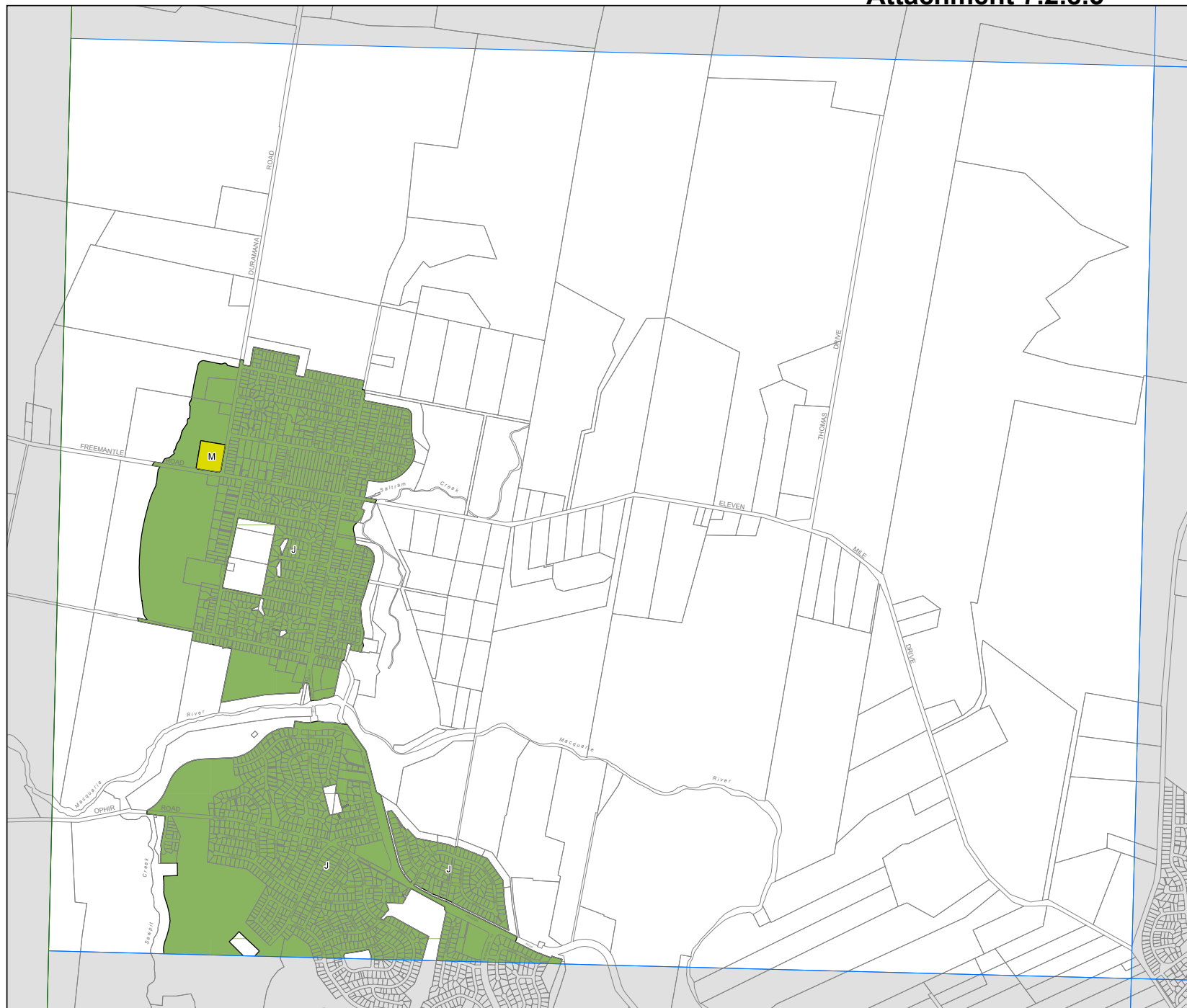
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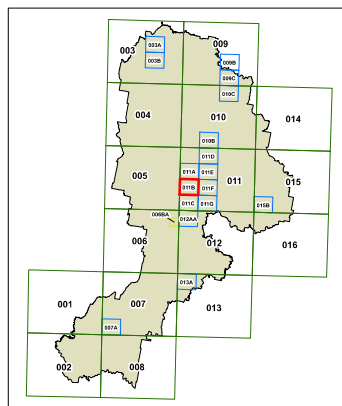
Height of Buildings Map - Sheet HOB_011B

Maximum Building Height (m)

E	6
G	7
J	9
M	12

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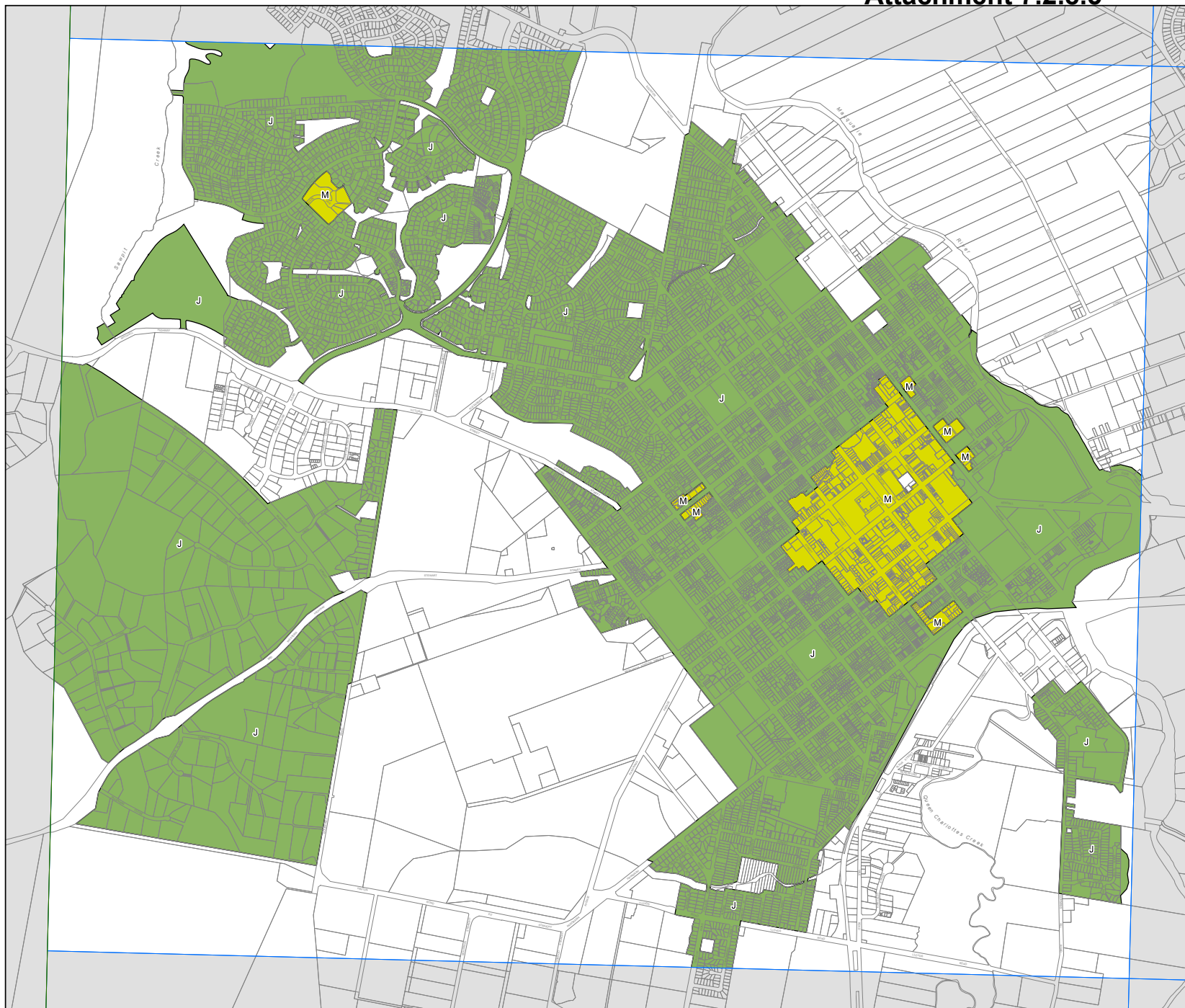
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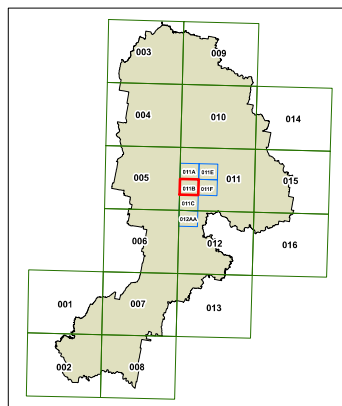
Minimum Lot Size - Dual Occupancy Map - Sheet LSD_011B

Minimum Lot Size (sq m)

M	600 (800 for battleaxe lots)
S	850
T	900

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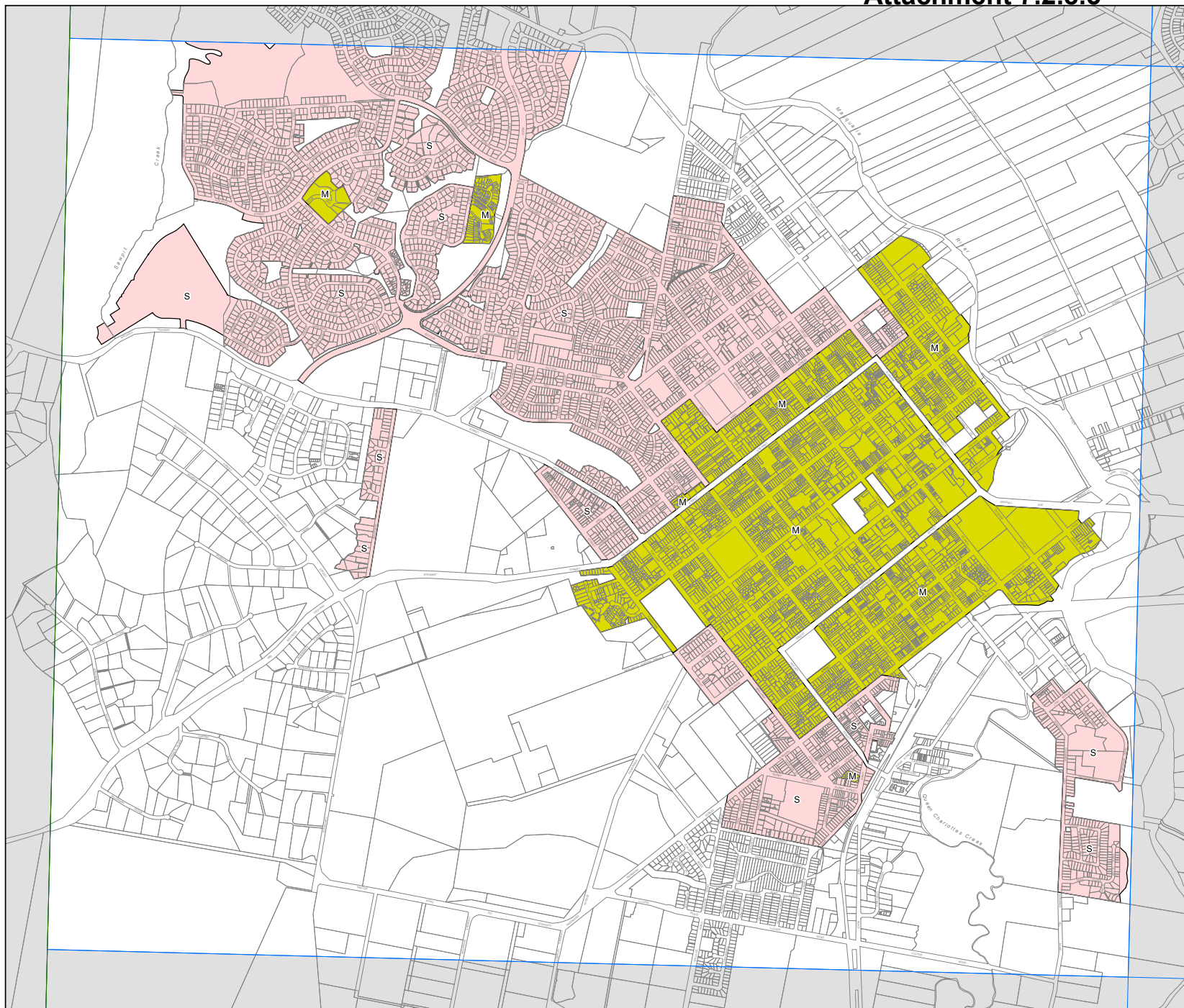
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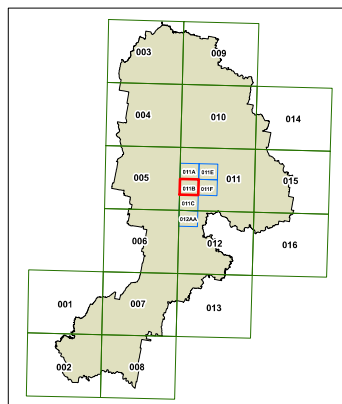
Minimum Lot Size - Multi Dwelling Housing & Residential Flat Buildings Map - Sheet LSM_011B

Minimum Lot Size (sq m)

T	900 (1100 for battleaxe lots)
U	1300
V	2000

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Council



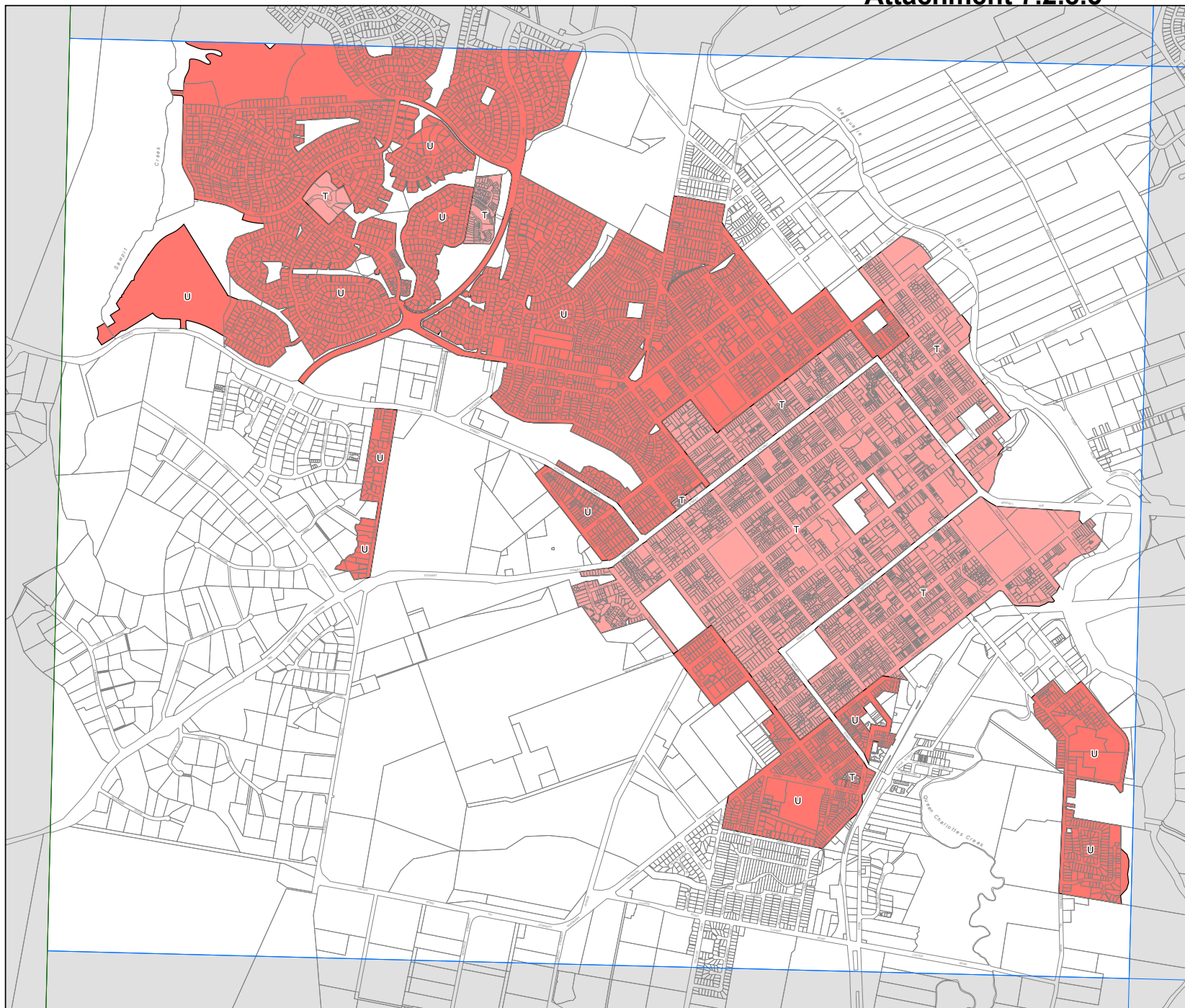
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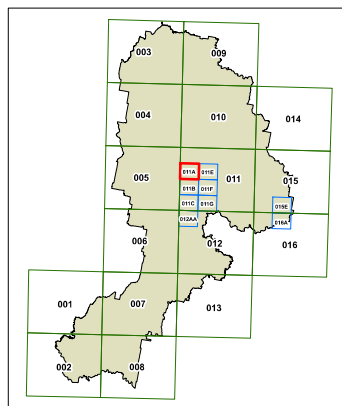
Lot Size Map - Sheet LSZ_011A

Minimum Lot Size (sq m)

K	550
T	900
W	4000
Y	1 ha
AB1	10 ha
AB2	40 ha
AD	100 ha
AE1	200 ha
AE2	350 ha
AF	480 ha
	Refer to Clause 4.13 B

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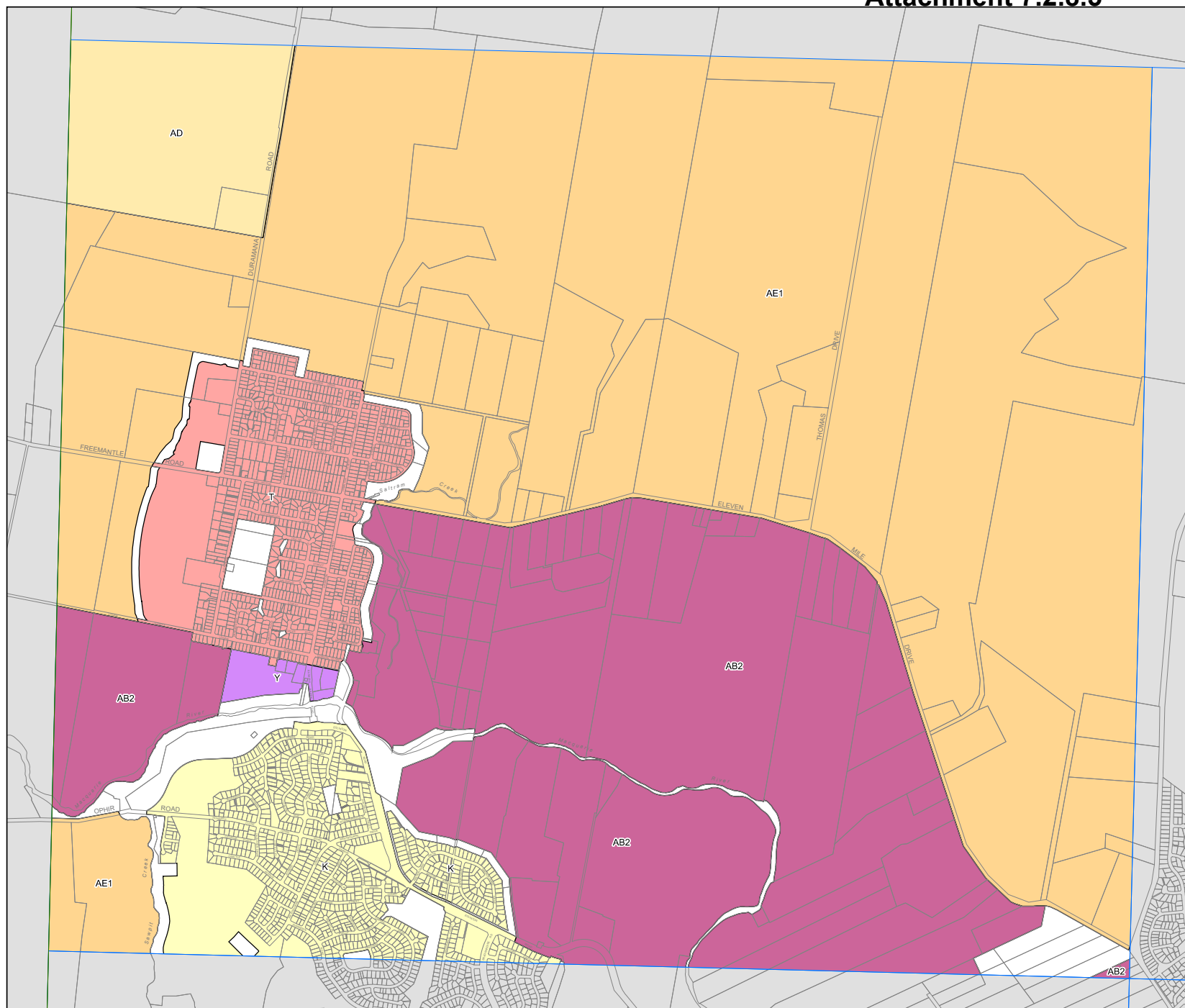
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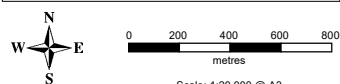
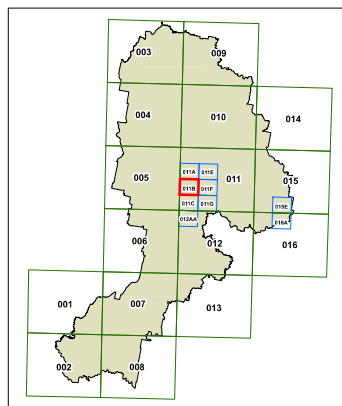
Lot Size Map - Sheet LSZ_011B

Minimum Lot Size (sq m)

K	550
T	900
W	4000
Y	1 ha
AB1	10 ha
AB2	40 ha
AD	100 ha
AE1	200 ha
AE2	350 ha
AF	480 ha
	Refer to Clause 4.13 B

Cadastre

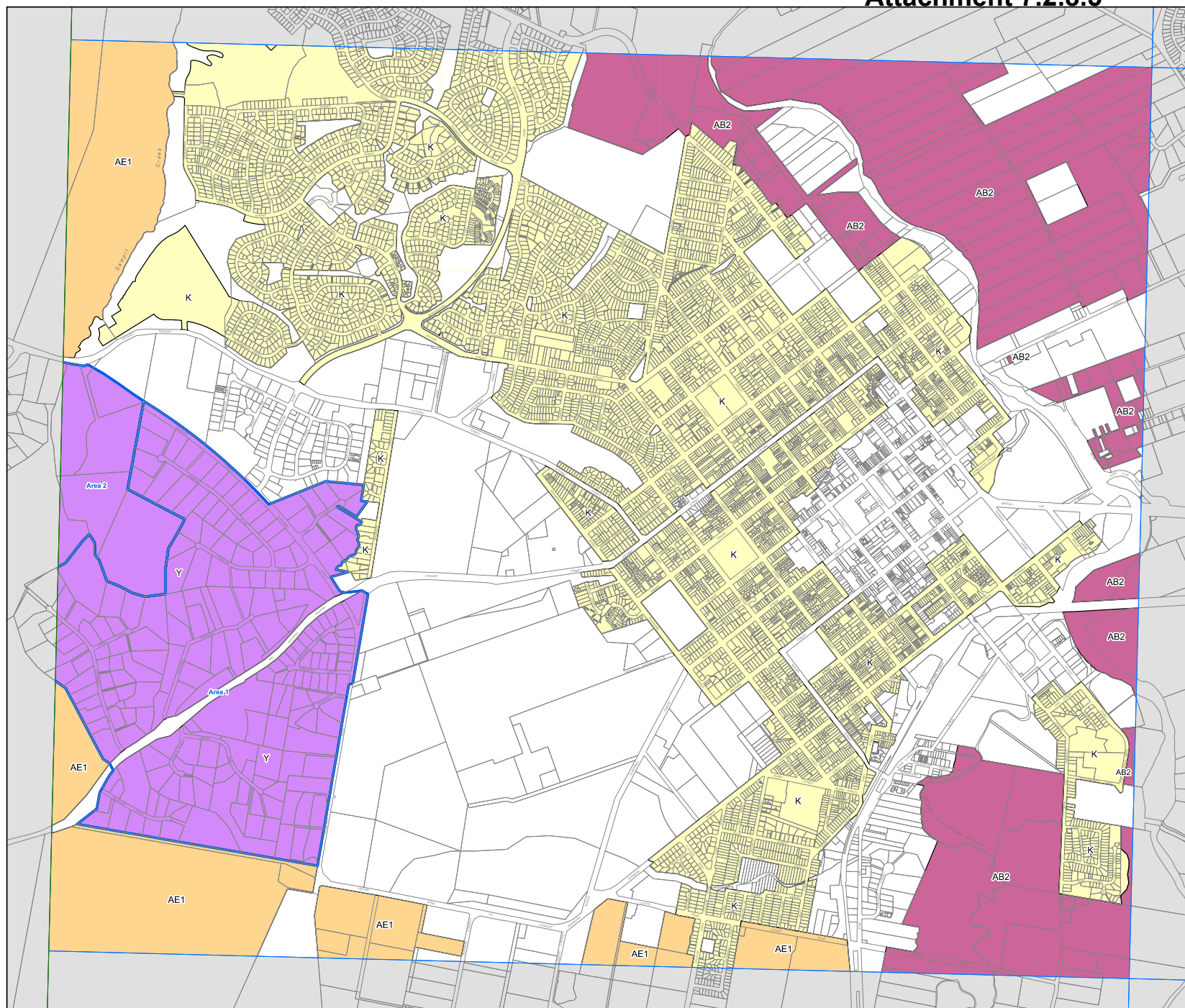
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MGA Zone 55

Map identification number:

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Bathurst Regional Local Environmental Plan 2014

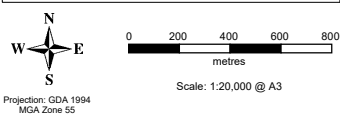
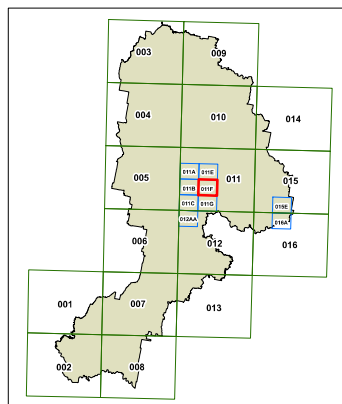
Lot Size Map - Sheet LSZ_011F

Minimum Lot Size (sq m)

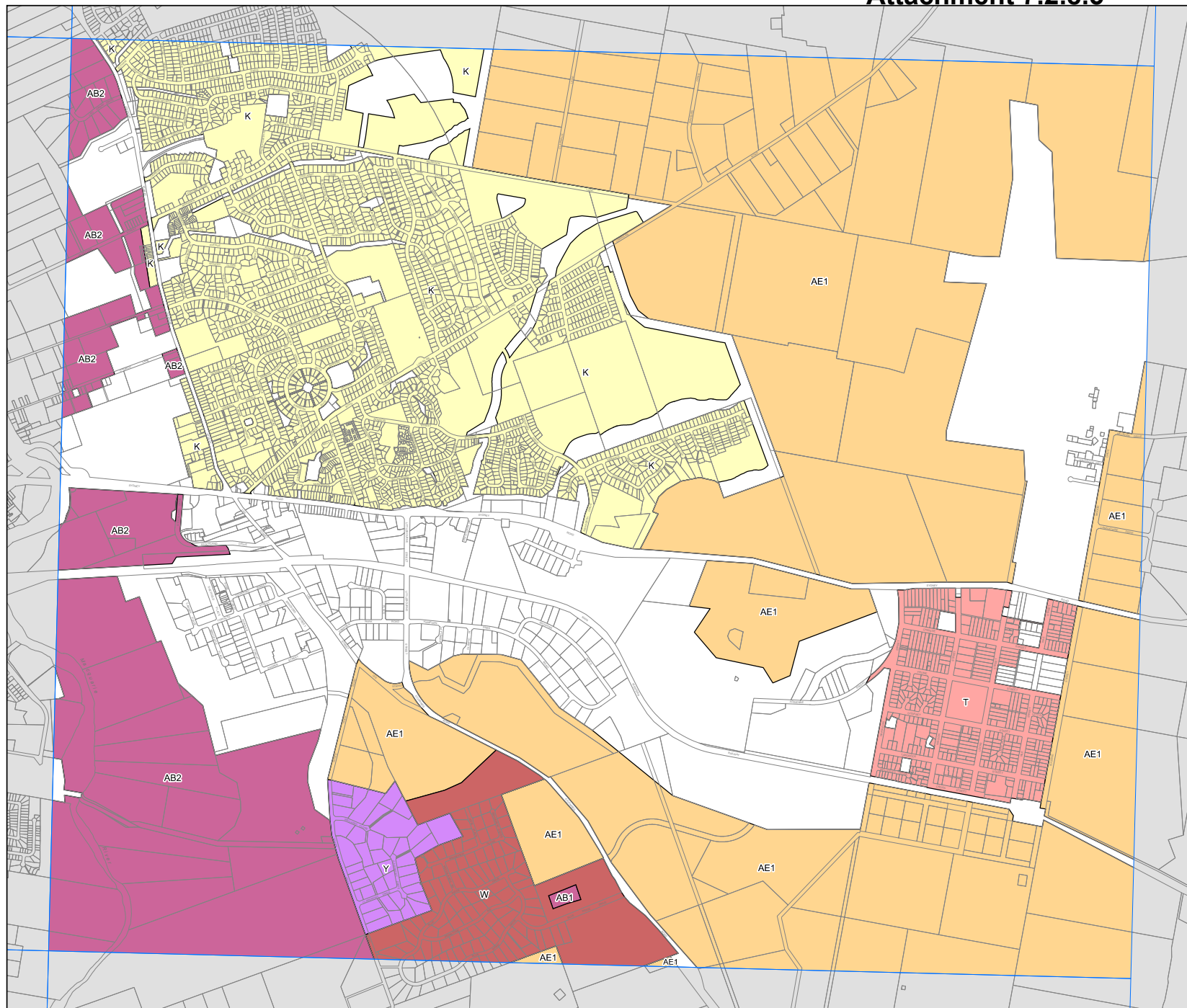
K	550
T	900
W	4000
Y	1 ha
AB1	10 ha
AB2	40 ha
AD	100 ha
AE1	200 ha
AE2	350 ha
AF	480 ha
	Refer to Clause 4.13 B

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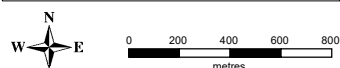
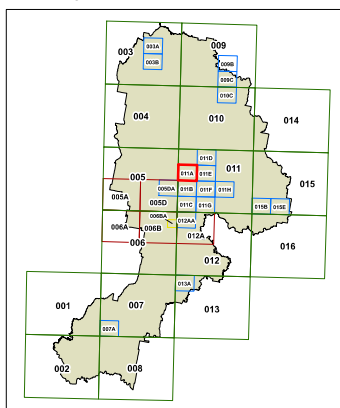
Land Zoning Map - Sheet LZN_011A

Zone

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

Cadastre

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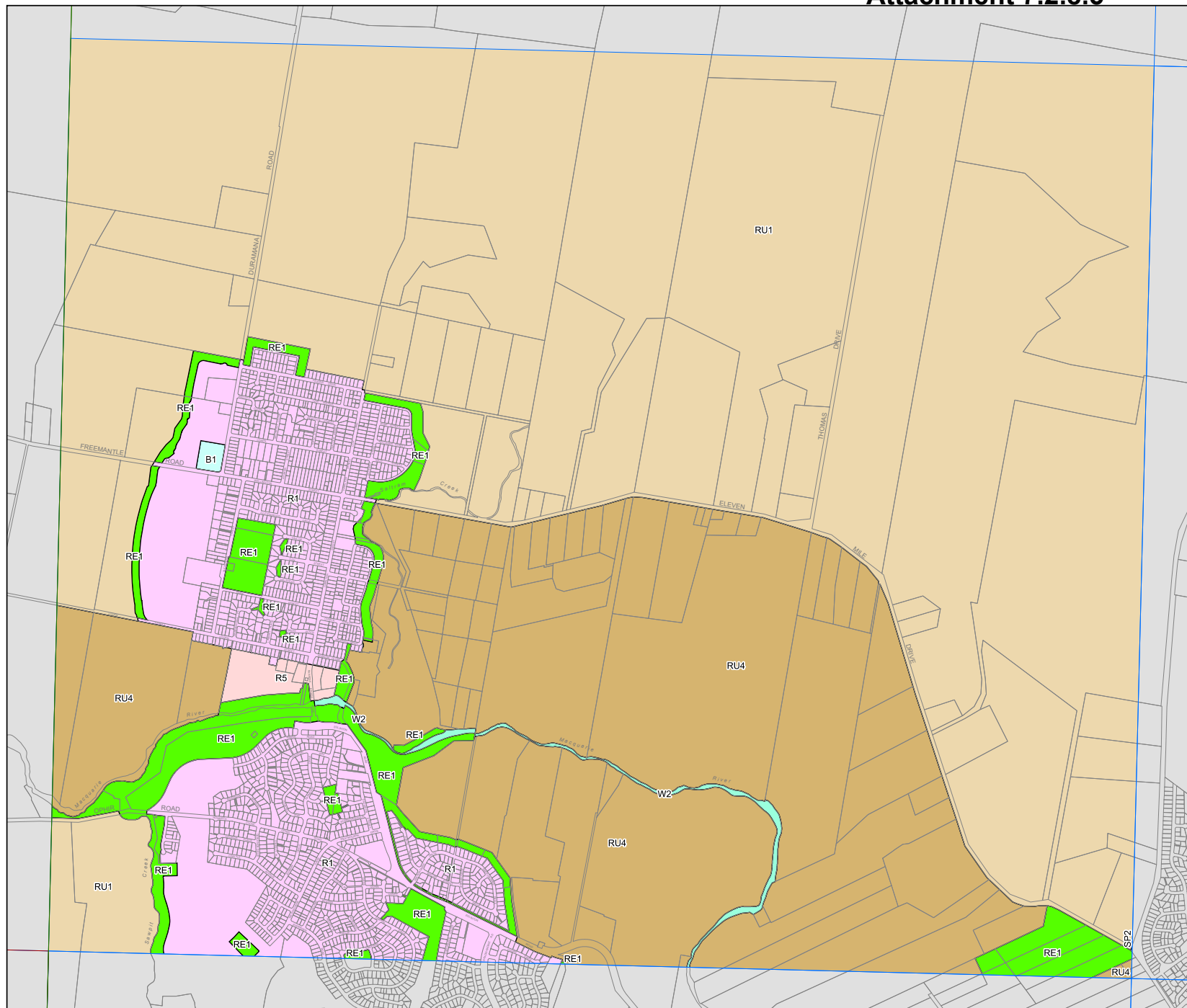


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Map identification number:

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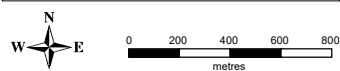
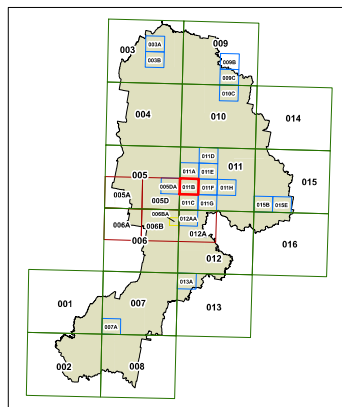
Land Zoning Map - Sheet LZN_011B

Zone

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

Cadastre

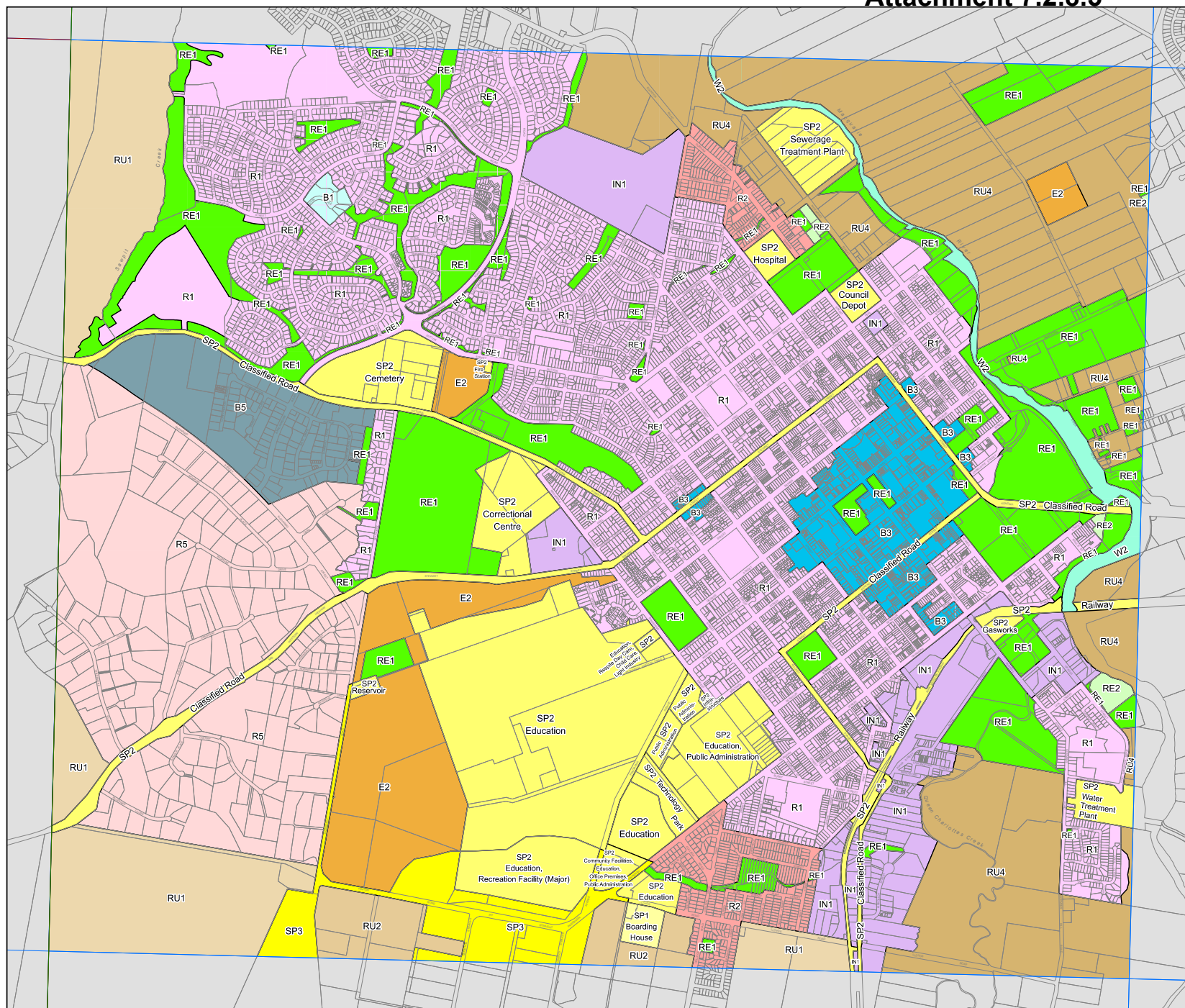
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Bathurst Regional Local Environmental Plan 2014

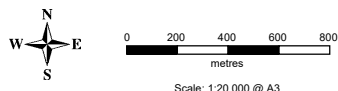
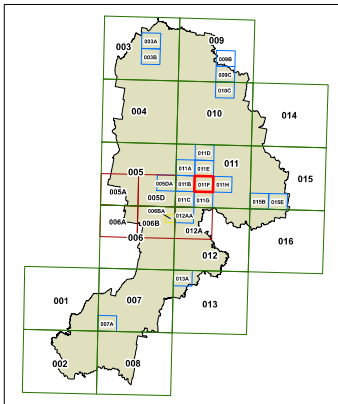
Land Zoning Map - Sheet LZN_011F

Zone

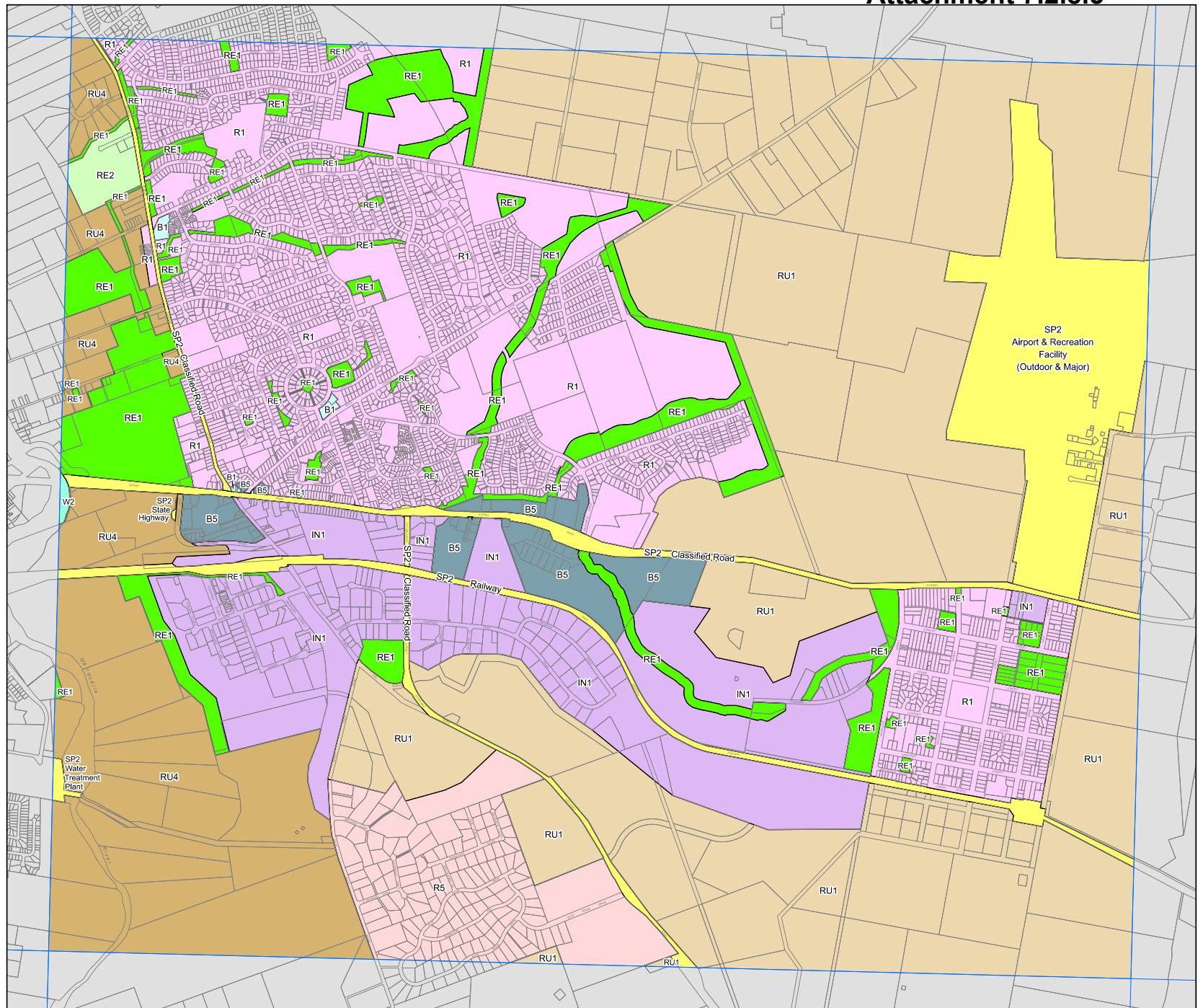
B1	Neighbourhood Centre
B3	Commercial Core
B5	Business Development
E1	National Parks and Nature Reserves
E2	Environmental Conservation
E4	Environmental Living
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R2	Low Density Residential
R5	Large Lot Residential
RE1	Public Recreation
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RU1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

Cadastre

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Map identification number:
0470_COM_LZN_011F_020_20200623



POLICY:	COMPLIANCE AND ENFORCEMENT: FOOD SAFETY
DATE ADOPTED:	Director Environmental, Planning & Building Services Report # 1 Policy 3 November 2010 Council 17 November 2010 Minute Book No. 11015
ORIGINAL ADOPTION:	
FILE REFERENCE:	14.00002
OBJECTIVE:	Provide transparency to consumers and industry on how Council will make decisions on enforcement action; Guide decision-making and action by staff in the use of enforcement options; Use regulatory implements in such a way as to best achieve Council objectives; Promote compliance with the legislative provisions of NSW food regulation consistent with the objects of the Act; and Have a risk-based approach to compliance and enforcement activities through adoption of a graduated and proportionate response to legislative non-compliance.

1. BACKGROUND

The Bathurst Regional Council (Council) has entered into a Partnership Agreement with the NSW Food Authority (the Authority). As a result of that Partnership the Authority has appointed and delegated to Council to undertake a range of responsibilities to administer the provisions of the *NSW Food Act 2003*. It has developed protocols to guide Council in the administration of its responsibilities under that Partnership.

The Compliance and Enforcement: Food Safety Policy (the Policy) aims to provide general guidance to Council's authorised officers on how Council will undertake enforcement and compliance action with a consistent approach. Due to amendments to the legislation and developments in the food industry, the Policy has been updated accordingly.

Relevant legislation:

- Food Act 2003;
- Food Regulation 2010;
- Australia New Zealand Standards Code;

2. SCOPE

Council administers the Food Act 2003 (the Act) within the Local Government Area. The Council is defined by Section 4 of the Act as an enforcement agency. The objectives of the Act as defined in Section 3 include:

- Ensure food for sale is both safe and suitable for human consumption;
- Prevent misleading conduct in connection with the sale of food; and
- Provide for the application in this state of the Food Standards Code.

Enforcement of the Act is essential for the effective management of food safety risks and the prevention of misleading conduct in connection with the sale of food. Accordingly, the Council is committed to ensuring there is a high level of compliance with the Act and the Regulation.

This Policy sets out compliance and enforcement that will facilitate the effective achievement of the regulatory goals of the Act.

Breaches of the Act are classified as criminal offences and penalties of up to \$550,000 and/or two years imprisonment may apply. The range of offences under the Act and Regulation vary greatly in their seriousness and, accordingly, a variable range of penalties and enforcement options are available. This Policy describes the graduated options and provides details of the matters that will be considered in their application toward achieving the objects of the Act.

The Policy also sets out the principles Council will apply in its compliance and enforcement activities.

3. POLICY

Council's authorised officers will conduct regular inspections each year of medium and high risk food premises. The inspection will be conducted using the Food Premises Assessment Report and will result in either a satisfactory outcome or a result requesting further Council action for compliance.

This Policy sets out the guiding principles Council will apply when conducting regulatory and enforcement activities and includes an approach that is:

- Graduated and proportionate;
- Authorised by law;
- Impartial and procedurally fair;
- Accountable and transparent;
- In the public interest; and
- Allowing for application of multiple enforcement tools under appropriate circumstances.

3.1 A graduated and proportionate response to legislative noncompliance

Council will apply a graduated and proportionate approach to the application of enforcement tools upon food businesses. This approach envisages the application of mild enforcement tools to businesses in the first instance, to be followed by more severe tools should the business continue the non-compliant activity.

Examples of mild enforcement tools that may be employed include Improvement Notices or warning letters. Examples of more severe tools include Prohibition Orders, Penalty Infringement Notices, licence suspension/cancellation or prosecution. The tool box is attached to this Policy as **Appendix 1**.

Council may at times consider using mediation and conciliation as preliminary steps in enforcement processes. Mediation and conciliation provide the proprietor of the business with the opportunity to explain mitigating circumstances of the legislative non-compliance. Following this explanation, Council may make a determination on an appropriate course of action.

Through employment of a graduated approach, it is considered that offences may be appropriately managed and allow Council to use its resources to the greatest effect.

3.2 Proportionate response

Notwithstanding the above advice, the Council will select an enforcement response that is proportionate to the identified non-compliance and capable of providing sufficient incentive to the business to amend the non-compliant behaviour.

Furthermore, should the circumstances surrounding an offence be considered sufficiently serious (eg an imminent risk to public health and safety), the Council may elect to employ multiple enforcement tools at the same time. This Policy should not be interpreted as preventing Council from exercising such powers.

Factors that Council will consider in making decisions concerning the choice of enforcement tool to respond to a particular incident include:

- Impact of the alleged offence on the consumer, to competitors of the offending business;
- Circumstances of the alleged offence and the individual circumstances of the business and persons associated with the business that is subject to enforcement action;
- Compliance history of the business that is subject to enforcement action, both in general and with respect to the incident that is the subject of enforcement action;
- Cooperation demonstrated by the alleged offender, both in relation to investigations conducted on the offender's premises relating to the offence and in respect to the cooperation demonstrated by the alleged offender following commencement of enforcement action;
- Remedial action implemented by the alleged offender to address the non-compliance that is the subject of enforcement action;
- A degree of care and due diligence exercised by the food business to avoid non-compliance
- Timeframe over which the offence was committed; and
- The need to provide Council officers with a safe working environment within the requirements of work, health and safety laws, particularly in relation to matters involving assaults and intimidation.

3.3 Authorised by law

Authorised officers are required to act within their legal remit of statutory power when undertaking enforcement activity. Businesses should not be required, either directly or by inference, to observe requirements that are not authorised by law.

The following advice is offered concerning the collection of evidence:

- Evidence obtained by authorised officers relating to actual or alleged offences should be obtained within the requirements of food legislation, and also within the requirements of criminal law;
- Decisions should be based on evidence. That is, enforcement action is to be supported by evidence that is appropriate in the circumstances. Generally that evidence should be admissible and sufficient to establish that an offence has been committed (this will assist in ensuring that enforcement action is only taken under appropriate circumstances);
- Evidence should also be sufficient to support a case against appeal (eg a penalty notice referred to a court for a defended hearing); and

- Evidence need not be assembled into a full prosecution brief for minor enforcement action, however evidence collected should be sufficient to substantiate the offence if questioned.

3.4 Impartiality and procedural fairness

Council will undertake enforcement activity against food businesses in a timely manner that is procedurally fair and impartial. This will assist in minimising opportunities for arbitrary or inexplicable differences between the handling of individual cases, or classes of cases, to occur.

Discrimination (eg with regard to ethnicity, religion, age or gender) by authorised officers when undertaking enforcement action is unacceptable practice.

Decision-making about applying enforcement provisions should not be influenced by:

- Political advantage or disadvantage to a government or any political party or group;
- The consequences of a decision to undertake enforcement action on the personal or professional circumstances of staff of the NSW Food Authority; or
- The personal feelings of the decision-makers towards the offenders.

3.5 Accountable and transparent

To ensure Council is accountable and transparent in the application of enforcement tools, Council officers will:

- Ensure that legislation, enforcement policies, complaints procedures and relevant information are readily accessible to food businesses and the public;
- Use plain language to communicate with the public and the food industry;
- Ensure that policies and procedures that will be followed in addressing stakeholder issues associated with enforcement action are readily available;
- Advise of available complaint or appeal processes associated with enforcement action inclusive of timeframes applicable to these processes; and
- Provide advice on fees and charges that may be applied in discharging enforcement obligations or providing services under the relevant legislation.

The constraints of any privacy legislation and confidentiality provisions when initiating enforcement action against food businesses (unless a statutory requirement exists to disclose the information) will be observed.

3.6 The public interest

The overriding consideration in taking enforcement action should always be the protection of public health and safety.

3.7 Application of multiple enforcement tools

A graduated approach to the application of individual enforcement tools does not preclude the simultaneous application of multiple enforcement tools. For example, there are circumstances, such as a serious hygiene breach, where the concurrent issue of a Penalty Infringement Notice and Prohibition Order would be appropriate.

Additionally, there may be circumstances where there are multiple non-compliances detected, each of varying significance. In such circumstances, the use of different

enforcement tools may also be warranted. Equally, the existence of multiple breaches may indicate a system failure which may result in the use of more significant enforcement tools.

4. RESPONSIBILITIES

Council's officers are authorised under the NSW Food Act 2003. Council is required to report to NSW Food Authority as required by the legislation.

Appendix A – Enforcement toolbox

The following list of tools, ranked in order of graduating severity, provides guidance in the application of enforcement provisions against food businesses:

- Warning letter;
- Statutory Improvement Notice which may consider issues such as cleaning of premises, equipment or transport, repair or replacement of equipment or transport, or request revision of a food safety management system;
- Prohibition Order which controls certain activities, the use of certain appliances or prevents operation of the food business entirely. May be used in situations where there is failure to comply with an Improvement Notice or to prevent or mitigate a serious danger to public health;
- Seizure of food, vehicles, equipment and labelling or advertising material that does not comply with the legislation or as evidence of an offence;
- Penalty Infringement Notice;
- Prosecution in the Local Court;
- Publication of the names of offenders on the NSW Food Authority's website registers;

1. Verbal warnings

Authorised officers are recommended to routinely provide food safety advice to food businesses. Advice should be presented in a way that businesses may readily determine the difference between general advice and directed compliance advice (ie a legal requirement). Such advice should not extend beyond the level of expertise of the authorised officer.

Verbal warnings, as they are not accompanied by formal notification, are prone to improper documentation by the regulator and the business, or misinterpretation or being completely forgotten. Due to the informal nature of verbal warnings, it is suggested that they are only used for issues of a minor technical nature.

2. Written warnings

Generally speaking, warning letters should only be used for breaches where the issuing of an Improvement Notice is not appropriate or warranted in the first instance. When issued, it is suggested that warning letters detail the following:

- Nature of the offence;
- Relevant legislation and clauses breached;
- Required remedial action; and
- Timeframe for implementation of the proposed remedial action.

Warning letters are to be followed-up in a timely manner upon the expiry timeframe to ensure the required actions have been undertaken.

It is likely that failure to comply with a warning letter may, in most cases, result in the implementation of more serious enforcement action.

3. Improvement notices

Improvement Notices are statutory notices issued by authorised officers upon food businesses that address prescribed issues and have prescribed content.

An authorised officer may issue an Improvement Notice to a food business if it is believed that the business is acting in contravention to the food legislation or to particular instruments associated with the legislation. Improvement Notices should only be issued when considered to be an appropriate tool, ie capable of providing sufficient incentive to the business to address the matter.

Improvement notices may be issued to businesses for cleaning, sanitation and maintenance issues (including repair and replace) for premises, food transport vehicles or processing equipment within premises. Improvement Notices may also be issued in relation to compliance with the Food Safety Standards of the Food Standards Code (ie Standards 3.2.2 and 3.2.3), or concerning a business's particular practice for handling food.

Improvement Notices should include the following information:

- Provision(s) of the appropriate legislation that the authorised officer reasonably believes is being, or has been, contravened;
- Brief description of how the relevant legislative provision(s) have been, or are being, breached; and
- Particular action that the business should undertake in order to rectify the observed legislative non-compliance.

The timeframe in which the legislative contravention should be resolved by the business. For more serious issues this period is likely to be 24 hours and for less serious issues, a period considered appropriate by the authorised officer, but normally longer than 24 hours.

Advise the business that it is an offence not to comply with a Notice without reasonable cause.

Follow up inspections are to occur at the timeframe nominated in the Improvement Notice.

Extensions to the date of compliance provided in an Improvement Notice may be granted at the discretion of an authorised officer. However, it is recommended that extensions are only provided in instances where the business requests an extension before the expiry date of the Notice. Extensions may only be considered for more minor matters such as repairs to equipment or replacement of equipment parts. Exceptions may be granted by authorised officers at their discretion subject to the business satisfying the officer that exceptional circumstances prevail.

Businesses are advised that failure to comply with an Improvement Notice will generally result in implementation of more serious enforcement action such as a Prohibition Order, Penalty Infringement Notice or both.

4. Prohibition orders

A Prohibition Order forbids the handling of food on a specified premises, vehicle or equipment or requires that food may not be handled in a specified way or for a specified purpose.

Prohibition Orders may be issued where it is necessary to prevent or mitigate a serious danger to public health or where an Improvement Notice has not provided sufficient incentive to a business to address an issue of legislative non-compliance. A

Penalty Infringement Notice may also be issued to businesses that have not addressed matters listed in an Improvement Notice within the prescribed timeframe.

Prohibition Orders may be specifically directed, such as to apply to a specific piece of equipment or part of the premises or be more-broadly directed and applied to an entire premises.

Breach of a Prohibition Order is a serious matter that will likely result in prosecution.

A Prohibition Order will remain in place until a Certificate of Clearance is issued following a request for inspection from the business. An inspection is to take place within 48 hours of receiving a written request for inspection from the proprietor of a food business. Should an inspection not be undertaken within this timeframe, the Food Act 2003 requires that a Certificate of Clearance be automatically issued to a business under a prohibition order.

5. Seizure powers

Authorised officers generally have legislative seizure powers to seize food, vehicles, equipment and labelling or advertising materials which the authorised officer reasonably believes do not comply with a provision of the relevant legislation or may form part of evidence that an offence has been committed.

Seized goods that are forfeited to the Crown should be destroyed or disposed of in a manner that ensures there can be no allegation of improper conduct. Records should be kept of how, when and where seized goods are disposed. It is further advisable to have disposals of seized goods witnessed.

While seizures are undertaken to collect evidence or prevent further offences being committed, they effectively impose a penalty upon the person from whom the food, vehicle, equipment and labelling or advertising material has been seized.

The person from whom items have been seized must be provided at the time of seizure, with a statement that describes the items seized, the reasons for those items being seized, the address where those items will be held, as well as be informed of their right of appeal.

Should subsequent investigation reveal that the business has not contravened the legislation, all seized materials should be returned to the business as soon as possible.

It should be noted that the Act provides for compensation to be paid to food businesses where materials (ie food, equipment etc) have been seized should the grounds for making the seizure be proven to be inadequate.

6. Penalty Infringement Notices

A Penalty Infringement Notice is issued to a person who has committed a specific offence against the Act or Regulation. If the person does not wish to have the matter dealt with before a court, they will need to pay a specified amount for the offence within a specific timeframe. Alternatively, the person may elect to have the matter heard before a court.

Penalty Infringement Notices provide an efficient method of dealing with breaches of food legislation that may otherwise require presentation to a court.

As Penalty Infringement Notices may be referred to a court for hearing, authorised officers are advised to collect sufficient evidence to prove the elements of the alleged offence before issuing penalty notices. It is suggested that this evidence be appropriately logged and secured as for a prosecution.

7. Cautions

When considering the issuing of a Penalty Infringement Notice, Council will have regard to the guidelines used by the NSW Food Authority to assist in exercising their discretion. **They do not create any right or obligation to give a caution.**

In summary, in lieu of issuing a Penalty Infringement Notice, a caution may be issued instead, if the officer believes:

- On reasonable grounds that a person has committed an offence under a statutory provision for which a penalty notice may be issued; and
- It is appropriate to give a caution in the circumstances.

The Enforcement and Compliance Policy advocates the use of a graduated approach to enforcement and allows for not only cautions to be given but the use of less severe enforcement tools if warranted.

8. Prosecution

Prosecution will generally be utilised for more serious legislative breaches or for matters where less severe enforcement action has not been sufficient to convince the business to address the observed noncompliance. It should be noted that matters heard in the Local Court are subject to jurisdictional limitations in relation to the maximum penalties available under the Food Act 2003 and therefore may not attract the full penalties provided by the legislation. Where offences result in serious consequences and where offences are committed with deliberate intent or are committed repeatedly despite previous prosecutions, consideration will be given to having matters heard before the Supreme Court.

Submissions to the court on penalties will generally include details about the risk to public health, including the severity of the possible harm that may result (where appropriate) and take account of the economic benefit gained by the food business in not complying with the legislation.

As a prosecution always proceeds before a court or related tribunal, it is recommended that all supportive evidence concerning enforcement action taken be made available. Evidence supporting enforcement action should be objective and as comprehensive as possible.

9. Publication of the names of offenders

The NSW Food Authority publishes lists of businesses that have breached or are alleged to have breached the Food Act 2003 or Food Regulation 2010. Individuals and businesses may receive either a Penalty Infringement Notice for their alleged offence or be prosecuted before a court. The NSW Food Authority publishes a register of Penalty Infringement Notices and a register of offences (prosecutions).

The information, which can be published, is set out in ss133A to 133F of the NSW Food Act 2003. Decisions about which Penalty Infringement Notices are published are

made according to the NSW Food Authority's 'Penalty Notice Publication Protocol' which is available on the NSW Food Authority's website. A mechanism for having information changed or removed from the registers is also available on the website.



Critically Endangered Grassy Box-gum Woodland at Peel

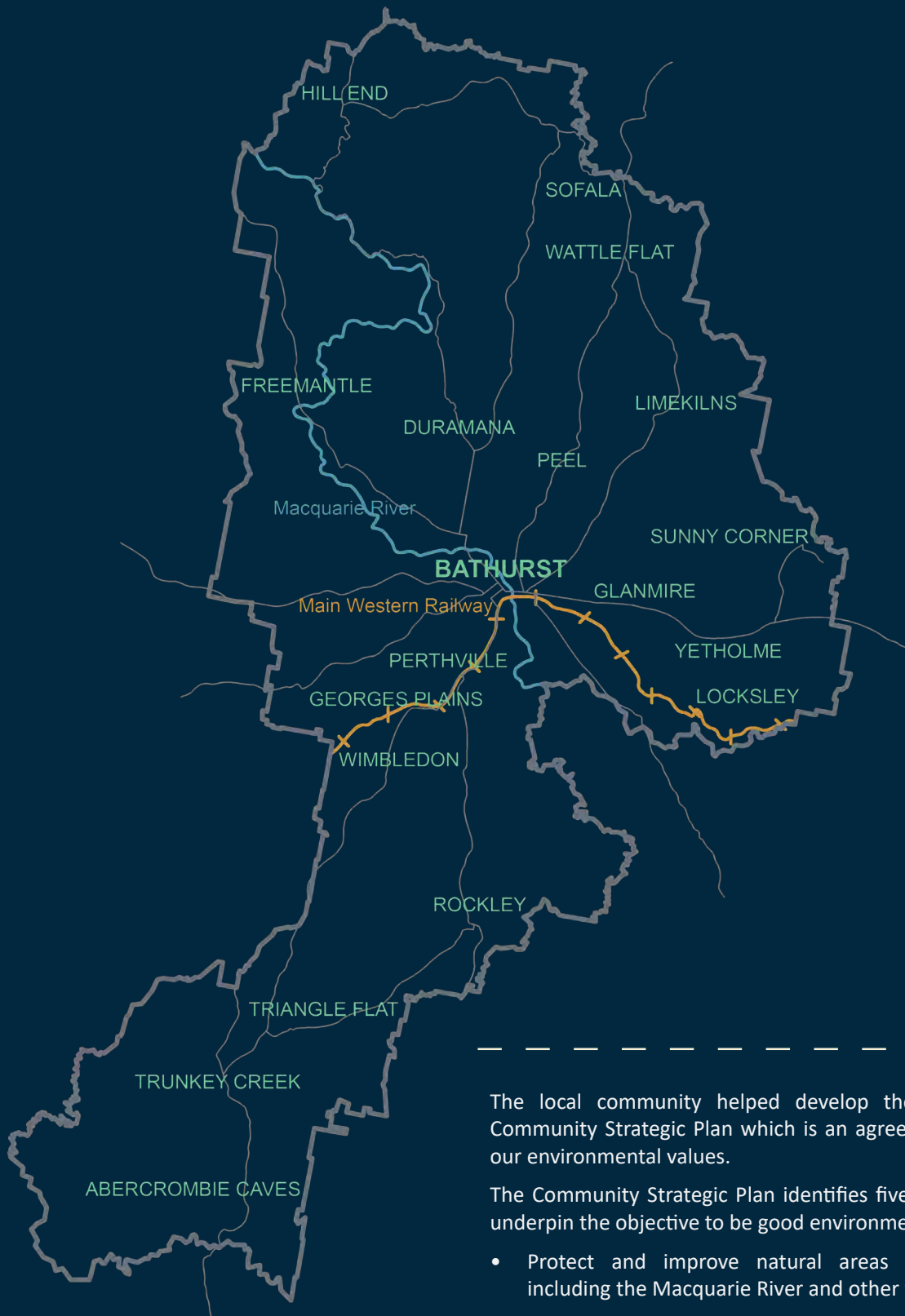


BATHURST
REGIONAL
COUNCIL

State of the Environment Snapshot

2019-20

Bathurst LGA



The local community helped develop the Bathurst 2040 Community Strategic Plan which is an agreed plan to protect our environmental values.

The Community Strategic Plan identifies five strategies which underpin the objective to be good environmental stewards:

- Protect and improve natural areas and ecosystems, including the Macquarie River and other waterways
- Protect the City's water supply
- Minimise the City's environmental footprint, live more sustainably and use resources more wisely
- Protect and improve the region's biodiversity
- Increase resilience to natural hazards and climate change

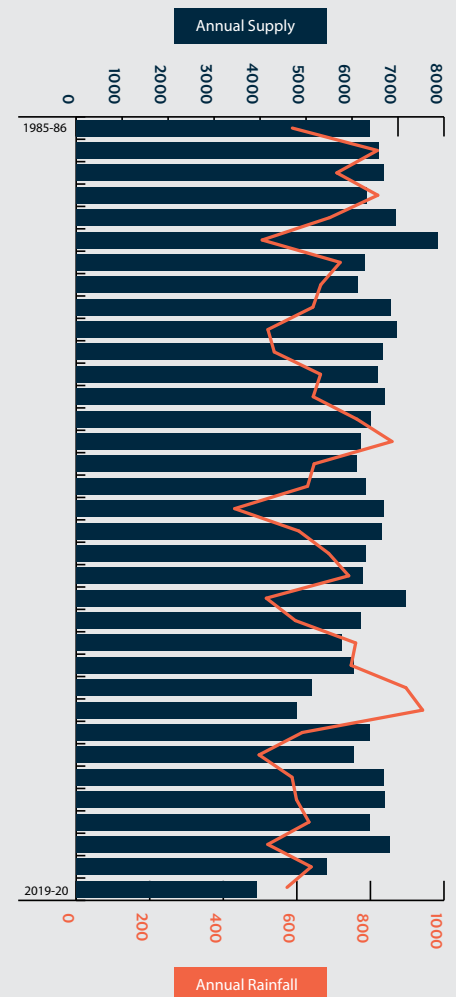
The 2019/20 State of the Environment Report helps us track our progress towards this objective.

Water

Water use by households is strongly correlated to rainfall.

Bathurst town water supply comes from Chifley Dam. At the end of the reporting period Chifley Dam was at approximately 38.7%

The 'Let's Make it Last' education campaign focused on helping residents and businesses achieve a major reduction in water use during the drought.



4/5

extreme level water restrictions commenced 14 October 2019

130

average litres per person per day

26%

less domestic water used than previous year

63%

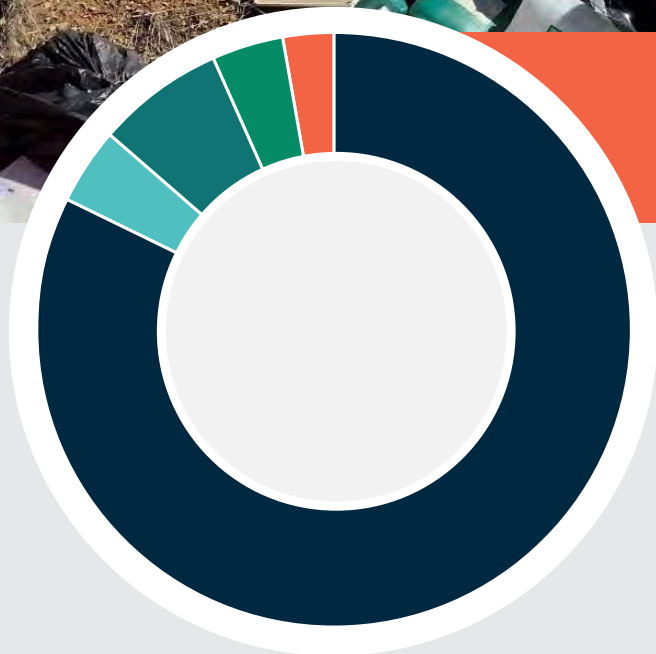
less water use per resident

169

thousand litres of water used per household



Waste



- 1326 tonnes of recycled material at WMC
- 1980 tonnes of Green Waste delivered to WMC
- 3378 tonnes Organics kerbside collection
- 1917 tonnes of material collected kerbside for recycling
- 40392 tonnes General Waste to Landfill (kerbside and delivered to WMC)

A trailer load of rubbish dumping by the numbers

\$20	Take to the Waste Management Centre
\$250-\$1500	Fine for dumping
\$150-\$500	Cost to ratepayers to clean up

17% of kerbside collected material and waste delivered to the Waste Management and Transfer stations was diverted from landfill

Council works with other agencies including the NSW Environment Protection Authority, Forestry Corporation and NSW Police and the local community to **monitor** activity, and to **identify** and **penalise** illegal dumpers.

Illegal dumping is a **costly issue** for Bathurst ratepayers. In **2019/20** Council Officers investigated **135 illegal dumping matters** and issued **several** penalty infringements.

17Council facilities
with Solar Panels**481**

kW installed

609tonnes CO₂e in
avoided greenhouse
gas emissions**28**kW
average system
size**5.3%**of Council's electricity
consumption derived
from its own solar

Council's Renewable Energy profile



Energy

RENEWABLE ENERGY ACTION PLAN

Adopted June 2020

- Target of 15% improved electricity efficiency 2018/19 to 2023 with a 9.7% improvement achieved by 2019/20
- 25% of Council operations powered by Renewable Energy by 2023 and 50% by 2025

Council continues to support the transition to sustainable vehicles with electric vehicle charging infrastructure in Bathurst. Council installed two new charge stations at the new Bathurst Rail Museum: A Tesla Destination charger and a universal charger, as well as installing two chargers in the Civic Centre parking area. Council continues its trial of a Mitsubishi Outlander plug-in hybrid electric vehicle for staff use.

Total electricity use for the whole of the Bathurst Regional Council Local Government Area has been relatively stable 2019/20 to 2018/19. Business use has declined but this has been offset by higher energy use in homes. Energy exported to the grid from small scale solar continues to increase.

1.11 tonnes
carbon dioxide
(equivalent)
emissions per
resident

Helpful hint:

1.11 tonnes of carbon
dioxide gas would fill the
average Australian home

Energy use at Council facilities per resident is declining. This year it was 1492 MJ per resident.

Council spend on electricity and gas was \$3.32 million.

The large 2019/20 decline can be partly attributed to reduced water pumping due to water restrictions and to the deployment of 5149 energy efficient LED Street Lights

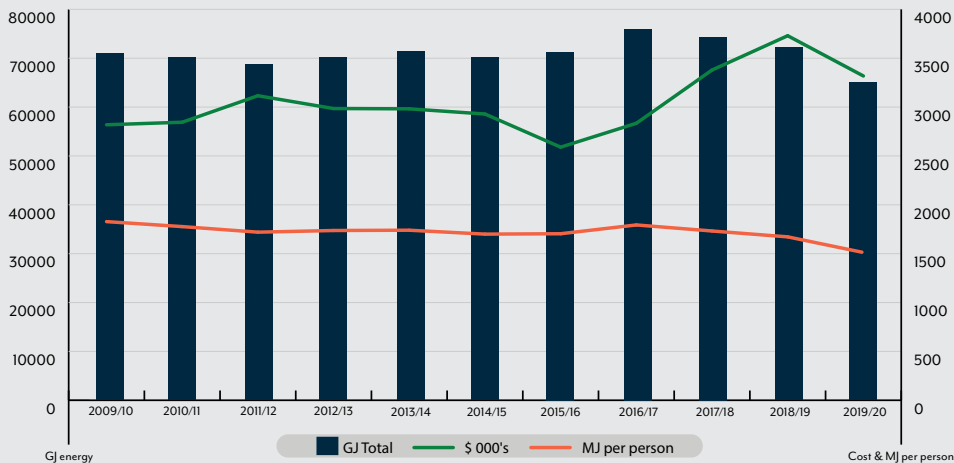
Helpful hint:

MW = a Megawatt or one million watts, which is enough to power an average 55-inch TV two hours per day for forty years!

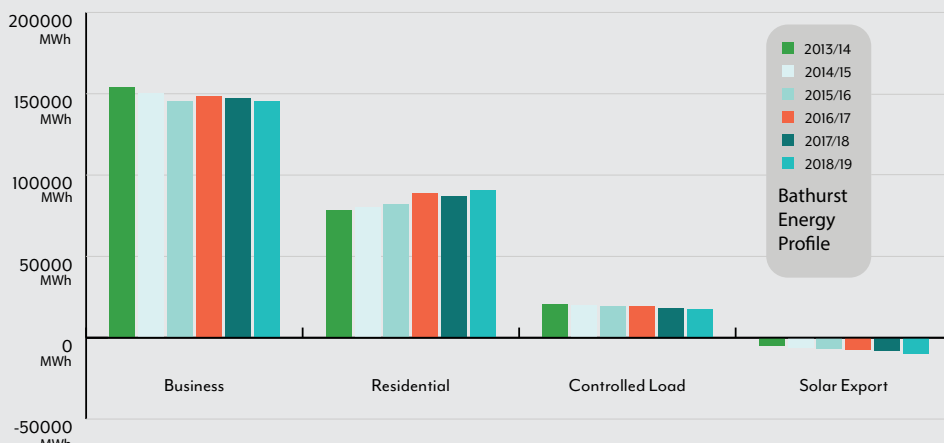
79% of
Australians rank
solar in their top
three preferred
energy sources
compared to
Nuclear - **21%**
Gas - **19%**
Coal - **14%**

(The Australia Institute 2020)

By June 2020
4118 solar
systems =
23.5 MW
solar
installed by
the Bathurst
Community

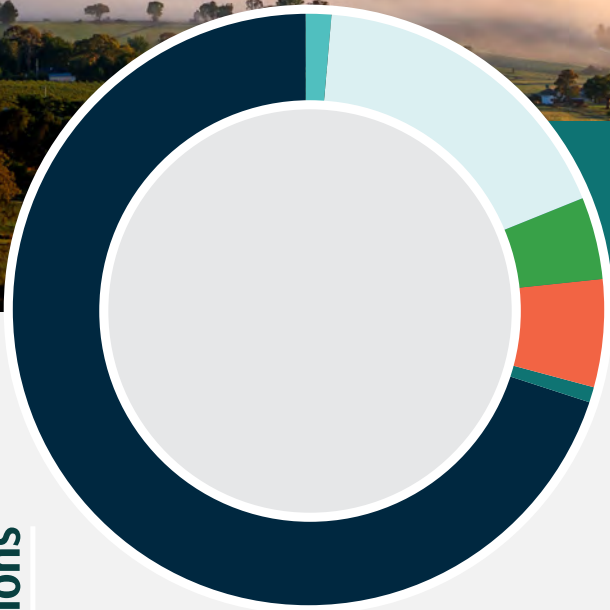


Weather
conditions
influence
energy use
of Council
operations by the
need to pump
the town water
supply and to
heat and
cool Council
facilities.



Climate

BRC Co₂ emissions

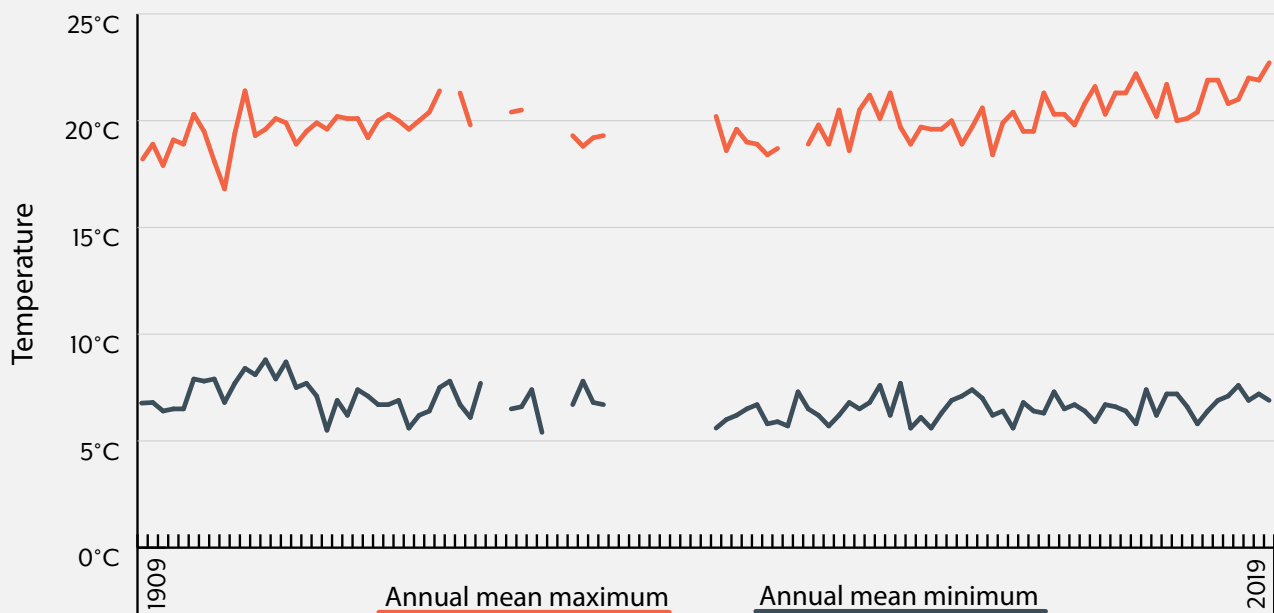


Net WMC Landfill Emissions 33894	Fleet 2732
Wastewater Treatment Plant 394	Gas 757
Street Lighting 2201	Electricity 8484

Did you know?

Weather is the daily temperature, wind, rain that we experience.

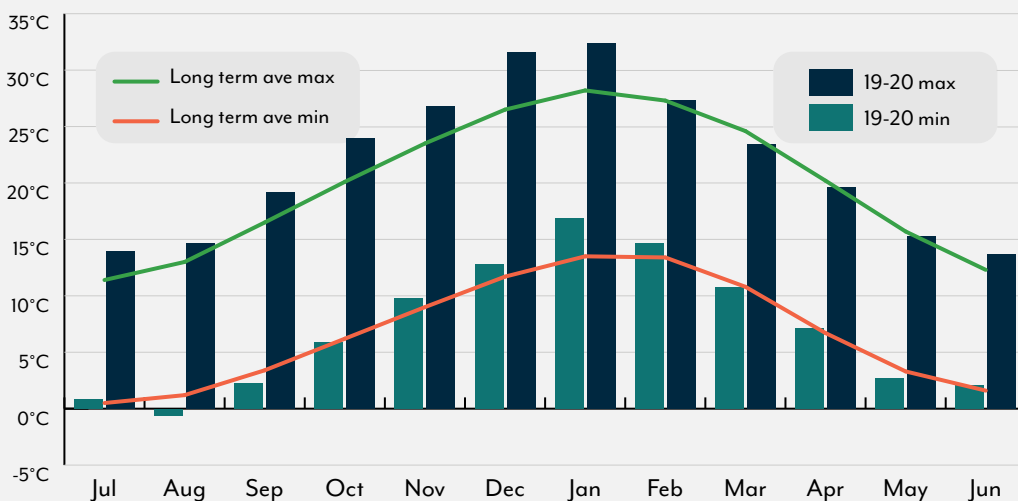
Climate is the trend or average over a long period of time.



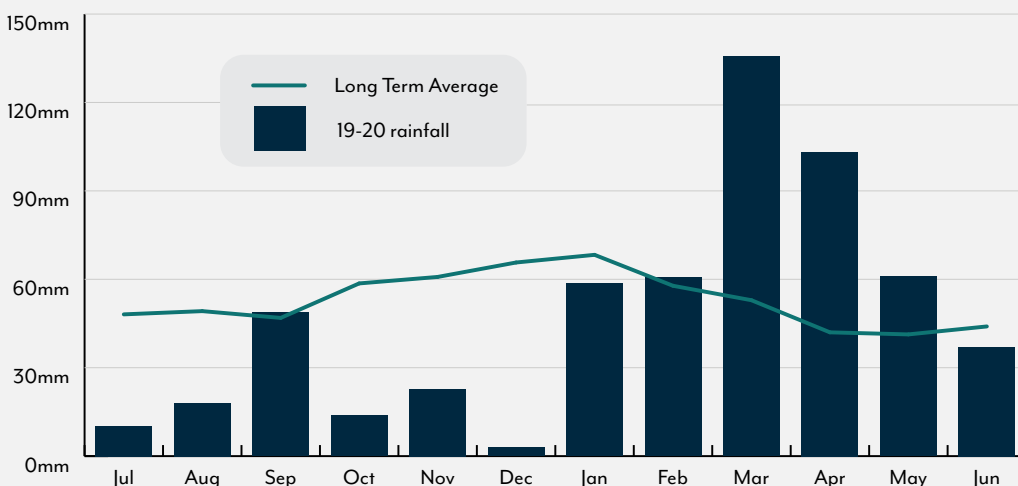
Conditions were significantly **hotter** than average during 2019/20. The average daily maximum temperature in December 2019 – January 2020 was at least **4°C above** average and the year was **1.9°C above** average.

Bathurst experienced the **hottest average maximum** day-time temperature on record for 2019/20 and **continues to be hotter** on average.

Weather



Maximum and Minimum Temperatures compared to long-term average¹



The first half of the reporting period experienced significantly less rainfall than the average whilst storms in March – May resulted in higher monthly totals later in the year.



Biodiversity

Protecting our Waterways

Council continued a NSW Environmental Trust funded project to rehabilitate 1km of Macquarie River Riparian Corridor. Tree planting programs were also conducted along other creeks and rivers in the Region. These projects improve riparian (riverside) vegetation and connect to other rehabilitation projects and existing habitat areas. Increasing riparian habitat addresses key threats to the recovery of listed endangered species, populations and communities, such as the Booroolong Frog and Murray Cod.

Roadside Vegetation

Council implemented woody weedy control along 7km of Box-Gum Woodland on Duramana Road and The Bridle Track through grant funding from the Central Tablelands Local Land Services.

Did you know?

Feral bird species are more likely to live in a garden with exotic plants and native birds are more likely to live in a garden with mostly native plants.

198

participants

150

bird species

7

threatened bird species identified

3

feral bird species in the top 6 most commonly seen

11,690

birds counted

Aussie Backyard Bird Count | 21 to 27 October 2019

2019–20 State of the Environment Snapshot

A State of the Environment (SoE) Report is an important management tool which aims to provide the community and Local Council with information on the condition of the environment in the local area to assist in decision-making.

Since 2007, the Councils of the Greater Central West Region of NSW (see map) have joined to produce Regional SoE Reports as part of Council reporting requirements.

Changes to NSW legislation mean that Councils are no longer required to produce SoE Reports each year, but only once every four years, in the year of the Council election.

However, the participating Councils have decided to continue reporting on an annual basis so that they can provide a detailed Regional SoE report that covers trends in the intervening years. It should be noted that the planned 2020 NSW Council elections were postponed until 2021.

This is a brief snapshot of data for the Bathurst Local Government Area in 2019-20 across a range of environmental indicators as shown in the tables below. The tables provide an understanding of trends by comparing this year's data with an average of previous years.

2019-20 Highlights

- ↑ Water consumption in 2019-20 was significantly lower than the three previous years in response to the ongoing drought.
- ↓ The number of hours that environmental volunteers worked on open space projects fell to its lowest level in the past four years.
- ↑ Council's electricity consumption in 2019-20 was lower than each of the three previous years.
- ↑ The average amount of waste generated per person in 2019-20 was lower than each of the three previous years.
- ↓ Due mainly to bushfires, there was a large increase in the number of days that air pollution maximum goals for particulate matter were exceeded.

Land

Issue	Indicator	2016-17	2017-18	2018-19	2019-20	Trend
Contamination	Contaminated land sites - Contaminated Land Register (number)	0	0	0	0	→
	Contaminated land sites - potentially contaminated sites (number)	398	500	635	642	↓
	Contaminated sites rehabilitated (number)	4	3	2	3	→
Erosion	Erosion affected land rehabilitated (ha)	0	0	0	0	→
Land use planning and management	Number of development consents and building approvals	662	675	661	599	↑
	Landuse conflict complaints (number)	5	1	0	8	↓
	Loss of primary agricultural land through rezoning (ha)	29	0	0	0	↑
Minerals & Petroleum	Number of mining and exploration titles		11		163	↓
	Area covered by mining and exploration titles (ha)	110,000	106,000	93,955	140,000	↓

↑ improvement → no or little change ↓ worsening trend

Note - the trend is based on comparing the average of the three previous years of reporting with 2019–20

People and Communities

Issue	Indicator	2016-17	2017-18	2018-19	2019-20	Trend
Active community involvement	Environmental volunteers working on public open space (hours)	3,224	2,734	2,260	2,116	↓
	Number of environmental community engagement programs	12	12	12	11	↓
	Number of growers markets/local food retailers specialising in local food	5	5	5	6	↑
Community Impacts	Number of days that air pollution maximum goals for particulate matter were exceeded*	0	3	12	84	↓
Indigenous Heritage	Number of Indigenous sites on AHIMS register	275	300	328	341	↑
	Inclusion in DCPs & rural strategies (Yes/No)	Yes	Yes	Yes	Yes	→
	Extent of liaison with Indigenous communities (self-assessed from 0 = none to 3 = High)	3.0	3.0	3.0	3.0	→
	Development approvals on listed Indigenous sites (number)	1	1	1	1	→
	Number of Indigenous heritage management actions/responses	0	0	0	8	→
Non-Indigenous Heritage	NSW Heritage Items (number)	34	34	34	34	→
	Locally listed heritage items (number)	341	342	342	344	↑
	Actions to protect non-indigenous heritage (including management plans) (number)	6	6	8	8	↑
	Heritage buildings on statutory heritage lists demolished/degraded in past year (number)	0	1	0	2	↓
	Heritage buildings on statutory heritage lists renovated/improved in past year (number)	10	6	22	11	↓

Water and Waterways

Issue	Indicator	2016-17	2017-18	2018-19	2019-20	Trend
	<i>E.coli</i> remote from wastewater treatment plants (per 100ml)	810	1,200	890	1,106	↓
Riparian	Riparian vegetation recovery actions (number)	10	9	8	15	↑
	Riparian vegetation recovery area (ha)	10	2	3	12	↑
Industrial/ Agricultural Pollution	Load Based Licencing Volume (kg)	62,439	47,068	46,197	45,930	↑
	Exceedances of license discharge consent recorded (number)	0	2	2	0	↑
	Erosion & Sediment Control complaints received by Council (number)	16	20	44	15	↑
Stormwater Pollution	Number of gross pollutant traps installed	7	7	7	7	→
	Total catchment area of GPTs (ha)	863	863	863	863	→
	Water pollution complaints (number)	14	20	12	17	↓
Town Water Quality	Number of instances drinking water guidelines not met	0	0	0	0	→
	Number of drinking water complaints	84	87	41	42	↑
Water extraction	Number of Water Supply Work Approvals from surface water sources	235			243	↓
	Volume of surface water permissible for extraction under licences (GL)	30			27	↑
	Number of Water Supply Work Approvals from groundwater resources	1,533			1,681	↓
	Volume of groundwater permissible for extraction under licences (GL)	2.3			1.9	↑
	Actual volume extracted through groundwater licences (GL)	0.01			0.01	→
Council water consumption	Area of irrigated Council managed parks, sportsgrounds, public open space (ha)	132	134	134	138	↓
	Water used by council for irrigation (including treated and untreated) (ML)	246	434	337	293	↑
Town water consumption	Annual metered supply (ML)	5,720	6,042	4,875	3,934	↑
	Annual consumption (Total from WTP) (ML)	6,578	6,819	5,441	3,917	↑
	Average annual household mains potable water usage (kL)	272.6	297.2	229.4	169.6	↑
	Average level of water restrictions implemented	0.0	0.0	3.0	5.0	↓
	Water conservation programs (number)	2	3	5	5	↑

Towards Sustainability

Issue	Indicator	2016-17	2017-18	2018-19	2019-20	Trend
Waste Generation	Total waste entombed at primary landfill (tonnes)	43,608	42,874	40,497	40,392	↑
	Total waste entombed at other landfills (exc recyclables) (tonnes)	150	150	155	155	↓
	Average total waste generated per person (tonnes)	1	1.00	0.94	0.93	↑
	Average cost of waste service per residential household	\$368	\$377	\$394	\$413	↓
Hazardous/Liquid Waste	DrumMuster collections (number of drums)	1,514	2,164	1,879	2,109	↑
	Household Hazardous Wastes collected (kg)	8,258	5,090	15,437	2,359	↓
Reduce	Organics collected (diverted from landfill) (tonnes)	6,429	5,780	6,138	5,358	↓
	E-Waste collected (diverted from landfill) (tonnes)	8	19	29	16	↓
Recycle	Volume of material recycled (tonnes)	2,951	3,684	3,903	3,012	↓
	Volume of material recycled per person (kg)	70	86	90	69	↓
Littering and illegal dumping	Number of illegal waste disposal complaints to Council	108	129	147	135	↓
Engineering, Infrastructure and Civil Works	New road construction (km)	4	6	5	0.93	↑
	Road upgrades (km)	55	53	80	42	↑
Risk Management	Flood management plans/ flood mapping - increase in area covered (ha)	0	0	0	0	→
	Hazard reduction burns (number)	0	1	1	0	→
Climate Change Mitigation	Office paper used by Council (A4 & A3 reams)	3,539	2,641	2,288	2,724	↑
	Council sustainability initiatives (number)	26	27	28	33	↑
	Council mitigation initiatives (number)	5	6	8	9	↑
Council Greenhouse Gas Emissions	Annual electricity consumption for Council controlled facilities (MWh)	15,289	15,289	14,746	13,220	↑
	Annual natural gas consumption for Council controlled facilities GJ)	15,107	14,958	15,845	14,545	↑
	Annual bottled gas consumption for Council controlled facilities (L)	1,686	2,205	3,065	1,693	↑
	Total fuel consumption (KL)	857	858	876	915	↓
	Proportion of Council's electrical energy demand met from council-owned renewable energy infrastructure	3.0%	4.1%	4.4%	5.3%	↑
	Council total operational greenhouse gas emissions (tCO ₂ -e/year)	38,492	29,636	30,798	35,111	↓
Community Greenhouse Gas Emissions	Small scale renewable energy uptake (kW installed)	1,071	2,176	3,837	5,165	↑
	Number of solar water heaters and heat pumps installed	19	19	10	10	↓

Biodiversity

Issue	Indicator	2016-17	2017-18	2018-19	2019-20	Trend
Habitat Loss	Total area in the National Parks Estate (ha)	16,677	16,677	16,676	16,676	→
	Total area of State Forests (ha)	12,276	12,276	12,276	12,276	→
	Total area protected in Wildlife Refuges (ha)		8,262		8,262	→
	Area protected in conservation reserves & under voluntary conservation agreements (ha)	1,937	1,996	2,050	1,861	↓
	Extent of Traveling Stock Reserves in LGA (ha)			324	340	→
	Proportion of Council reserves that is bushland/remnant vegetation	50%	50%	45%	45%	↓
	Habitat areas revegetated (Ha)	15	2	2	4	↓
	Roadside vegetation management plan (Yes//No)	Yes	Yes	Yes	Yes	→
	Roadside vegetation rehabilitated (ha)	0	1	4	9	↑
Threatened Species	State Threatened species listed (number)				102	
	Threatened species actions implemented (e.g. PAS, recovery plans) (number)	4	5	5	7	↑
	Fish restocking activities: native species (number)	77,612	22,755	38,000	7,000	↓
Priority weeds and feral animals	Fish restocking activities: non-native species (number)	67,334	26,667	20,825	28,000	↑
	Number of declared priority weeds	95	95	96	98	↓
	Invasive species under active management (number)	13	13	14	15	↑

CASE STUDY: 'Water – Let's Make It Last' (Bathurst LGA)

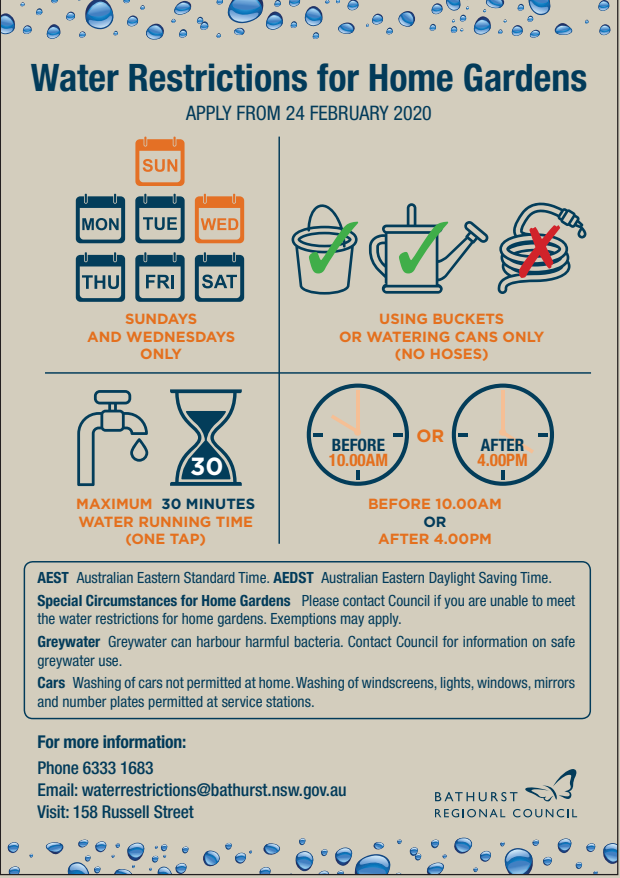
'Water – Let's Make It Last' is Bathurst Regional Council's highly coordinated, engagement and compliance program that was able to secure exceptional community participation in reducing the per capita, daily water consumption rate.

The program was developed to extend the life of the Bathurst water supply and simultaneously meet a range of other objectives with social, environmental and economic considerations. In addition to ensuring water for human needs and enabling residents to protect their valued assets, consideration was also given to agriculture, manufacturing and small business to ensure those businesses could access water therefore ensuring the continued employment of many local people and generating important economic revenue for the region. Water for the environment was also prioritised, ensuring flows in local waterways has helped to protect ecosystems, ground water supplies, river health and biodiversity. Water for culture and the preservation of heritage assets were considered as part of the program, as were water quality issues and protecting vulnerable members of the community.

The program has helped build the capacity and resilience of the community in the face of drought and key achievements include:

- Substantial and sustained decrease in water consumption at the residential household level – from 353 litres per person per day in Jan 2019, to 130 litres per person per day in May 2020.
- Increased awareness and uptake of temporary grey water by residents.
- Residents and businesses engaged in the permit and exemption processes with over 320 exemptions processed for residents, 104 business exemptions and 147 pool permits.
- Alternative water sources inspected and certified for use.
- Installation of smart water meters which helped identify water leakages and confirmed breaches of restrictions.
- Community assets including sports and recreation green spaces underwent water efficiency reviews, with more efficient water use practices introduced.
- A new bulk water metered filling station was installed, with innovative payment technology enabling rural residents improved access to water for stock and domestic use.

These significant achievements will ensure that Council can defer even stricter water restrictions and at the same time undertake important water supply projects to improve the future water security of the region.



Water Restrictions for Home Gardens
APPLY FROM 24 FEBRUARY 2020

SUNDAYS AND WEDNESDAYS ONLY

USING BUCKETS OR WATERING CANS ONLY (NO HOSES)

MAXIMUM 30 MINUTES WATER RUNNING TIME (ONE TAP)

BEFORE 10.00AM OR AFTER 4.00PM

AEST Australian Eastern Standard Time. **AEDST** Australian Eastern Daylight Saving Time.
Special Circumstances for Home Gardens Please contact Council if you are unable to meet the water restrictions for home gardens. Exemptions may apply.
Greywater Greywater can harbour harmful bacteria. Contact Council for information on safe greywater use.
Cars Washing of cars not permitted at home. Washing of windscreens, lights, windows, mirrors and number plates permitted at service stations.

For more information:
 Phone 6333 1683
 Email: waterrestrictions@bathurst.nsw.gov.au
 Visit: 158 Russell Street

BATHURST REGIONAL COUNCIL



Bathurst Regional Council
 158 Russell Street
 Bathurst NSW 2795
 Phone (02) 6333 6111
www.bathurst.nsw.gov.au

Mailing Address:
 General Manager
 Bathurst Regional Council
 PMB 17
 Bathurst NSW 2795

BATHURST REGIONAL COUNCIL
INVESTMENT PERFORMANCE

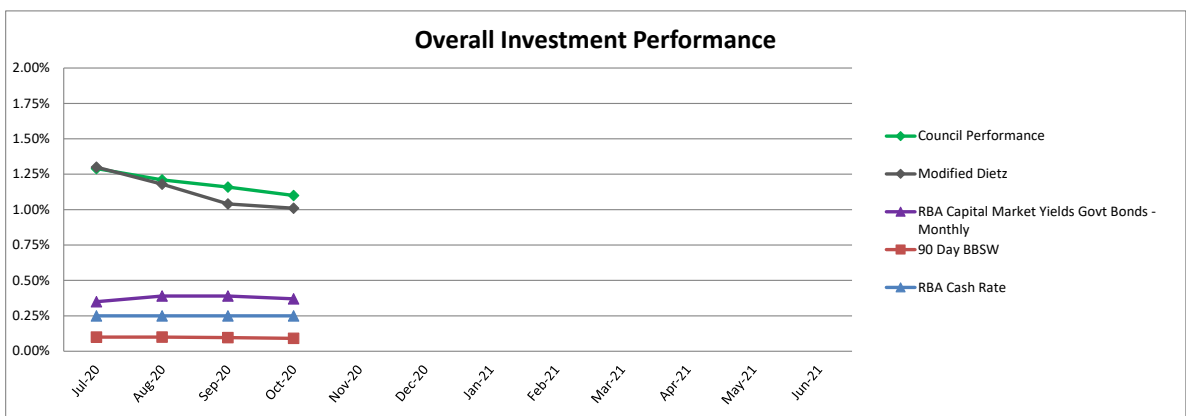
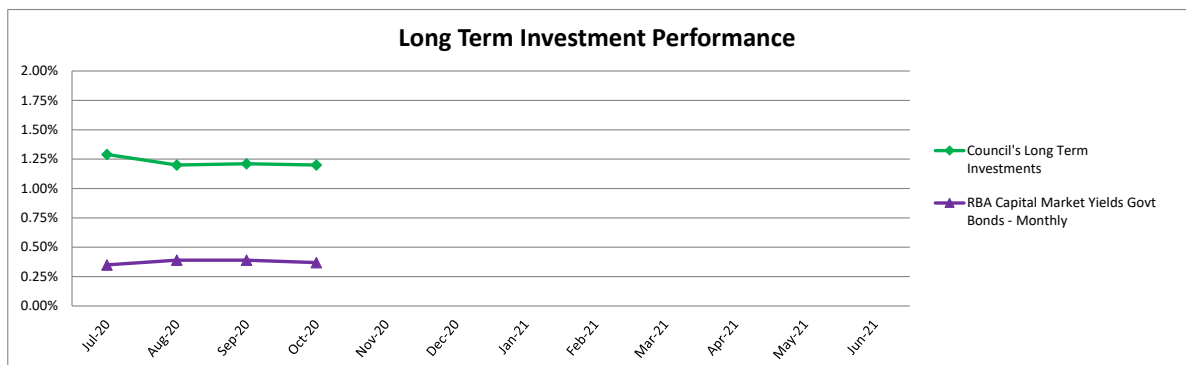
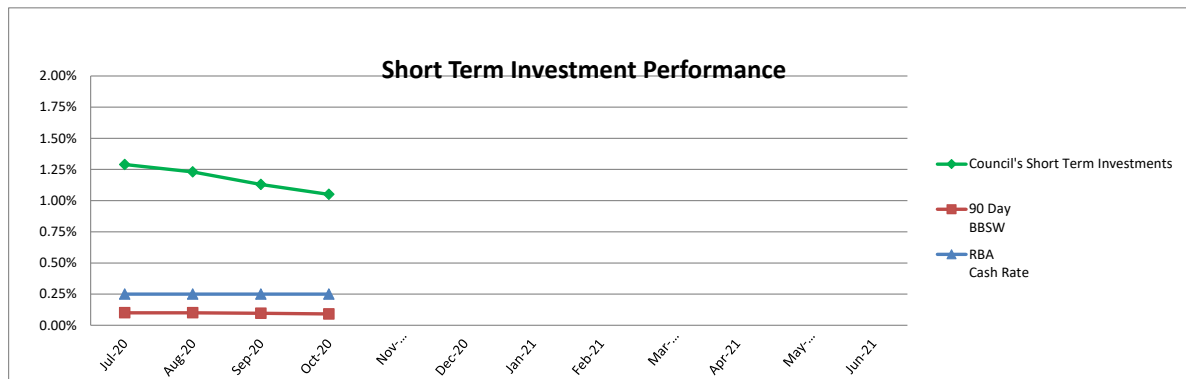
Investment Policy Benchmarks

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	0.25%
AFMA - 90 Day Bank Bill Swap Rate (BBSW) Avg Mid	0.091%
RBA Capital Market Yields Govt Bonds - Monthly	0.37%
Modified Dietz Calculation	1.01%

	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-20	0.25%	0.10%	1.29%	0.35%	1.29%	1.30%	1.29%
Aug-20	0.25%	0.10%	1.23%	0.39%	1.20%	1.18%	1.21%
Sep-20	0.25%	0.096%	1.13%	0.39%	1.21%	1.04%	1.16%
Oct-20	0.25%	0.091%	1.05%	0.370%	1.20%	1.01%	1.10%
Nov-20							
Dec-20							
Jan-21							
Feb-21							
Mar-21							
Apr-21							
May-21							
Jun-21							



**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. AMP was recently downgraded from A- to BBB+ on the 27 Aug 2019. Council will reinvest into a complying rated institution at the maturity of these investments.

Short Term	Ratings	Maximum Holding %	Actual Holding %	
	A-1+	100	45%	Complies
	A-1	100	0%	Complies
	A-2	40	40%	Complies
	A-3 or unrated	Note*	15%	Complies
			100%	
Long Term	Ratings	Maximum Holding %	Actual Holding %	
	AAA	100	0%	Complies
	AA+ AA AA- A+ A	100	72%	Complies
	A-	40	0%	Complies
	BBB+ BBB	20	23%	Does not comply
	BBB- & unrated	Note *	5%	Complies
			100%	

*Note: For reasons of practicality the number of these investments should be kept to a minimum.

2b - Institutional Credit Framework

To limit single entity exposure each individual institution will be limited by their credit rating. AMP was recently downgraded from A- to BBB+ on the 27 Aug 2019. Council will reinvest into a complying rated institution at the maturity of these investments.

	Ratings	Maximum Holding %	Actual Holding %	
CBA	AA-	40	10%	Complies
National Australia Bank Limited	AA-	40	27%	Complies
Westpac	AA-	40	11%	Complies
HSBC	AA-	30	2%	Complies
Macquarie Bank Limited	A+	30	1%	Complies
Rabobank	A+	30	1%	Complies
UBS AG Australia	A+	30	1%	Complies
Sumitomo Mitsui Banking Corp	A	30	1%	Complies
AMP	BBB+	5	9%	Does not comply
Bank of Queensland Limited	BBB+	5	14%	Does not comply
Newcastle Permanent	BBB	5	2%	Complies
Members Equity Bank	BBB	5	5%	Complies
Auswide Bank	BBB	5	4%	Complies
Maritime Mining & Power Credit Union	ADI	Note*	12%	Complies
			100%	

*Note: For reasons of practicality the number of these investments should be kept to a minimum.

*Credit rating to Auswide Bank issued by Fitch Ratings, equivalent Rating by S & P shown

2c - Maturity Profile

The Investment Portfolio is to be invested within the following maturity constraints, Council has successfully met this criteria.

	Term Deposit	FRTD	TCD	FRN	Min %	Max %	Actual %	
Within one year	47,500,000	6,500,000	1,000,000	3,850,000	40	100	77%	Complies
One to three years	3,000,000	4,500,000	0	4,500,000	0	60	16%	Complies
Three to Five Years	0	1,230,000	0	3,850,000	0	30	7%	Complies
Over Five Years	0	0	0	0	0	15	0%	Complies
	50,500,000	12,230,000	1,000,000	12,200,000			100%	

Recommendation: That the report be noted.

Responsible Accounting Officer

.....
Aaron Jones
Director Corporate Services & Finance

.....
Prepared By Lesley Guy
4-Nov-20

.....
Reviewed By Tony Burgoyne

2020/21 Annual Operational Plan

Bathurst 2040 Community Strategic Plan

As at 31st October 2020

Council's Vision:

Bathurst: A vibrant and innovative region that values our heritage, culture, diversity and strong economy.

As a community it is important to have a plan that outlines what we want and need as a community now and as the region grows. The NSW Government also requires all councils to have such a plan. The Bathurst 2040 Community Strategic Plan (CSP) is the highest level forward planning document of Bathurst Regional Council. It identifies the community's priorities and guides the direction for the Bathurst region over the next 20 years.

Six key objectives have been established in the CSP:

1. Our Sense of place and identity
2. A smart and vibrant economy
3. Environmental stewardship
4. Enabling sustainable growth
5. Community health, safety and well-being
6. Community leadership and collaboration

These objectives are supported by strategies, shown below, aimed at identifying the importance of each objective.

As a 20 year plan, the CSP is not able to be wholly implemented in one term of Council. The Delivery Program represents actions that the Council expects to achieve during the current term of election for the Council, typically four years. This Annual Operational Plan identifies the individual activities and projects that will be completed within the current financial year of the Delivery Program.

OBJECTIVE 1: Our sense of place and identity

- 1.1 Respect, protect and promote the region's Aboriginal heritage assets
- 1.2 Protect, enhance and promote the region's European heritage assets and character
- 1.3 Enhance the cultural vitality of the region
- 1.4 Protect and improve the region's landscapes, views, vistas and open space
- 1.5 Promote good design in the built environment

OBJECTIVE 3: Environmental stewardship

- 3.1 Protect and improve our natural areas and ecosystems, including the Macquarie River and other waterways
- 3.2 Protect the City's water supply
- 3.3 Minimise the City's environmental footprint, live more sustainably and use resources more wisely
- 3.4 Protect and improve the region's biodiversity
- 3.5 Increase resilience to natural hazards and climate change

OBJECTIVE 5: Community health, safety and well being

- 5.1 Provide opportunities for our community to be healthy and active
- 5.2 Help make the Bathurst CBD, neighbourhoods and the region's villages attractive and full of life
- 5.3 Help build resilient, inclusive communities
- 5.4 Make our public places safe and welcoming
- 5.5 Plan and respond to demographic changes in the community

Bathurst 2040 Community Strategic Plan

OBJECTIVE 2: A smart and vibrant economy

- 2.1 Support local business and industry
- 2.2 Grow local employment, investment and attract new businesses by nurturing and supporting entrepreneurs, partnerships and local skill development
- 2.3 Develop Bathurst as a Smart City
- 2.4 Support agriculture, local manufacturing, food production and education as significant contributors to the region's economy
- 2.5 Support Mount Panorama as a premier motor sport and event precinct
- 2.6 Promote our City and Villages as a tourist destination

OBJECTIVE 4: Enabling sustainable growth

- 4.1 Facilitate development in the region that considers the current and future needs of our community
- 4.2 Provide safe and efficient road, cycleway and pathway networks to improve accessibility
- 4.3 Ensure services, facilities and infrastructure meet the changing needs of our region
- 4.4 Provide parking to meet the needs of the City
- 4.5 Work with partners to improve public transport, and passenger and freight transport connections to and from the region
- 4.6 Plan for, assess and regulate development activity

OBJECTIVE 6: Community leadership and collaboration

- 6.1 Communicate and engage with the community, government and business groups on important matters affecting the Bathurst Region
- 6.2 Work with our partners and neighbouring councils to share skills, knowledge and resources and find ways to deliver services more efficiently
- 6.3 Advocate for our community
- 6.4 Meet legislative and compliance requirements
- 6.5 Be open and fair in our decisions and our dealings with people
- 6.6 Manage our money and our assets to be sustainable now and into the future
- 6.7 Invest in our people
- 6.8 Implement opportunities for organisational improvement

Attachment 7.3.2.1

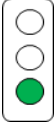

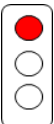
On the following pages, each of Council's principal activities is shown along with their four year Delivery Program actions and the Annual Operational Plan tasks that will be undertaken. These actions and tasks are linked back to the Bathurst 2040 CSP to show the community how its needs and wants are being delivered.

The table below is a guide to reading the Delivery Program and Annual Operational Plan.

Bathurst 2040 Objective reference	Deliverable Actions over the next 4 years	Operational Plan – this year's Projects / Tasks	Tracking our Progress	Responsible Officer
From the Objectives shown on Page 2	What actions will be delivered to achieve the objective	What specific projects will be undertaken this year to address the 4 year actions	Measurable KPI – How we will know when we have achieved our plans	Position Title – Director, Manager, Team Leader

The Performance Measures in this Plan have been rated by the responsible Directors as to their status of completion.

Below is a summary of the Status of all Performance Measures:

<p>In progress – tracking as expected</p>  <p>156 / 167 93 %</p>	<p>Needs Attention</p>  <p>10 / 167 6 %</p>	<p>Urgent Attention</p>  <p>1 / 167 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 2040 Objective reference	Deliverable Actions over the next 4 years	Operational Plan – this year's 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 lined metres of footpath and/or cycleway completed.	Manager Works	Bant Street Lewins to Busby 166m Stanley St George to Rankin 200m Rankin St Stanley to Morrisett Browning St William to George Park	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>
		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	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>
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 reseding works as per Council's 2020/2021 capital works and routine maintenance programs. Completion of 2020/2021 Roads to Recovery Program.	Manager Works	The Bridle Track Widen and seal 500m approach to Howards Bridge – Complete Limekilns Rd Reconstruct, widen and seal 2km - Complete	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>
		Renewal of gravel road surface throughout the network.	Completion of 2020/2021 Unsealed Roads Gravel Resheeting program.	Manager Works		<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>

Bathurst 2040 Objective reference	Deliverable Actions over the next 4 years	Operational Plan – this year's Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
		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		<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>
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		<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>

Mount Panorama



Bathurst 2040 Objective reference	Deliverable Actions over the next 4 years	Operational Plan – this year's 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 2020/2021 Capital Works Plan	Director Engineering Services	In progress.	
		Development of the second circuit	Development Consent obtained.	Director Engineering Services	Masterplan Complete. Preliminary Design Complete Aboriginal Cultural Heritages Assessment completed. Environmental Impact Assessment commenced. Community Consultation commenced.	


Water, Sewer and Waste

Bathurst 2040 Objective reference	Deliverable Actions over the next 4 years	Operational Plan this year's 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 the 28 October 2020, 938 tests were undertaken and there was 97% 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. New water mains continue to be laid in Piper Street between William Street and George Street to replace aged mains that have required increased maintenance in recent years. Significant reservoir improvements have been completed, with further work planned, to continue to improve the integrity of the drinking water system around Bathurst. Complaints regarding flow and pressure to end of October is 2 (financial year to date 4). Work is now complete on relaying/adjusting water mains at Suttor and Mitre Street Roundabout.	



Bathurst 2040 Objective reference	Deliverable Actions over the next 4 years	Operational Plan this year's Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
		Respond effectively to discoloured water complaints	Respond to 90% of complaints within 4 hours.	Manager Water and Waste	Complaints regarding discoloured water are actioned within the required timeframe. 50% of customer calls are responded to within 4 hours. Complaints regarding discoloured water up to 28 October is 1 (financial year to date 9).	
		Review, update and adhere to Drinking Water Management System (DWMS).	Australian Drinking Water Guidelines & DWMS compliance, published on website weekly.	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. A weekly internal review takes place, along with an external check of our water quality results through the NSW Health laboratory. Financial year to date 97.4% compliance. (up to 27/10/2020)	
		Winburndale Dam Flood Security Upgrade	Project is constructed and commissioned	Manager Water and Waste	Work in progress and is currently 59% complete.	
		Stormwater Harvesting Project Stage 1	Project is constructed and commissioned	Manager Water and Waste	As advised previously by Council Report survey, design and approvals are being progressed for this project.	

Bathurst 2040 Objective reference	Deliverable Actions over the next 4 years	Operational Plan this year's 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%.	
		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 at the 6 October 2020 there are 325 approvals in place, with 352 active businesses (92%).	
		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 Best Practice Guidelines is 100% for both Water and Sewer. The review of further initiatives will be commenced, once DPI Water advises the outcomes of their proposed review of the guidelines. As at the end October 2020 DPI Water is yet to release their issues paper and monitoring of this continues.	

Bathurst 2040 Objective reference	Deliverable Actions over the next 4 years	Operational Plan this year's 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 NSW Dams Safety Committee regulatory requirements.	Compliance with NSW Dam Safety Committee requirements, reported quarterly.	Manager Water and Waste	<p>For both Chifley and Winburndale, a Dam Safety Emergency Plan is in place, and has been updated.</p> <p>Chifley Dam is safe to withstand a 1 in 1,000,000 year flood event.</p> <p>A surveillance inspection of Chifley Dam was undertaken in September 2020. Winburndale Dam surveillance inspections are on hold for the next 12 months during the construction period.</p> <p>Winburndale Dam is not 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 to improve the dam safety.</p> <p>Grant funding was sought through the NSW Safe and Secure Water Program. Council has been successful in procuring \$2.225 million towards this project under the Program.</p> <p>A tender was awarded at the 3 July 2019 Council Meeting to EODO for Winburndale Dam Safety Upgrade. Work is currently 35% complete for contract works and 99% complete for variations.</p>	
		Work with CENTROC on Water Utilities Alliance goals	Meeting attended. Relevant projects supported. Goals delivered.	Manager Water and Waste	<p>Work is continuing, through meetings and projects. Alliance Business Plan has been developed and adopted. Bi-monthly meetings attended, with other projects and correspondence dealt with as required.</p>	

Bathurst 2040 Objective reference	Deliverable Actions over the next 4 years	Operational Plan this year's Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
		Operate, maintain, repair and upgrade Waste Water Treatment Works to comply with licence conditions.	Achieve over 90 % compliance with EPA licence conditions.	Manager Water and Waste	<p>Waste Water Treatment Works operations are ongoing, with maintenance and repairs conducted as required.</p> <p>Plans for minor upgrades are underway. Daily and weekly sampling and monitoring of the plant's performance are continuing, with internal and external testing performed.</p> <p>Ongoing testing of waste water discharged to the Macquarie River as per EPA Licence 1647 for the test period commencing 1 April for the licence period to date 216 tests to 28 September 2020 have been completed and 99.5% compliance achieved</p>	

Bathurst 2040 Objective reference	Deliverable Actions over the next 4 years	Operational Plan this year's Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
		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 is ongoing through customer issues, staff advice and development proposals. Any issues found are scheduled for repair or replacement as required. Financial year to date 0m sewer main inspected and relined.	
		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, such as roundabouts (Mitre/Suttor Street roundabout being the latest project).	
1.4 3.3 4.3 6.2 6.6	Maintain and upgrade existing waste infrastructure to meet stakeholder requirements.	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.	
		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 in April 2020 which is done annually to monitor actual fill and the final fill plan.	
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.	Meeting attended. Relevant projects supported and delivered.	Manager Water and Waste	Several ongoing projects are supported, with bi-monthly meetings attended. New projects or opportunities are assessed as they arise.	



Bathurst 2040 Objective reference	Deliverable Actions over the next 4 years	Operational Plan this year's Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
					All options available to Bathurst Regional Council through NetWaste are supported. Examples include recycling of waste tyres, mattresses, Household Chemical Cleanout, Waste 2 Art and collection and recycling of scrap metal. Recycling and organics collection service started in April 2016. The contract is proceeding well.	
		Council to continue education and promotion of appropriate wasteWise behaviours regarding green waste and recycling. Promote recycling to maximise diversion from landfill.	10 recycling promotion and education programs run. Combined diversion target is 5,000 tonnes.	Manager Water and Waste	<p>The roll out of promotional information and education will continue throughout 2020/22.</p> <p>For 2020/21 to the end of September 2020, food and garden tonnage is 1022 and recycling is 528 giving a total of 1550 tonnes.</p> <p>16,493 tonnes of food and garden waste have been sent for composting in the first 54 months (April 2016 to September 2020).</p> <p>Combined with recycling totals show a diversion from landfill of over 27,166 tonnes, or 27.2 million kilograms over this time.</p> <p>WasteWise 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 quarterly.	Manager Water and Waste	Council participates in all 9 NetWaste Regional collection contracts being used - motor oil, scrap metal, E-waste, wood/timber processing, landfill environmental monitoring, regional waste services, tyres, household chemical cleanout, and mattress recycling new contract commencing.	



Recreation

Bathurst 2040 Objective reference	Deliverable Actions over the next 4 years	Operational Plan – this year's 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.	New amenity building, including flood zone mounding for additional sports fields 5 & 6 Hereford Street	Manager Technical Services	Design complete. DA approved, awaiting CC approval. Anticipate calling tenders in November 2020.	
		Update sporting venues, including associated infrastructure.	Upgrade Walmer Park inc lighting and external amenities	Manager Recreation	Design works currently in progress. Anticipate calling quotations in January 2021.	
			Replacement of synthetic turf surface to International Courts – John Matthews Tennis Centre	Manager Recreation	Works postponed for 2021, due to Covid -19 budget deficit.	
1.4 5.1 5.5	Maintain existing and future recreational areas.	Maintain existing levels of service to all parks, reserves, open space areas and other recreational facilities	Maintenance activities undertaken to all recreation Assets in accordance with adopted maintenance service levels in the Asset Management Plan.	Manager Recreation	Ongoing as part of adopted maintenance service levels and funding provisions of the current Council Operational Plan.	
1.4 5.1 5.5	Continue environmental programs identified within the Bathurst Vegetation Management Plan	To ensure that appropriate Environmental Management Plans for the Bathurst Region are current, relevant and provide long term strategies for the Region	Arrange for 11 Tree Planting and volunteer engagement activities.	Manager Recreation	2 community and one school group planting days have been held in Bathurst to date.	
			Complete the revegetation component of the Queen Charlotte's Vale Creek Grant Project	Manager Recreation	Revegetation site protection fencing complete. Stage 1 of woody weed control to commence in October. Plant supply contract awarded. Anticipate planting to commence in March 2021.	





Looking after its staff and ensuring open and transparent government is the main priority at Bathurst Regional Council. Council employs approximately 378 full time equivalent staff in 20 locations and attracting and keeping good people is our priority. For the fourth time in succession, in the bi-annual Employee Opinion Survey, Council rated above the Australian Local Government Industry Standard for employee satisfaction.

Human Resources

Bathurst 2040 Objective reference	Deliverable Actions over the next 4 years	Operational Plan – this year's Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
4.5 6.1 6.2	Establish and build on effective networks with other councils to identify areas for operational improvements and efficiencies.	Regularly participate in cross-functional teams with CNSWJO and identify opportunities for efficiencies.	BRC HR Team members participate in CNSWJO HR meetings work with relevant committees to ensure developing & implementing HR best practice. Focus for next 12 months is in the areas of Training & Performance Management systems.	Manager Human Resources	Council HR continues to regularly meet with other Councils within the NSW JO area as part of quarterly HR Group meetings, to discuss current HR issues and exchange ideas for improved service delivery. In addition we also regular meet now with the WHS and Training Development groups. HR meetings with "Evo-city" council HR are also ongoing as all Councils of similar size to BRC.	
1.1 5.3 6.4 6.7	Ensure all staff complete induction training, ongoing compliance updates and professional development.	Review & improve staff induction program and identify opportunities to streamline into HRIS onboarding and performance areas.	Improve the use of on-line generic style training required for compliance. Review and improve staff induction process to better meet new starter need and allow a targeted approach depending on main area employed. Implement new Recruitment & Onboarding system to streamline this process.	Manager Human Resources	The new staff induction program has now been implemented with a focus on providing all new staff with a positive and informative (and compliant) start to their time with Council. In addition an improved recruitment and onboarding process has also recently been implemented. Computer terminals have been set up at the Depot training area to further improve training opportunities for our outdoor staff and maximise use of our e-learning platform. This should support all staff to complete their required compliance training during their probation period with an aim to have	


Bathurst 2040 Objective reference	Deliverable Actions over the next 4 years	Operational Plan – this year's Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
6.2 6.7 6.8	Provide a range of education and training opportunities for Council's workforce.	Identify areas across Council to target education and training to support the achievement of the KPI's in the Workforce Plan	Implement targeted position to support education & training of BRC staff. Ensure Education and training programs align to KPI's contained in Council's Workforce Plan.	Manager Human Resources	<p>most staff completed within their first month of employment</p> <p>Changes to the post recruitment through to end of probation have also now been further streamlined.</p> <p>The COVID-19 Performance Appraisal Process for 2019/2020 has been rolled out and now completed in all areas. Letters finalising this process will be set mid-September 2020. HR will work with all areas of Council to further improve and streamline this process for 2021</p> <p>Improvements in relation to education & training are now being implemented as part of this process, including dedicated resource to support co-ordination of staff training & development.</p>	
6.7 6.8	Develop and implement programs and initiatives to foster a strong leadership culture.	Review current framework that underpins leadership capability and identify areas for improvement. Focus on improvement of Employee Engagement Programs and supporting training.	Review of current systems that underpin the employee life cycle at BRC completed. Plans to implement required improvements being developed with aim to implement next 12 months.	Manager Human Resources	<p>A full review of this area has now commenced with plans to development an Employee Engagement Program covering all aspects of the employee lifecycle and focus on career development and succession planning. Further improvements will continue to be implemented as part of the revised Performance strategy across all staff levels.</p>	

Governance

Bathurst 2040 Objective reference	Deliverable Actions over the next 4 years	Operational Plan – this year's Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
6.4 6.5 6.8	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. First policies went to Council's July meeting. Program continuing.	
6.4 6.5	Implementation of the Government Information Public Access Act (GIPA Act)	Provision of Contract Register on Council's website.	Register updated monthly.	Manager Corporate Governance	New register to be developed during 2020/2021	
		Action requests for information under GIPA Act.	Information requests (formal and informal) actioned in accordance with statutory guidelines.	Manager Corporate Governance	13 applications received in 2020/21 year to date.	
4.3 6.4	Ensure Council's continuity of operations.	Review of Disaster Recovery Plan and Business Continuity Plan.	Plan reviews completed	Manager Corporate Governance	Nothing due at the present time.	


Information Services

Bathurst 2040 Objective reference	Deliverable Actions over the next 4 years	Operational Plan – this year's 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.	Review Backup Strategy with a view to allowing auto fail over to DR site.	Process implemented and tested.	Manager Information Services	Project has been established with a view to having the solution implemented before June 30 2021.	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>
		Install Software to monitor the movement of Tax File numbers within and without the organisation	Software installed and tested.	Manager Information Services	Software has been installed and configured. Monitoring has begun. Reports are being sent to the manager Corporate governance. Project is complete.	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>
		Refresh Server & SAN infrastructure at the Civic Centre and also at Council's DR site (Library)	Server and SAN hardware installed and tested and implemented.	Manager Information Services	Server & SAN infrastructure has been purchased and installed. Configuration has begun with a view to migrating off current hardware by December 2020.	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>
		Implement cloud based VOIP telephone system.	Phone system installed and functioning	Manager Information Services	Currently in the planning stages of developing the tender document with a view to having the tender out by end of February 2021.	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>
		Migrate file server data to SharePoint.	All data migrated and removed from SAN storage.	Manager Information Services	Sharepoint migrations have begun. It is intended to have all migrations complete by end February 2021.	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>
2.2 2.3 2.6 5.2	Support the Smart Cities project.	Complete Stage2 of CBD CCTV	System installed and functioning.	Manager Information Services	All works have been completed including delivery and installation of screens and new PC to the police station. System is being used by the police.	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>



Events					Status	
Bathurst 2040 Objective reference	Deliverable Actions over the next 4 years	Operational Plan – this year's Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	
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, Bathurst Cycling Classic, NRL game, Bathurst 1000 off track events.	90% or more of residents attend an event.	Events Manager	<ul style="list-style-type: none"> Successfully organised and executed the Bathurst Winter Festival in a Covid Safe environment. Reimagined parts of the event to ensure safety of event and attendees. The illuminations ran with new locations and were pitched as an 'in car' experience. Brighten Up Bathurst saw homes across the region display lights and winter themed decorations. A drive-in cinema was held at Mount Panorama which was in place of the ice rink. More than 1,500 tickets were sold. 28% of tickets to the drive in were sold outside 2795 which alone brought in approx.\$50,000 economic benefit to the region. A focus was on business benefit during the pandemic which resulted in multiple business initiatives including; food nights, music nights, live streaming of venues, treasure hunts, window display competitions and online markets. <p>August</p> <ul style="list-style-type: none"> Manager Events presented to City of Sydney Council on what worked for BWF and how it went ahead during Covid Celebrated Local Government week Planning underway for next season of events, all with major changes due to Covid19. Events include, Bathurst 1000, Bathurst International, Bathurst cycling Classic, NYE, Challenge Bathurst, Australia Day, Garage Sale. <p>September</p> <ul style="list-style-type: none"> Launched the Bathurst 1000 Off track events which included; Verto scavenger Hunt, colouring in comp. 	

[illegible]



Finance

Bathurst 2040 Objective reference	Deliverable Actions over the next 4 years	Operational Plan – this year's Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
6.1	Ensure Council's long term financial sustainability.	Review need for special variation in rate income.	Long Term Financial Plan complete and adopted by Council.	Manager Financial Services	Long Term Financial Plan completed for 2020/21.	
6.6			Special Rate Variation considered by Council.		Council did not apply for a special rate variation for 2020/21 Operating/Delivery Plan.	
		Improve Council's cash flows.	Rates and Charges Outstanding Ratio less than 10%.	Manager Financial Services	As per 2019/20 Draft Financial Statements achieved 6.49% (2018/19 6.30%). (2017/18 6.17%). (2016/17 5.68%). (2015/16 5.85%). (2014/15 6.63%).	
		Ensure Council's level of debt is manageable.	Debt service ratio less than 10%.	Manager Financial Services	As per 2019/20 Draft Financial Statements achieved 1.05% (2018/19 2.17%). (2017/18 3.66%). (2016/17 4.12%). (2015/16 3.95%). (2014/15 4.10%).	
		Maximise invested funds within prudential guidelines.	Outperform monthly 90 day bank bill swap rate.	Manager Financial Services	At 31 st October 2020 current year average: • Investment earnings – 1.10% (2019/20 average 1.58%) • 90 day Bank Bill Swap Rate – 0.091%	

Property

Bathurst 2040 Objective reference	Deliverable Actions over the next 4 years	Operational Plan – this year's 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.	Release of Sunnybright Stage 2.	Property Manager	Sunnybright Stage 'A' has 82 out of 95 lots SOLD or under contract as of 30 September 2020. Sunnybright Stage 'B' has 30 out of 39 lots SOLD or under contract as of 30 September 2020.	
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	Stage 11 of Bathurst Trade Centre is in planning stage. DA to be lodged by end of 2020. Kelso Industrial Park grant funding (Drought Relief) – DA lodged, plans on hold due to CoVid19.	

Corporate Communications

Bathurst 2040 Objective reference	Deliverable Actions over the next 4 years	Operational Plan – this year's 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	Report completed and submitted to Council. 90% of residents are at least somewhat satisfied with the performance of Council. (96% are at least somewhat satisfied with the courteousness of staff; 91% are at least somewhat satisfied with the helpfulness of staff; 93% are at least somewhat satisfied with the knowledge of staff & 84% are at least somewhat satisfied with the responsiveness of staff).	
		Ensure community consultation occurs	All consultation projects included on the "Your Say" platform Followers on social media > 11,000 BRC Website visits > 40,000	Manager Corporate Communications	As at 30 September 2020: 100% consultation projects on Your Say Bathurst (Bathurst Rail Museum, Irrigation portal, Mitre Sutor Lambert St roundabout construction, Town Centre Master Plan, Financial assistance COVID-19 stimulus measures, Positive Ageing Strategy, Draft Chifley Bush Fire Risk Management Plan) Social media followers: July: 11,583 August: 11,761 BRC Facebook Page: September: 10445 BRC Twitter Page: September: 1,655 Total: 12,100 (sum of FB & Twitter) Website visits August: 54,706 September: 60,123 Mount Panorama 57672 Bathurst Regional Council 30383 Museums 6450 BMEC Centre 2965 Art Gallery 2523 Hill End Art 792	

					Cobb & Co 701 Bathurst Cycling Festival 557 Bathurst Child Care 257 Inland Sea of Sound 252 October total 102,642	
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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 2040 Objective reference	Deliverable Actions over the next 4 years	Operational Plan – this year's Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
5.1 5.2 5.3 5.5 6.3	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 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	Community Safety Committee meeting held 1 October 2020 YTD two (2) Community Safety Committee meetings held. YTD one (1) campaign undertaken in accordance with the Bathurst Community Safety Plan. Planning for Break and Enter Dwelling Campaign continued in October 2020 as part of NSW Crime Prevention Grant.	
		Implementation of the strategies and actions identified in the Disability Inclusion Action Plan (DIAP) that address each of the four focus areas of the plan 2017-2021.	Undertake monthly review to determine number of actions in progress or complete. Research and draft second DIAP 2022-2025	Manager Community Services	Review of actions and strategies listed in the Disability Inclusion Action Plan undertaken. YTD 21 of 50 actions in progress (42%) YTD 11 actions complete (22%) While COVID-19 has had an impact on the DIAP with 21 out of the 50 actions affected (42%), many actions are "ongoing" and remained a priority for Council. Research and drafting of second DIAP did not commence in October 2020. Due to COVID-19, development of next DIAP will commence in July 2021.	
		Research and Draft Positive Ageing Strategy	First draft completed by 30 June 2021	Manager Community Services	Research and drafting of the Positive Ageing Strategy continued in October 2020. Presentation at Councillor Working Party Meeting was undertaken 14 October 2020. Consultation was also carried out in September 2020 including the Positive	

Bathurst 2040 Objective reference	Deliverable Actions over the next 4 years	Operational Plan – this year's Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
5.1 4.3 1.3 5.4 6.2 6.3	The provision of the Kelso Community Hub as a safe community hub and venue for outreach service provision that meet the needs of the community.	Continue to provide ongoing review of service delivery for future direction of Kelso Community Hub.	Facilitate 2 meetings with Kelso Community Hub stakeholders. Provide 2 Kelso Community Hub update reports to Council.	Manager Community Services	Ageing Survey, Community Focus Group and Stakeholder Focus Group. No Kelso Community Hub stakeholder meetings were held during October 2020. YTD zero (0) stakeholder meetings have been held. One (1) Kelso Community Hub update report provided to Council during October 2020. YTD one (1) update report provided to Council.	
		Encourage and facilitate the use of the Kelso Community Hub by outside services, organisations and businesses to meet the needs of the community.	Gaps in service provision identified and proactive contact made with appropriate services to meet these identified gaps at the Hub.	Manager Community Services	Contact made with three (3) services during September 2020: MG Boxing, Generosity Church and NSW Health - Integrated Health YTD nine (9) services have been proactively contacted to meet identified needs.	
		Develop and provide programs and activities that meet the identified needs of the community	Deliver the breakfast program 3 days per week during school terms	Manager Community Services	Breakfast Program did not operate during October 2020 due to COVID-19. YTD zero (0) days Breakfast Program has operated due to COVID-19.	
			Source three external services to deliver school holiday activities each school holiday period	Manager Community Services	No school holiday activity was held during September 2020. YTD one (1) school holiday activity undertaken. This number is reduced due to COVID-19.	
5.1 5.3 1.3 6.2 6.3 6.7	Value and support opportunities for young people to understand the processes of Local Government and be involved in relevant projects.	Value and support opportunities for young people to understand the processes of Local Government and be involved in relevant projects.	Facilitation of 6 Bathurst Regional Youth Council meetings, including attendance numbers	Manager Community Services	Bathurst Regional Youth Council 2020/2021 Training Day was held 20 October 2020. YTD two (2) Youth Council meetings have been held, with a total of 14 participants. Zero (0) Youth Council initiatives were undertaken in October 2020.	
			Undertake at least 6 youth initiatives, activities, programs and events including attendance numbers.	Manager Community Services	YTD three (3) initiatives have been undertaken with 12 participants.	
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	Update policies and procedures to ensure alignment with: 1. Education and Care Services National Quality Standards.	25% of policies reviewed.	Manager Community Services	No policy review in October. YTD three (3) Policies reviewed. YTD two (2) new policies developed.	

Bathurst 2040 Objective reference	Deliverable Actions over the next 4 years	Operational Plan – this year's Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
6.3 6.4 6.7	The provision of Council's Children Services, setting a benchmark for education and care in the Bathurst LGA	2. Education and Care Services National Regulations and Law	Develop Quality Improvement Plans (QIP) aligning with Self-Assessment Tools	Manager Community Services	YTD review of Family Day Care QIP complete and Scallywags QIP completed.	
		Ongoing review of service delivery for future growth of occupancy rates of all services.	Facilitate 1 survey for Family Day Care (FDC) for review of service delivery.	Manager Community Services	No survey completed during October. YTD no survey completed for Family Day Care.	
			Facilitate 1 survey for Long Day Care (LDC) for review of service delivery.	Manager Community Services	No survey completed during October. YTD two (2) family surveys sent to Scallywags families regarding care needs for 2021 and StoryPark App usage	
			Provide 1 Children's Services update report to Council	Manager Community Services	No update report completed during October. YTD no report submitted to Council	
		Maintain occupancy rates within Children's Services	75% occupancy rate for long day care	Manager Community Services	YTD current occupancy rate at 93%	
		Build profile of Family Day Care (FDC) Scheme in the Bathurst Community	10% increase on 2019/2020 occupancy rate in Family Day Care	Manager Community Services	In October nine (9) new families registered with the service. YTD twenty-one (21) new families have registered with the service. New enrolments have been consistent and limited educator vacancies exist.	
			Undertake one annual promotional initiative for the section.	Manager Community Services	No promotional initiatives completed during October. YTD no annual promotional initiatives have taken place.	
	Promotion of Children's Services.	Build community awareness of services offered by Children Services section	Facilitate 3 marketing mechanisms	Manager Community Services	No marketing mechanisms undertaken during October. YTD four (4) marketing mechanisms undertaken using the Children's Services	






Bathurst 2040 Objective reference	Deliverable Actions over the next 4 years	Operational Plan – this year's Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
	<p>Connect and collaborate with Children's Services networks locally and regionally to ensure services provision reflects strengths and needs of the sector.</p>	<p>Provide community awareness activities relevant to Council's Children's Services.</p>			Facebook page including Pirates Day and the promotion of FDC vacancies.	
			Facilitate 1 marketing mechanism relating to transition to school programs	Manager Community Services	Transition to School Statements provided to local school – increasing awareness of Scallywags Pre School Program.	
			Facilitate 1 industry, local community forum	Manager Community Services	<p>During October one (1) online training event occurred for Long Day Care Coordinator.</p> <p>During October three (3) online training events were attended by Family Day Care. Online Child Protection Training for Educators and FDC staff.</p> <p>FDC Coordinator participated in a series of Child Safe Standards training specific to Family Day Care – provided by Office of the Guardian.</p> <p>YTD seven (7) attendances undertaken by Children's Services. (online due to COVID).</p>	
			Attendance/participation of 1 regional relevant forum	Manager Community Services	<p>In October one (1) staff member participated in the Local Government Children's Services Managers Meeting (online)</p> <p>YTD three (3) attendances at a Regional event.</p>	

Bathurst Library

Bathurst 2040 Objective reference	Deliverable Actions over the next 4 years	Operational Plan – this year's Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
4.3	Develop a strategic approach to planning the next-practice library	Review Library against available benchmarks	Report to Council by June 2021	Manager Library Services	No action to date.	
5.3	Maintain and improve community participation in the Library Services	Maintain and improve membership base	Membership is 30% or more of total population	Manager Library Services	To date, the total active membership of Bathurst Library is 12,140 = 28% of Bathurst population. Excluding non-2795 members, membership is 11,362 = 26% of Bathurst population. Reciprocal/Temporary (non-2795 postcode) membership is 778.	
		Maintain and improve visitations	Yearly visitations are 140,000 or more (monthly average: 11,666)	Manager Library Services	YTD: 47,027 people visited the library. October: 7,052 people visited the library.	
		Maintain and improve program and event delivery	Deliver 240 or more programs / events per year (monthly average: 20)	Manager Library Services	YTD 42 Programs delivered. October: 5 Programs delivered. Children's Book Week activities held online.	
		Maintain and improve attendance at programs and events	7,800 attendees or more to programs / events per year (monthly average: 650)	Manager Library Services	Adult programs are delivered both online and in-house. Children's programs are delivered via Facebook. We cannot get attendance data from these events as they are changeable. October: no adult programs delivered	
5.3	Maintain and improve access to information and life-long learning	Maintain and increase circulation of all library material	Loans exceed 240,000 per year (monthly average: 20,000)	Manager Library Services	YTD: 74,638 items borrowed October: 19,247 items borrowed	
		Improve online information	500 digitised Local Studies images are available on Trove by June 2021.	Manager Library Services	In communication with the National Library about the project.	

Bathurst 2040 Objective reference	Deliverable Actions over the next 4 years	Operational Plan – this year's Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
		Improve adult digital literacy skills	Provide at least 200 tech sessions for adults yearly	Manager Library Services	Tech Assist sessions are currently suspended due to COVID-19.	
		Improve community access to technology	15,600 Public PC bookings or more per year (monthly average: 1,300) and 78,000 Wi-Fi logons or more per year (monthly average: 6,500).	Manager Library Services	YTD 2,534 Public PC bookings. YTD 4,969 Wi-Fi logons. October: 681 Public PC bookings. October: 1,351 Wi-Fi logons. Note: From 9 June 2020, to ensure appropriate physical distancing, only 6 public PCs are available.	
		Launch Readers Online portal	Launch + demonstration workshop is held by June 2021	Manager Library Services	Research in progress.	
		Honour Wiradjuri History	Create and publish a list of relevant research resources by June 2021	Manager Library Services	Research in progress.	
6.1	Communicate and engage with the community	Growth in followers on the library social media platforms	More than 2,250 Facebook likes and more than 900 Twitter followers	Manager Library Services	Facebook: 2,766 Twitter: 921	
		Monitor community satisfaction with Library Services, Programs and Collections	Launch Library Community Survey in June 2021	Manager Library Services	Work to commence in April 2021.	
6.2	Maintain and create partnerships with local organisations and neighbouring councils	Further the partnership with the Kelso Community Hub	Deliver at least two (2) activities	Manager Library Services	Planning continues.	





Bathurst Regional Art Gallery



Bathurst 2040 Objective reference	Deliverable Actions over the next 4 years	Operational Plan this year's 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	At least six public education programs / events delivered per exhibition slot with participation over 350	Art Gallery Director	SLOT 1: 15 August - Sunday 11 October 2020 TOTAL: 403 1. Tony Costa Artist Talk (20 participants) 2. Pictures of You (51 participants) 3. Young Archies (150 participants) 4. Online: Saturday Studio Sets: 4 5. Education Activities: Scallywags, Holy Family & Cathedral Schools: 126 participants 6. Mudgee U3A: 33 participants 7. Golderg Aberline Studio workshops (19 participants)	
		Increase student and teacher engagement through education programs and outreach	5% increase in school engagement on 2019/20 Develop Teacher Professional Development Program.	Art Gallery Director	September: Teacher professional development program in development. September: School engagement: regional engagement with 12 regional schools for Young Archies Competition, with 150 entries. September: Kelso HS. Holy Family & Cathedral Schools ed program: 111 participants	
		Provide opportunities for the professional development of regionally based artists through exhibition.	Staging of 4 regional artist projects with at least 3,250 attendees Launch AR+ Central program	Art Gallery Director	1. Stephen Hagan: Imagine (Foyer Space). Total Attendance: 3,269 2. Pictures of You community exhibition. Attendance to 30 September: 4,680 3. Joel Tonks: Forged by fire, shaped by time (Foyer Space). Total Attendance: 3,107 ART CENTRAL replaced with ART COLLECT (COVID-19 adaptive programming) September: No activity	
			Production of 3 online resources / catalogues.	Art Gallery Director		
		Develop community access to and understanding of contemporary indigenous art through exhibition and tour development.	Staging of 2 exhibitions.	Art Gallery Director	September: exhibition development in process (Groom, Birunga)	

Bathurst 2040 Objective reference	Deliverable Actions over the next 4 years	Operational Plan this year's Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
6.1 2.6	Communicate and engage with the community	Develop community access to the permanent collection through exhibition, research, loans and touring exhibitions on an as needs basis.	Staging of 2 permanent collection exhibitions.	Art Gallery Director	1. ART+COLLECT Hill End Highlights (July): Visitation 1,355 2. ART+COLLECT Celebration of Colour (July) Visitation: 824	
			Improve database access through transition to KEmU 100% completion by July 2021.	Art Gallery Director	July: 980 works from BRAG collection digitised, condition reported and updated in database July: KEmu training undertaken by Collections Manager September: no activity or updates	
			Develop timeline and budget for Gallery Store conversion	Art Gallery Director	July: draft plans drawn August: consultation with Paul Connor (architect) undertaken September: no updates	
5.2	Promote cultural activity in the Bathurst CBD, neighbourhoods and the region's villages through the development of inclusive and accessible satellite programs and events, and the promotion of Hill End as a significant site of contemporary and historic Australian art and culture.	Increase community engagement on social media platforms.	Increase BRAG Instagram followers to 2,500	Art Gallery Director	July: 2088. August: 2229 September: 2374	
			Increase Hill End AIR Instagram followers to 500	Art Gallery Director	July: 491 August: 550 September: 635	
			Increase BRAG Facebook likes by 5%	Art Gallery Director	July likes 2972 = 1.23% increase. August 31: 3020 = 2.86% September 30: 3.88%	
		Develop community understanding of the achievements of the Hill End Artists in Residency Program through exhibition and partnerships.	Staging of 3 Hill End Artists in Residency exhibitions with at least 3,250 attendees.	Art Gallery Director	ART+COLLECT Hill End Highlights (July): Visitation 1,355 September: no activity	



Bathurst 2040 Objective reference	Deliverable Actions over the next 4 years	Operational Plan this year's Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
1.3 6.6			Develop residency partnership: National Art School	Art Gallery Director	September: in development	
			Source funding for cottage refurbishment projects	Art Gallery Director	July: Margaret Olley Trust: \$7,500 confirmed August: Drought Fund (\$40,000 Murrays Cottage, \$40,000 Haefliger's Cottage) confirmed	
		Broaden access and inclusion to the Gallery's exhibition program through off-site and public art projects	Develop and deliver one community participatory public art project	Art Gallery Director	BRAG commissioned Turn by local artists Sonny Day & Biddy Maroney for the 2020 Winter Festival illuminations program (July 2020). September: No activity	
			Delivery of 2 off-site programs / events with at least 1,000 participants	Art Gallery Director	BRAG commissioned local artists Sonny Day & Biddy Maroney to produce an original work, Turn, for the 2020 Winter Festival illuminations program (July 2020) September: No activity	
		Implement relevant activities within the Public Art Policy as resources permit	Develop Public Art Policy Asset Register	Art Gallery Director	September: in development	
			Develop Public Art Policy Artists Register	Art Gallery Director	Completed	
		An increase on 2019/20 total revenue generated from gallery retail and sales	5% increase in revenue	Art Gallery Director	August: 2019-2020: \$2,783.35; 2020-2021: \$5,162.65. 85.5% increase September: 2019-2020: \$2,371.45; 2020-2021: \$7,589.10. 220% increase YTD total (July-Sep): 2019-2020: \$9,541.35; 2020-2021: \$17,501.35. 104.6% increase	



Bathurst Memorial Entertainment Centre


Bathurst 2040 Objective reference	Deliverable Actions over the next 4 years	Operational Plan – this year's Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
4.1 1.1 1.2 5.3 6.2	Implement a strategic approach to planning the next-practice Performing Arts Centre	Consultant to develop framework, provide timeline, and produce interim solution	Timeline and interim solution provided by July. Framework provided by August	Manager BMEC	Timelines and arrangements reviewed due to COVID-19, other influencing factors and budget considerations. Significant progress has been made on the Next Practice Report and the Interim Report and both are expected to be completed in November.	
5.2 5.3	Maintain and improve community participation in BMEC services and activities	Maintain and improve average number of tickets purchased per Member	Average of at least 5 tickets per Member	Manager BMEC	YTD 9.7 average Tickets Purchased by Member: however actual purchases for the financial year will decrease as refunds have been required due to COVID-19 cancellations or postponements. YTD 148 current members rolled over from 2020 into 2021 year The BMEC Annual Season is a calendar year program. Current plans will have 2021 season on sale in November 2020. Depending on COVID-19 effects.	
		Maintain and improve venue attendance	Attendances exceed 55,000	Manager BMEC	Visitors: Total number of people through the venue in October 945 Number of events at BMEC in October (including meetings) 20 Box Office processed 430 ticket sales, the majority of these were for The Persian Queen and NT Live. Total value of transactions over the month \$10246 In October there are 14 active events in VIVATICKET (ENTA) ticketing system.	
		Maintain and improve program and event delivery	Deliver approximately 14 Season and other events, 7 associated workshops and a Local Stages Program including LEAP Program, local writers and other performing arts development	Manager BMEC	The Persian Queen had an audience of 496 people over 5 performances. This new work has been in development over 3 years with the support of Local Stages. 25 Community members were involved. Sydney Writers Festival have confirmed they are going ahead in 2021 and planning for the 2021 Bathurst Writers & Readers Festival will commence shortly	

Bathurst 2040 Objective reference	Deliverable Actions over the next 4 years	Operational Plan – this year's Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
		Maintain and improve attendance at programs and events	5,200 attendees or more to Season shows and 4,000 at associated and Local Stages projects per year	Manager BMEC	Season shows cancelled due to COVID-19.	
1.1 1.2 5.3	Communicate and engage with the community	Growth in community engagement	At least one intrinsic impact study per year. 2% growth in social media followers over 2019/2020	Manager BMEC	YTD 20.8% growth in facebook followers from 3 October 2019. BMEC currently has: <ul style="list-style-type: none"> • 3,715 Facebook followers • 517 Twitter Followers • 1002 instagram followers 	








Museums

Bathurst 2040 Objective reference	Deliverable Actions over the next 4 years	Operational Plan – this year's Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
2.6 1.1 1.2 1.3 6.6	An increase in total visitor numbers to the Bathurst Regional Council managed museums of 8% over 4 years	An increase of 6% total visitors from 2017/18 numbers to: <ul style="list-style-type: none"> Australian Fossil and Mineral Museum National Motor Racing Museum Chifley Home and Education Centre Bathurst Rail Museum 	Total increase of 6% in visitor numbers	Manager Museums	Total number of visitors to museums in October 2020 was 11,658 which is a 28% increase from October 2017 numbers of 9,060 (noting new museum open during this period). YTD 38,599 visitors to museums, which is a 63% increase on 2017 visitor numbers of 23,537. Australian Fossil & Mineral Museum 4,166 which is a 79% increase from October 2017 visitor numbers of 2,321. National Motor Racing Museum 3,772 which is a 43% decrease from October 2017 visitor numbers of 6,623. * Note, museum closed for four days during Bathurst 1000 weekend. Bathurst Rail Museum 3,720 in October 2020. * note Rail Museum opened February 2020. Chifley Home & Education Centre (remains closed due to COVID-19) 0 which is a decrease from October 2017 visitor numbers of 116.	
2.6 1.1 1.2 1.3 6.6	An increase in the total educational/schools engagement with the Bathurst Regional Council managed museums of 8% over 4 years	An increase of 6% in total education/schools engagement from 2017/18 numbers to: <ul style="list-style-type: none"> Australian Fossil and Mineral Museum National Motor Racing Museum Chifley Home and Education Centre Bathurst Rail Museum 	Total increase of 6% in education/school engagement	Manager Museums	The number of education/school engagement across the Museums in October 2020 was 0 which is a decrease on October 2017 numbers of 657. *Note education programs and tour groups remain suspended under COVID-19. YTD zero (0) education/school engagement across the Museums. Australian Fossil & Mineral Museum 0 which is a decrease on October 2017 visitor numbers of 506. National Motor Racing Museum 0 which is a decrease on October 2017 visitor numbers of 136. Bathurst Rail Museum 0 in October 2020. Chifley Home & Education Centre (remains closed due to COVID-19) 0 which is the same as October 2017 visitor numbers of 15.	

Bathurst 2040 Objective reference	Deliverable Actions over the next 4 years	Operational Plan – this year's Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
2.6 1.1 1.2 1.3 6.6	The provision of a range of public programs, exhibitions and community events at the Bathurst Regional Council managed museums	Undertake exhibitions, public programs and community events across the Bathurst Regional Council managed museums	Minimum six exhibitions, five public programs and two community events	Manager Museums	YTD six (6) exhibitions YTD zero (0) Community Events YTD zero (0) Public Programs In October 2020 the following has occurred: Exhibitions Australian Fossil and Mineral Museum Chapman Collection. National Motor Racing Museum 40th Anniversary of Dick Johnson Racing Special Exhibition opened 2 October. 1990 Chevrolet Monte Carlo NASCAR arrived on loan from George Elliot. Chifley Home and Education Centre Online Exhibition, Interpretations: A Reproduced History Bathurst Rail Museum The O'Connell Family Local Stories cabinet ongoing. Community Events Nil – suspended due to COVID-19 Public programs Nil – suspended due to COVID-19	
2.6 1.1 1.2 1.3 6.6	An overall increase in revenue generated from museum retail outlets and venue hire across the Bathurst Regional Council managed museums	An increase of 6% total revenue from 2017/18 numbers to: <ul style="list-style-type: none"> Australian Fossil and Mineral Museum National Motor Racing Museum Chifley Home and Education Centre Bathurst Rail Museum 	Total increase of 6% in revenue	Manager Museums	Total retail and venue hire gross income across the Museums in October 2020 was \$66,794.50 which is an 8% increase on October 2017 income of \$61,823.00 YTD \$219,265.95 total retail and venue hire gross income across the Museums, which is an 37% increase on October 2017 of \$159,923.00. In October 2020 the following retail and venue hire gross revenue was achieved: Australian Fossil & Mineral Museum \$24,211 which is a 113% increase on October 2017 income of \$11,335.00 National Motor Racing Museum \$35,315.50 which is a 29% decrease on October 2017 income of \$50,388.00 * Note, museum closed for four days during Bathurst 1000 weekend. Chifley Home and Education Centre: Remains closed due to COVID-19. \$0 which is a decrease on October 2017 income of \$152.90.	

Bathurst 2040 Objective reference	Deliverable Actions over the next 4 years	Operational Plan – this year's Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
1.1 1.2 1.3 6.6	Central Tablelands Collection Facility	Commence construction of Central Tablelands Facility including preparation of BRC objects for move into the facility	Commence construction and object preparation for move	Manager Museums	Bathurst Rail Museum \$7,268.00 in October 2020. In October 2020 the following occurred: <ul style="list-style-type: none"> D&C Contract drafted Pack & move planning underway 	

Tourism

Bathurst 2040 Objective reference	Deliverable Actions over the next 4 years	Operational Plan – this year's Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
2.1 6.1	Grow the number and engagement of businesses associated with the Visitor Economy	Work with local operators in the provision of visitor services	10 new packages, products or experiences developed	Manager Tourism & Visitor Services	In August five (5) New experience packages developed for 'Greatest Staycation' campaign New Bathurst Wine Trail concept commenced October 2020 YTD seven (8) experiences developed.	
		Grow Regional Tourism Partnership program	Number of tourism partners increased by 10%	Manager Tourism & Visitor Services	173 tourism partners as at 31 October 2020. 24% increase YTD. Partnership fees waived for 2020/2021. Campaign targeting new businesses underway.	
		Increase stakeholder advertising in Destination Planner	Advertising revenue increased 10%	Manager Tourism & Visitor Services	40 Ads booked to 31 October	
2.6	Provide visitors and prospective visitors to the area with quality information and services.	Develop new engaging content for Bathurst Step Beyond App	2 new tour products added	Manager Tourism & Visitor Services	Preliminary meeting in July – development of Wiradjuri Tour Script developed and concept tours in draft form. Requiring input from Wiradjuri groups – requested. Site meeting held 30 October to plan Boardwalk tour option	
		Increase volume of online bookings	Increase of 20% bookings through online portal	Manager Tourism & Visitor Services	October- \$5,394 of bookings made. YTD 7.7% decrease against 2019/20. Trending upwards with reopening of Chifley Dam Cabins.	
		Develop annual Destination Planner	2021 Destination Planner published	Manager Tourism & Visitor Services	Graphic designer appointed and work underway on new Planner. Text completed and printing quotations received.	
		Develop new Bathurst region villages touring itineraries	6 new itineraries created and published on website/available at BVIC	Manager Tourism & Visitor Services	No new itineraries finalised in October 2020. Work commenced on new wine trail itinerary.	

Bathurst 2040 Objective reference	Deliverable Actions over the next 4 years	Operational Plan – this year's Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
		Create focused local range of retail products and souvenirs at BVIC	Retail sales at BVIC increase by 10% over previous year	Manager Tourism & Visitor Services	October - \$ 10,415 gross retail revenue. 23.4% decrease due to lack of revenue over B1000 period. YTD 14.6% decrease.	
2.6	Effectively promote and market the Bathurst Region as a key destination	Develop new 2020-2022 marketing plan	Plan completed & adopted by Council	Manager Tourism & Visitor Services	New draft plan commenced.	
		Implement online content strategy	Destination website page views increase 15% Industry website page visits increase 20% Total social media following increase 20%	Manager Tourism & Visitor Services	Pageviews YTD 48.3% increase on 2019/2020 with 135,989 to 31 October 2020 YTD No metrics available for industry website page visits. YTD of 11% total social media increase	
		Develop and produce new resident information for Mayoral Welcome Wagon	Material produced and distributed at Welcome Wagon events	Manager Tourism & Visitor Services	No event held in 2020 YTD.	
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 Brand strategy	Overnight visitors increase by 5% Average length of stay increases by 7.5%	Manager Tourism & Visitor Services	Tourism Research Australia figures released October 2020. Overnight visitor nights increased by 6.1% Average length of stay steady at average three nights	
		Promote BVIC as essential step off point for Bathurst region.	Annual visitation to BVIC increases 3%	Manager Tourism & Visitor Services	Spring school holiday visitation increased by 4.7%. YTD visitation decrease of 18% on 2019/2020 with October decrease attributable to loss of B1000 event numbers and camping.	



Destination Management





Bathurst 2040 Objective reference	Deliverable Actions over the next 4 years	Operational Plan – this year's Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
2.6	Utilise the Destination Management Plan as a basis for marketing, promotion and tourism development	Implement the Strategic priorities of the 2019 DMP	25% of actions completed or underway	Manager Tourism & Visitor Services	24 priority actions representing 23.1% completed or underway as at 31 October 2020.	
2.6	Support the Tourism Reference Group, which consists of a cross section of the industry	Improved collaboration between industry groups and Council.	Hold at least 4 meetings with industry	Manager Tourism & Visitor Services	No meetings held in September 2020	
2.6	Connect with industry	Continue monthly industry eDM Host minimum of 4 industry gatherings Increase engagement with industry website	Minimum of 12 eDMs issued Minimum of 4 events held Pageviews increase 25%	Manager Tourism & Visitor Services	October 5 eDMs issued YTD 29 eDMs issued. No Industry events in August 2020 No metrics yet available for this site	
2.6	Set and measure benchmarks	Publish annual market intelligence report to strengthen knowledge and guide investment.	Report produced	Manager Tourism & Visitor Services	Strategy for producing report accepted at July meeting of Council. Initial discussions held with key stakeholders	






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 2040 Objective reference	Deliverable Actions over the next 4 years	Operational Plan – this year's 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 Kefford Street Off Leash areas fortnightly	Team Leader Regulatory Services	The first community desexing program is scheduled for November 2020. Options for pet education activities will be reviewed in early 2021 depending on the restrictions for events under the Public Health Order. Weekly radio interviews undertaken in September 2020. Three educational posts made in October 2020 (barking dogs and the desexing program and operation cat) Off leash areas maintained by contractors fortnightly during October. 97.49% of customer requests responded to within adopted corporate standards. 82 customer requests were investigated during the month of October 2020. 100% of customer requests responded to out of hours	
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	Team Leader Regulatory Services		



Bathurst 2040 Objective reference	Deliverable Actions over the next 4 years	Operational Plan – this year's Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
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 Small Animal Pound at Vale Road site	<p>Implement social media program to promote rehoming of impounded dogs and cats</p> <p>Increase the % of impounded dogs returned to owner or sold or released to welfare organisation</p> <p>Increase the % of impounded cats returned to owner or sold or released to welfare organisation</p>	<p>Team Leader Regulatory Services</p> <p>Manager Environment</p>	<p>Three adoption posts were made during October 2020. Five "feel good furday" posts were made.</p> <p>81% of dogs were returned to owner, sold or released to welfare organisations in the month of September.</p> <p>70% of cats were returned to owner, sold or released to welfare organisations in the month of September.</p>	
		New Small Animal Impounding Facility construction commenced	Construction 50% completed by 1 April 2021		Development application has been submitted and is currently under assessment.	
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	<p>Daily monitoring undertaken</p> <p>Educational social media posts conducted monthly</p>	Team Leader Regulatory Services	Daily monitoring undertaken, with an educational approach in place due to COVID-19.	
6.4 5.2	Meet Council's contractual obligations under the Local Government Act 1993 in monitoring and enforcing parking regulations in off street car parks	Monitor and enforce parking regulations in off street car parks in accordance with contractual obligations	100% compliance with contractual obligations	Team Leader Regulatory Services	Regular monitoring of car parks undertaken during October.	

Bathurst 2040 Objective reference	Deliverable Actions over the next 4 years	Operational Plan – this year's Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
3.1 3.2 3.3 3.4 6.4 1.4	Meet Council's responsibilities under the Protection of the Environment Operations Act	Investigate customer requests and pollution incidents Undertake regulatory action consistent with Council's Enforcement Policy for identified breaches	95% of customer requests responded to within adopted corporate standards	Manager Environment	92% of customer requests responded to within adopted corporate standards during the reporting period. 26 customer requests were investigated in the month of October	
		Undertake educational programs to enhance community knowledge	Monthly posts on the @sustainablebathurst Facebook page	Manager Environment	Posts in October focused on revegetation projects and the backyard bird count.	
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 Expo in March 2021 Conduct a sustainability education program targeting primary school aged students by December 2020	Manager Environment	Posts in October focused on the Bathurst Backyard Bird Count, waterwise tips, and community planting days. Implementation of the "Get Grubby" schools education program ongoing, with 23 schools signed up for the program. The "Get Grubby" for family's program was also launched in October 2020. Bookings made for Enviromentors program for primary schools. Delivery has been delayed until term 1 2021 to meet the needs of schools. Inspection program is ongoing but still a reduced frequency due to Covid-19 restrictions.	
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		
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 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	Manager Environment	Planning underway for UWMMP projects for this year, with a focus on works in Hawthornden Creek. The Backyard Bird Count in association with Birdlife Australia was successfully promoted and completed in October 2020. The count contributes to Council's understanding of bird populations and is relevant to both biodiversity and pest bird management. Nest box program currently underway to increase available habitat for Native birds	

Bathurst 2040 Objective reference	Deliverable Actions over the next 4 years	Operational Plan – this year's Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
		Implement the Roadside Vegetation Management Plan	Implement a priority project in the Roadside Vegetation Management Plan		within the urban areas. 113 Nestboxes had been provided up until the end of September. A myna bird trapping research program was conducted. Planning underway for RVMP projects for this year.	
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	Manager Environment	The installation of a 90kWh solar array at the Bathurst Memorial Entertainment Centre was complete in July 2020. Contract was awarded in October 2020 for the installation of a 40kW solar array and 25kW battery storage system at the Bathurst Rail Museum.	
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	27 development applications were assigned for environmental assessment in October 2020. Advice provided during October 2020 for various Council activities and their implications under the Biodiversity Conservation Act. A new web-based enquiry process was developed in August 2020 which will streamline the enquiry and application process for vegetation removal. Advice provided on a regular basis.	
2.3 3.3 5.2	Contribute to the development of Bathurst as a Smart City	Establish the Bathurst Region as an EV charging destination	Implement a priority project to meet NSW plan targets	Manager Environment	The final draft of Council's Electric Vehicle transition plan which incorporated staff comments was received in September 2020 and is currently under review.	
3.3 3.5 6.4 3.1	Meet Council's statutory reporting obligations under the Local Government Act 1993	Monitor the operational footprint of Council's operations and report on trends identified.	Collate data and prepare reports on Environmental data on an annual basis	Manager Environment	Trends in Council's operational footprint included in the monthly report prepared for internal review, with annual data included in the State of Environment (SOE) reporting	

Bathurst 2040 Objective reference	Deliverable Actions over the next 4 years	Operational Plan – this year's Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
		Measure and collate the trends in environmental condition across the Local Government Area			Data collation was completed for the 2019/20 SOE report in July 2020. The Regional SOE and Bathurst SOE were completed in October 2020.	
6.4 5.4	Meet Council's obligations in the Food Regulation Partnership and the Food Act 2003	Conduct a program of inspections of food premises including home-based food premises to ensure compliance with regulations	Conduct an inspection of all high and medium risk food premises by June 2021 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	Food inspection program ongoing during October 2020, including at the Mount Panorama race event. Council is receiving a high volume of requests to operate home based businesses at present. Council's educational materials are focused on advice on complying with Public Health Order no4. 100% of customer requests were responded to within adopted corporate standards.	
6.4 5.4	Meet Council's obligations under the Public Health Act 2010 and associated regulations	Conduct a program of inspections of skin penetration premises, public swimming and spa pools and cooling towers	Conduct an inspection of all skin penetration premises Conduct an inspection of all public swimming pools and spa pools Implement the activities identified as Council's role in Legionella management and the inspection of cooling towers 95% of customer requests responded to within adopted corporate standards	Manager Environment	Skin penetration premises and public swimming pools were not inspected during October 2020. NSW Health conducted inspections of skin penetration premises during September 2020 to ensure compliance with Public Health Order no 4. Liaison with operators of cooling towers continued in October 2020. 19 customer requests were registered with Council during October 2020 with 100% responded to within adopted corporate standards	





Planning

Bathurst 2040 Objective reference	Deliverable Actions over the next 4 years	Operational Plan – this year's Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
1.5 2.1 3.3 4.6 5.5 6.4	Prepare relevant planning proposals to ensure Council's planning controls remain relevant and up to date.	Prepare draft LEP and DCP amendments	Planning proposals referred to NSW Department of Planning & Environment for gazettal	Manager Strategic Planning	<ol style="list-style-type: none"> 1. LEP Amendment: Moveable and Monumental Heritage. Gateway determination received. To be reported to November 2020 Council meeting. 2. LEP Amendment: Open Space. Gateway determination received. To be reported to November 2020 Council meeting. 3. LEP and DCP Amendment: Laffing Waters Master Plan. Planning Proposal being prepared. 4. LEP and DCP Amendment: Heritage Conservation Area Review. Planning Proposal being prepared. 5. DCP Amendment Housekeeping – update various items – draft planning controls being prepared. 6. DCP amendment – mapping review – project underway. 	
1.5 2.1 3.3 4.6 5.5 6.4	Investigate relevant land use and planning issues of the Bathurst Region.	Prepare studies and plans.	Draft studies/plans are well underway by 30 June 2021	Manager Strategic Planning	<ol style="list-style-type: none"> 1. Bathurst Town Centre Master Plan. Stage 2 consultation underway. Draft Master Plan being prepared. 2. Health and Knowledge Precinct Master Plan. Draft Master Plan being prepared. 3. Village Plans. Preliminary investigations and research underway. Consultation plan for Rockley and Sofala prepared. Heritage review for Rockley and Sofala completed. 4. Bathurst Streets as Shared Spaces Pilot Project – Funding agreement executed. Information sessions held with business/property owners in the project area on 12 Oct. Range of meetings held with businesses/landowners in project area. Presentation given to Town Square Group. Working Party held with Councillors on 28 October. Final scope of works being determined. 5. Hereford St Corridor investigations – Quotations being obtained. 	




						6. Lawrence Drive Extension to GWH investigations – Consultants appointed.		
4.1 4.6 6.4	Review and update Council's section 7.11 plans.	Review existing or prepare new s7.11 Plans		Draft plans considered and adopted by Council	Manager Strategic Planning	1. Update Stormwater Drainage Contribution Plan – modelling being finalised.		
1.1 1.2 1.5 4.6 5.5	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. 2020/21 site visits to date: 49 (Due to COVID -19 some site visits are occurring on-line/virtually). 2. Review of guidelines and production of a video/webinar for preparation of Statement of Heritage Impact commenced. 3. Preparation of guidelines and production of a video/webinar for the preparation of heritage interpretation strategies underway.		
		Provide heritage incentive funding programs to protect, maintain, enhance and promote the regions heritage assets.		Value of works generated from Council's incentive funds.	Manager Strategic Planning	1. Bathurst Region Local heritage fund – Applications for funding under the 2020/21 program assessed. Funding offers distributed to 72 projects. Projects underway. 2. Bathurst Region Conservation and Interpretation Fund – Applications for funding under the 2020/21 program assessed. Funding offers distributed to 11 projects. Projects underway. 3. Bathurst CBD Main Street Improvement Fund – Applications for funding under the 2020/21 program assessed. Funding offers distributed to 12 projects. Projects underway.		
		Prepare and implement projects for the interpretation and display of cultural heritage and history information.		New interpretative/promotional information made available.	Manager Strategic Planning	1. Mount Panorama (Wahluu Boardwalk) – Interpretation Strategy inclusive of text for signage at lookout and along the walk being prepared. 2. Pillars of Bathurst project paused for 2021. Nominations for new Pillars in 2022 open until end of July 2021.		
		Prepare research/studies into the region's heritage values		Studies/plans considered and adopted by Council. Number of local heritage items	Manager Strategic Planning	1. Bathurst Region Heritage Plan review – consultation with heritage reference group underway.		

included in the Local Environmental Plan.

Development Assessment

Bathurst 2040 Objective reference	Deliverable Actions over the next 4 years	Operational Plan – this year's Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
1.5 4.1 4.6 6.4	Ensure the assessment of development and other applications, in accordance with planning instruments, development control plans and policies, occurs within appropriate timeframes.	Process all development applications within statutory time frames set out in the Environmental Planning and Assessment Act 1979	To be at or below the state average for determination times of development applications	Manager Development Assessment	NSW State Average 2017-18	
					Bathurst Regional Council October 2020	
					Bathurst Regional Council year to date average	
					41.83	
					Average gross days taken to determine a DA	
					84	
					Average net days taken to determine a DA	
					47	
					NSW State Average 2017-18	
					Bathurst Regional Council October 2020	
					Bathurst Regional Council year to date average	
					2	
					Average days taken to determine a CDC	
					15	

Economic Development

CSP 2040 Objective Reference	Deliverable Actions over the next 4 years	Operational Plan – this year's 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 and telecommunications.	Seek funding for economic infrastructure projects.	Manager Economic Development	<ul style="list-style-type: none"> - Federal Regional Connectivity Program reviewed. Not suitable at present. - Aerodrome promotional prospectus completed - DA under assessment for Kelso Industrial Estate expansion (\$4.8M Drought Stimulus Fund) - Aerodrome Expansion list of funded projects under discussion with grant authority (Growing Local Economies Fund \$2.9M) 	
		Market-leading promotional campaigns to increase residential relocations and a sense of place.	Continued support for joint regional relocation campaigns. All 4 entrance billboards and welcome signs updated/maintained as required. Lifestyle promotional content created/updated. including the Bathurst Region website	Manager Economic Development	<ul style="list-style-type: none"> - 4 entrance billboards updated with Doors Open branding - Collaboration with NSW Regional Cities on new relocation campaign. Meeting held with Bathurst indicating conditional support. 	
		Support local businesses and start-ups through engagement, support and economic programs.	12 eNewsletters issued. Cluster Strategy developed and cluster groups activated. Run BizMonth, Buy Local Gift Cards and Business Leaders Lunch programs. Bathurst Business Hub website updated/maintained. Attendance at 75% of Business Chamber After-Hours events. Representation at all "Upstairs Start-up Hub" board meetings.	Manager Economic Development	<ul style="list-style-type: none"> - All eNewsletters sent to date - Cluster Strategy completed. Final payment made to consultants. Ready for implementation - BizMonth held in September, with more than a dozen events and the BizMonth Lunch attracting 80 attendees - Representation at all virtual Business Chamber events to date - All Upstairs Startup hub board meetings attended to date 	

		Promote resources to businesses including the ID websites and Spendmapp	Manager Economic Development	<ul style="list-style-type: none"> - 426 jobs posted on Ejobs to date - Bathurst Jobs Expo cancelled due to COVID restrictions - Ongoing support for the relocation of numerous businesses in manufacturing and IT industries 	
	<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>Organise the Bathurst Jobs Expo with minimum 40 stalls and 1,500 attendees.</p> <p>Minimum of 60 new local jobs promoted each month</p> <p>Develop relocation proposals, relocation materials and support the relocation of new businesses.</p>	Manager Economic Development	<ul style="list-style-type: none"> - Monthly meetings held to date - Discussions ongoing with various IT software development firms to be based in Bathurst - Selection of locations for placement of Smart Benches (Community Building Partnerships Grant) - Quote sought for the placement of parking sensors on William Street and associated network infrastructure - Investigations ongoing for the use of CCTV cameras for people and vehicle counting 	

Bathurst Regional Council

Budget review for the quarter ended - 30 September 2020

The Quarterly Budget Review Statement (QBRs) is the mechanism whereby councillors and the community are informed of Council's financial position at the end of each quarter, allowing Council's progress and performance against the annual budget to be monitored.

Council's Responsible Accounting Officer is required to prepare and submit a Quarterly Budget Review Statement (QBRs) to the governing body of council in accordance with clause 203(1) of The Local Government (General) Regulation 2005.

The Local Government Code of Accounting Practice and Financial Reporting requires the QBRs to contain the following components:

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In accordance with Council's charter at section 8 of the Act, Councillors need to have regard for long term and cumulative effects of their decisions, so it is therefore important to understand the impacts of any significant changes that are proposed, including anything that will impact Council's ability to achieve our objectives and goals.

Bathurst Regional Council

Budget review for the quarter ended - 30 September 2020

1. Statement by Responsible Accounting Officer on Council's Financial Position

The following statement is made in accordance with Clause 203(2) of the Local Government (General) Regulations 2005.

It is my opinion that the Quarterly Budget Review Statement for Bathurst Regional Council for the quarter ended 30/09/2020 indicates that Council's projected financial position at 30/06/2021 will be satisfactory at year end, having regard to the projected estimates of income and expenditure and the original budgeted income and expenditure.

Signed: _____
Aaron Jones
Responsible Accounting Officer

Date: ____ / ____ / ____

2. Recommended Budget Variations

Council has the opportunity to review and approve variances to the original budget for the year in the QBRs. Any changes to the budget must be approved by Council and councillors need to be aware by resolving to accept this QBRs they are approving the proposed changes.

The following budget variations are recommended:

Income	\$
Decrease Income - COVID - as approved in previous Mayoral Minutes ¹	(2,427,663)
Increase Income - COVID - as approved in previous Mayoral Minutes ¹	66,600
Increase Income - Land Development - Transfer from Reserve	3,278,891
Increase Income - S7.11 contribution - Limekilns Rd/Lawrence Drive roundabout	876,128
Increase Income - Grant - Strategic Planning - Streets as Shared Spaces - Bathurst Town Centre	767,884
Increase Income - Grant - BBRF Rd 4 - Bathurst Animal Rehoming Centre	462,500
Increase Income - Grant - Hill End Rd guardrail	209,000
Increase Income - Grant - Drought Rd 2 - Former Headmasters Residence	200,000
Decrease Income - Grant - Central Tablelands Collection Facility	(200,000)
Increase Income - Grant - SCCF3 - Bathurst Animal Rehoming Centre	166,519
Increase Income - Grant - Drought Rd 2 - Playground construction Coates, Mendel & Keane parks	150,000
Increase Income - Grant - Rocket/Rankin mini roundabout	127,625
Increase Income - Grant - Lambert/Rankin mini roundabout	116,000
Increase Income - Grant - Drought Rd 2 - Footpaths Rural villages	100,000
Increase Income - Grant - Drought Rd 2 - Machattie Park Water Telemetry upgrades	100,000
Increase Income - Grant - SCCF3 - Art Gallery	100,000
Increase Income - Grant - SCCF3 - Play equipment at Eglinton Oval	100,000
Increase Income - Grant - Drought Rd 2 - Hill End cottages	80,000
Increase Income - Grant - Drought Rd 2 - BVIC toilet facilities upgrade	70,000
Increase Income - Grant - SCCF3 - Spectator grandstands at Brooke Moore Oval	60,000
Increase Income - Internal Contribution - Walmer Park Toilet Block	60,000
Increase Income - Loans - Walmer Park Field Lighting	60,000
Increase Income - Grant - Drought Rd 2 - Village Water Tank upgrades	50,000
Increase Income - Grant - Drought Rd 2 - UMCC roadside reserve beautification and improvement	50,000
Increase Income - Grant - Environmental - River Connections - caring for Wambool/Macquarie	47,500
Increase Income - Grant - Crime Prevention Break & Enter Project	39,544
Increase Income - Grant - Drought Rd 2 - Library	25,000
Increase Income - Grant - Drought Rd 2 - NMRM	25,000
Increase Income - Grant - Drought Rd 2 - Kelso Community Hub	25,000
Increase Income - Grant - Drought Rd 2 - Bathurst Rail Museum	25,000
Increase Income - Grant - Drought Rd 2 - Senior Citizens building	20,000
Increase Income - Various < \$5,000	4,116
Decrease Income - Various < \$5,000	(9,764)
	4,824,880
Expenditure	\$
Decrease Expenditure - COVID - as approved in previous Mayoral Minutes ¹	(2,850,374)
Increase Expenditure - COVID - as approved in previous Mayoral Minutes ¹	489,311
Decrease Expenditure - Land Development - Real Estate	(5,950,450)
Increase Expenditure - Land Development - Roads	5,277,405
Increase Expenditure - Land Development - Internal S7.11 charges	3,379,500
Increase Expenditure - Urban Roads - Limekilns Rd/Lawrence Drive roundabout	862,011
Increase Expenditure - Strategic Planning - Streets as Shared Spaces - Bathurst Town Centre	767,884
Increase Expenditure - Buildings - Bathurst Animal Rehoming Centre	629,019
Increase Expenditure - Land Development - Transfer to Reserve	572,436
Increase Expenditure - Rural Roads - Hill End Rd guardrail	209,000
Increase Expenditure - Former Headmasters Residence	200,000
Decrease Expenditure - Buildings - Central Tablelands Collection Facility	(200,000)
Increase Expenditure - Structures - Playground construction Coates, Mendel & Keane parks	150,000
Increase Expenditure - Depreciation - Leased ROU assets	142,000
Increase Expenditure - Urban Roads - Rocket/Rankin mini roundabout	127,625
Increase Expenditure - Urban Roads - Lambert/Rankin mini roundabout	116,000
Decrease Expenditure - Lease Payments - ROU assets	(106,000)
Increase Expenditure - Structures - Play equipment at Eglinton Oval	100,000
Increase Expenditure - Plant & Equipment - Machattie Park Water Telemetry upgrades	100,000
Increase Expenditure - Footpaths - Rural villages	100,000
Decrease Expenditure - Footpaths - Mid-Western Highway	(100,000)
Increase Expenditure - Plant & Equipment - Art Gallery - Public Art Platforms	100,000
Increase Expenditure - Buildings - Art Gallery - Hill End cottages	80,000
Increase Expenditure - Buildings - BVIC toilet facilities upgrade	70,000

Attachment 7.3.2.2

Increase Expenditure - Structures - Spectator grandstands at Brooke Moore Oval	60,000
Increase Expenditure - Structures - Walmer Park Field Lighting	60,000
Increase Expenditure - Internal Contribution - Walmer Park Toilet Block	60,000
Increase Expenditure - Village Water Tank upgrades	50,000
Increase Expenditure - UMCC roadside reserve beautification and improvements	50,000
Increase Expenditure - Environmental - River Connections - caring for Wambool/Macquarie	47,500
Increase Expenditure - Strategic Planning - Internal Lease charges	39,600
Increase Expenditure - Crime Prevention Break & Enter Project	39,544
Decrease Expenditure - Museums Unit - Internal Lease charges	(27,200)
Increase Expenditure - Footpaths - Stanley St (George to Rankin)	25,000
Increase Expenditure - Footpaths - Rankin St (Stanley to Morrisset)	25,000
Increase Expenditure - Footpaths - Lambert St (Rankin to Stewart)	25,000
Increase Expenditure - Footpaths - Rocket St (Rankin to Stewart)	25,000
Increase Expenditure - Buildings - Kelso Community Hub acoustic improvements	25,000
Increase Expenditure - Buildings - Library accessible toilets	25,000
Increase Expenditure - Buildings - Bathurst Rail Museum upgrade pathway	25,000
Increase Expenditure - Buildings - NMRM accessible toilets	25,000
Decrease Expenditure - Printing & Photocopying charges	(21,400)
Increase Expenditure - Buildings - Senior Citizens building	20,000
Decrease Expenditure - Interest - Leased ROU assets	(14,600)
Increase Expenditure - Land Development - Limekilns Rd/Lawrence Drive roundabout	14,117
Decrease Expenditure - Engineering - Internal Lease charges	(12,400)
Increase Expenditure - Structures - Economic Development - Smart Benches	11,500
Decrease Expenditure - Economic Development - Smart Benches	(11,500)
Increase Expenditure - Various < \$5,000	27,186
Decrease Expenditure - Various < \$5,000	(32,834)
	4,824,880
Total	0

NOTE - 1 - additional costs and/or lost income due to the ongoing COVID-19 pandemic have been identified by Council in Mayoral Minutes #1, 2 and 3. These "worst-case" forecasts predict a net cost to Council for 2020/21 of \$4,172,199. As at 30/09/2020, \$2,106,490 of savings have been identified to offset this net loss, with a further \$2,065,709 of savings (worst-case) to be identified in the next quarter if required. As these COVID costs/savings have been detailed and approved in the Mayoral Minutes, the individual increases & decreases to income & expenditure have been summarised above.

The above variations are referred to in the 'Budget Review Income & Expenditure Statement (Consolidated)', 'Budget Review Capital Budget' and 'Budget Review Cash and Investment Position' as recommended changes for Council. The anticipated effect of these variations is displayed in the projected year end results.

Bathurst Regional Council

Budget review for the quarter ended - 30 September 2020

3. Budget Review Income & Expenditure Statement (Consolidated)

	Original Budget 2020/2021	Carry Forwards	Approved Changes Mayoral Minutes 1-3 COVID ¹	December Review	Revised Budget 2020/2021	Recommended Changes for Council	Projected Year End Result	Actual YTD
\$'000								
Income from Continuing Operations								
Revenue:								
Rates & Annual Charges	49,617		(35)		49,582		49,582	12,331
User Charges & Fees	29,485		(1,080)		28,405		28,405	5,751
Interest & Investments Revenue	2,821		(123)		2,698	(10)	2,688	212
Other Revenue	2,613	96	(583)		2,127		2,127	402
Grants & Contributions provided for Operating Purposes	12,252	78	(198)		12,132	1,159	13,291	2,834
Grants & Contributions provided for Capital Purposes	62,280	9,076			71,356	1,762	73,118	1,179
Other Income:								
Net gains from the disposal of assets	11,722				11,722		11,722	5,785
Rental Income	2,607		(306)		2,301		2,301	988
Total Income from Continuing Operations	173,397	9,251	(2,325)	-	180,323	2,911	183,234	29,482
Expenses from Continuing Operations								
Employee Benefits & On-Costs	31,171	48	(728)		30,492	20	30,511	8,615
Borrowing Costs	1,321				1,321	(13)	1,309	258
Materials & Contractors	34,035	6,853	(584)		40,304	972	41,276	8,087
Depreciation & Amortisation	28,212				28,212	142	28,354	7,088
Other Expenses	11,903	35	(334)		11,603	31	11,634	2,976
Total Expenses from Continuing Operations	106,642	6,936	(1,646)	-	111,932	1,152	113,084	27,025
Net Operating Result from Continuing Operations	66,755	2,314	(679)	-	68,390	1,759	70,149	2,458
Net Operating Result Before Grants & Contributions Provided for Capital Purposes	4,475	(6,762)	(679)	-	(2,966)	(3)	(2,968)	1,278

NOTE - 1 - additional costs and/or lost income due to the ongoing COVID-19 pandemic have been identified by Council in Mayoral Minutes #1, 2 and 3. These "worst-case" forecasts predict a net cost to Council for 2020/21 of \$4,172,199. As at 30/09/2020, \$2,106,490 of savings have been identified to offset this net loss, with a further \$2,065,709 of savings (worst-case) to be identified in the next quarter if required. As these COVID costs/savings have been approved in the Mayoral Minutes, the individual increases & decreases to income & expenses have been shown above as Approved Changes.

Notes:

Original budget +/- approved budget changes in previous quarters = Revised Budget
 Revised Budget +/- recommended changes this quarter = Projected Year End Result

Interest on unexpended loans is not calculated until the end of financial year, as it is assumed that all loan funds will be used in the period in which they are taken out.

Salaries and wages capital oncost is not calculated until the end of financial year.

This section forms part of Bathurst Regional Council's Quarterly Budget Review Statement for the quarter ending 30/09/2020 and should be read in conjunction with the other sections in the QBRs. Recommended changes in this section are listed in section 2. Recommended Budget Variations.

Bathurst Regional Council

Budget review for the quarter ended - 30 September 2020

4. Budget Review Capital Budget

	Original Budget	Carry	Approved Changes Mayoral Minutes 1-3 COVID ¹	December Review	Revised Budget	Recommended Changes	Projected Year End Result	Actual YTD
\$'000	2020/2021	Forwards			2020/2021	for Council		
Capital Expenditure								
Plant & Equipment	3,764	122			3,885	100	3,985	26
Office Equipment	125		46		170	100	270	114
Furniture & Fittings	-				-		-	-
Land	150				150		150	-
Land Under Roads	-				-		-	-
Land Improvements	420	563			983		983	222
Buildings	4,345	5,494	(55)		9,784	674	10,458	79
Structures	2,556	3,191	(74)		5,673	382	6,055	617
Roads, Bridges, Footpaths	59,813	4,183	(515)		63,481	6,692	70,173	1,735
Bulk Earthworks	85				85		85	27
Stormwater	105	926			1,031		1,031	250
Water Supply	4,842	10,331			15,173		15,173	1,410
Sewerage Network	2,097	931			3,028		3,028	200
Other Assets	291	61			352		352	124
Investment Property	-				-		-	-
Real Estate	6,185	812			6,998	(3,950)	3,047	71
Total Capital Expenditure	84,777	26,615	(598)	-	110,793	3,997	114,790	4,874
Funded by								
Loans	3,925				3,925		3,925	-
Asset Sales	1,153				1,153		1,153	16
Reserves - Internal	6,998	4,769			11,767	2,235	14,001	248
Reserves - External	2,507	9,360			11,867		11,867	281
Reserves - Loans	760	6,681			7,441		7,441	827
Grants & Contributions	57,953	5,818			63,771	1,751	65,522	903
Recurrent revenue	11,482	(13)	(598)	-	10,870	12	10,881	2,598
Other	-			-	-	-	-	-
Total	84,777	26,615	(598)	-	110,793	3,997	114,790	4,874

Note:

Loans are not drawn down until close to the end of the financial year, in anticipation that interest rates will fall.

Salaries and wages capital oncost is not calculated until the end of financial year.

Original budget +/- approved budget changes in previous quarters = Revised Budget

Revised Budget +/- recommended changes this quarter = Projected Year End Result

NOTE - 1 - additional costs and/or lost income due to the ongoing COVID-19 pandemic have been identified by Council in Mayoral Minutes #1, 2 and 3. These "worst-case" forecasts predict a net cost to Council for 2020/21 of \$4,172,199. As at 30/09/2020, \$2,106,490 of savings have been identified to offset this net loss, with a further \$2,065,709 of savings (worst-case) to be identified in the next quarter if required. As these COVID costs/savings have been approved in the Mayoral Minutes, the individual increases & decreases to income & expenses have been shown above as Approved Changes.

This section forms part of Bathurst Regional Council's Quarterly Budget Review Statement for the quarter ending 30/09/2020 and should be read in conjunction with the other sections in the QBRs. Recommended changes in this section are listed in section 2 of the QBRs Recommended Budget Variations.

Bathurst Regional Council

Budget review for the quarter ended - 30 September 2020

5. Budget Review Cash and Investments Position

	Original Budget 2020/2021	Carry Forwards	Approved Changes Mayoral Minutes 1-3 COVID	December Review	Revised Budget 2020/2021	Recommended Changes for Council	Projected Year End Result	Actual YTD
\$'000								
External Restrictions - Included in Liabilities								
Specific Purpose Unexpended Loans - General Fund (1)	-				-		-	274
Specific Purpose Unexpended Loans - Water Fund (1)	-				-		-	2,196
External Restrictions - Included in Liabilities	-	-	-	-	-	-	-	2,471
External Restrictions								
<u>General Fund</u>								
Developer Contributions - General (2)	14,400	(67)			14,333	(776)	13,557	15,465
Specific Purpose Unexpended Grants (3)	315				315		315	1,601
<u>Water Fund</u>								
Developer Contributions - Water (2)	9,233				9,233		9,233	8,351
Specific Purpose Unexpended Grants - Water (3)	7				7		7	7
Water Supplies - Reserves (4)	4,730		34		4,764		4,764	5,801
<u>Sewer Funds</u>								
Developer Contributions - Sewer (2)	19,641				19,641		19,641	18,752
Specific Purpose Unexpended Grants - Sewer (3)	-				-		-	-
Sewerage Services - Reserves (4)	17,590		38		17,628	(60)	17,568	16,021
<u>Domestic Waste Management</u>								
Specific Purpose Unexpended Grants - Waste (3)	3				3		3	3
Domestic Waste Management - Reserves (4)	1,344				1,344		1,344	1,791
External Restrictions	67,262	(67)	72	-	67,268	(836)	66,432	67,793
Total Externally Restricted	67,262	(67)	72	-	67,268	(836)	66,432	70,264
Internal Restrictions - Waste Services								
Waste Services - Reserves	20,464		13		20,477	-	20,477	2,321
Waste Services - Internal Restrictions	1,884				1,884	-	1,884	5,921
Internal Restrictions - Waste Services	22,348	-	13	-	22,361	-	22,361	8,243
Internal Restrictions - Ordinary Services								
Corporate Services & Finance	1,416		(36)		1,380		1,380	188
Cultural & Community Services	4,569				4,569		4,569	521
Engineering Services	3,401		15		3,416		3,416	1,178
Environmental, Planning & Building Services	114		(20)		94		94	-
Internal Restrictions - Ordinary Services	9,500	-	(40)	-	9,460	-	9,460	1,887
Total Internally Restricted	31,848	-	(28)	-	31,821	-	31,821	10,130
Total Restricted	99,111	(67)	45	-	99,089	(836)	98,253	80,393
Total Cash and Investments	99,603	(67)	45	-	99,581	(836)	98,746	80,695
Available Cash	492	-	-	-	492	-	492	301

Investments

All funds have been invested in accordance with Council's investment policies, the Minister's Order dated 12th January 2011, the Local Government Act 1993, and associated regulations.

Cash

This Cash at Bank amount has been reconciled to Council's physical Bank Statements. The date of completion of this bank reconciliation is 30/09/2020.

"Cash" includes cash and funds held in Cash on Call accounts.

Reconciliation of Cash & Investments

The below reconciliation displays how the above mentioned funds are held and invested:

Cash	8,265
Short Term -Term Deposits	46,000
Long Term -Term Deposits	12,230
Tradeable Certificates of Deposits	1,000
Floating Rate Notes	13,200
Total Cash and Investments	80,695

Notes:

The **Available Cash** position excludes restricted funds. External restrictions are funds that must be spent for a specific purpose and cannot be used by council for general operations. Internal restrictions are funds that council has determined will be used for a specific future purpose.

- (1) Loans money must be applied for the purpose for which the loans were raised.
- (2) Development contributions which are not yet expended for the provision of services and amenities in accordance with contribution plans.
- (3) Grants which are not yet expended for the purpose for which the grants were obtained.
- (4) Water, Sewer & Domestic Waste Management are externally restricted assets and must be applied for the purpose for which they were raised.

Original budget +/- approved budget changes in previous quarters = Revised Budget

Revised Budget +/- recommended changes this quarter = Projected Year End Result

This section forms part of Bathurst Regional Council's Quarterly Budget Review Statement for the quarter ending 30/09/2020 and should be read in conjunction with the other sections in the QBRs. Recommended changes in this section are listed in section 2 of the QBRs Recommended Budget Variations.

Bathurst Regional Council

Budget review for the quarter ended - 30 September 2020

6. Budget Review Key Performance Indicators

	September		December		March		June		Prior Years		
	Amounts	Indicator	Amounts	Indicator	Amounts	Indicator	Amounts	Indicator	2020	2019	2018
1. Building & Infrastructure Renewal Ratio											
Asset Renewal [Building & Infrastructure]	1,727	24.36%							75.58%	56.70%	44.18%
Depreciation, Amortisation & Impairment (Building & Infrastructure Assets)	7,088										

This section is still under development, with more KPI ratio's to be added.

Notes:

Capitalisation of Interest on unexpended loans is not calculated until the end of financial year, as it is assumed that all loan funds will be used in the period in which they are taken out.

This section forms part of Bathurst Regional Council's Quarterly Budget Review Statement for the quarter ending 30/09/2020 and should be read in conjunction with the other sections in the QBRS. Recommended changes in this section are listed in section 2 of the QBRS Recommended Budget Variations.

Bathurst Regional Council

Budget review for the quarter ended - 30 September 2020

7. Budget Review Contractors and Other Expenses

Part A - Contractors Listing

Date	Order Number	Company	Contract details	Amount \$	Total Amount \$	Explanation (If not Budgeted)
2/07/2020	148030	Glenray Industries Ltd	2nd Yr Extension Mowing Maintenance	13,581.72		
2/07/2020			2nd Yr Extension Mowing Maintenance	40,745.16		
2/07/2020			2nd Yr Extension Mowing Maintenance	81,490.20		
2/07/2020			2nd Yr Extension Mowing Maintenance	135,816.96	271,634.04	
2/07/2020	148011	Belgravia Health & Leisure Group	Fee to June 2021	729,074.04	729,074.04	
10/07/2020	148322	Reece Pty Ltd	Dn300 Dicl Pipe And Fittings Supply & Delivery For	75,389.73	75,389.73	
16/07/2020	148592	Yeehah Events Trust (Challenge Bathurst)	Contribution To 2020 Challenge Bathurst	165,000.00	165,000.00	
16/07/2020	148596	J R Richards & Sons	Organics/Green Waste Contract Monthly Payments	2,640,000.00		
16/07/2020			Recycling Contract Monthly Payments	2,640,000.00	5,280,000.00	
16/07/2020	148623	Omega Chemicals	Supply Liquid Alum 450 Tonnes	109,395.00	109,395.00	
21/07/2020	148731	Upper Macquarie County Council	Contribution 2021 + Additional Roadside Weed Control	301,715.70	301,715.70	
24/07/2020	148929	Redox Chemicals Pty Ltd	Supply Liquid Caustic Soda 25% Bu	105,000.00	105,000.00	
24/07/2020	148950	Central NSW Joint Organisation	2020/21 WRAS Fees Central NSW Joint Organisation	2,769.80		
24/07/2020			2020/21 Central NSW Joint Organisation Membership	138,155.60	140,925.40	
30/07/2020	149131	Interflow Pty Ltd	Sewer Relining At Stewart St	70,000.00	70000	
3/08/2020	149260	Department Of Planning Industry & Environment	2020/2021 Valuation Fees	150,636.36	150,636.36	
17/08/2020	149890	ESEM Projects	Illumination For Winter Festival	66,000.00	66,000.00	
17/08/2020	149862	VoR Environmental Australia	New Rotascreen To Replace The Existing Rs27-	89,210.00	89,210.00	
26/08/2020	150278	ARG Events Pty Ltd	Contribution To Bathurst International	137,500.00	137,500.00	
1/09/2020	150531	Oberon Quarries Pty Ltd	2000 Tonne Of Dgb20	61,600.00	61,600.00	
1/09/2020	150540	Colas NSW Pty Ltd	Seal Limekilns Rd 29.1 To 31.2 Km	99,081.22	99,081.22	
9/09/2020	150875	Omega Chemicals	Supply Liquid Alum 450 Tonnes	109,395.00	109,395.00	
10/09/2020	150947	Interflow Pty Ltd	Relining Package 4 (Mainly Grade 5 Lines)	180,000.00	180,000.00	
17/09/2020	151195	Oberon Quarries Pty Ltd	Supply Roadbase To Sofala Rd	70,000.00	70,000.00	
18/09/2020	151240	NSW Public Works Advisory	Winburndale Dam safety upgrade	165,287.68	165,287.68	
22/09/2020	151344	NSW Public Works Advisory	Yield Study Chifley Dam	50,811.75	50,811.75	
					8,427,656	

Notes:

1. Minimum reporting level is 1% of estimated income from continuing operations or \$50,000, whichever is the lesser.
2. Contractors to be listed are those entered into during the quarter.
3. Contracts for employment are not required to be included.
4. Where a contract for a service etc. was not included in the budget, an explanation is to be given.
5. Above amounts are GST inclusive (where applicable).

This section forms part of Bathurst Regional Council's Quarterly Budget Review Statement for the quarter ending 30/09/2020 and should be read in conjunction with the other sections in the QBRs.

Bathurst Regional Council

Budget review for the quarter ended - 30 September 2020

7. Budget Review Contractors and Other Expenses

Part B - Consultancy and Legal Expenses

Expense	Budgeted \$	Expenditure YTD \$
Consultancies	2,547,619	1,024,213
Engineering	1,987,348	835,397
Water Drought Management		503,691
Llanarth Open Space landscaping design		68,155
Alec Lamberton Field Masterplan		60,012
Long Term Water Supply - Raising Chifley Dam wall		46,193
Carrington Park Grandstand extension		41,610
Hereford St Fields 5 & 6		31,062
Go Kart Track		21,905
Chifley Dam Maintenance		16,591
Community Lands - Plans of Management		12,498
Sewer - IWCM Implementation		10,286
Drinking Water Management System		8,040
Council Crown Land Management		6,464
Aerodrome Other Consultancies		5,675
Other minor consultancies costs (Pool of cost under \$5,000)		3,215
Corporate Services and Finance	147,730	17,327
Other minor consultancies costs (Pool of cost under \$5,000)		17,327
Cultural & Community Services	60,189	-
Other minor consultancies costs (Pool of cost under \$5,000)		-
Development and Environmental Services	352,352	171,489
Town Centre Master Plan		58,092
Stormwater Mgt Sec 7.11 Plans		38,374
Heritage Advisory Grant		25,523
EnviroMentors		11,885
State of Environment Reports		10,570
BizMonth		9,850
Other minor consultancies costs (Pool of cost under \$5,000)		17,195

Explanation - Actual YTD expenditure for the year is in line with Budget.

Bathurst Regional Council

Budget review for the quarter ended - 30 September 2020

7. Budget Review Contractors and Other Expenses

Part B - Consultancy and Legal Expenses

Expense	Budgeted \$	Expenditure YTD \$
External Legal Fees	242,381	56,942
Engineering	24,719	22,849
Drought Management		17,592
Other minor legal costs (Pool of cost under \$5,000)		5,257
Corporate Services and Finance	197,500	31,713
Land Development		13,644
Corporate Services - General Legal Expenses		7,779
Trademarks		4,602
Other minor legal costs (Pool of cost under \$5,000)		5,688
Cultural & Community Services	2,054	1,880
Other minor legal costs (Pool of cost under \$5,000)		1,880
Development and Environmental Services	18,108	500
Other minor legal costs (Pool of cost under \$5,000)		500

Explanation - Actual expenditure for the year is in line with Budget.

Notes:

Definition of consultant:

A consultant is a person or organisation engaged under contract on a temporary basis to provide recommendations or high level specialist or professional advice to assist decision-making by management. Generally it is the advisory nature of the work that differentiates a consultant from other contractors.

This section forms part of Bathurst Regional Council's Quarterly Budget Review Statement for the quarter ending 30/09/2020 and should be read in conjunction with the other sections in the QBRs.

Bathurst Regional Council

Budget review for the quarter ended - 30 September 2020

8. Budget Review by Department in Funding Format

	2020/21 Original Budget	2020/21 Revised Budget	Sep YTD Actuals
Engineering			
Engineering Works			
Income	(15,807,675)	(24,278,638)	(1,525,202)
Expenditure	22,343,341	29,995,679	5,211,419
Engineering Works	6,535,666	5,717,041	3,686,217
Recreation			
Income	(11,018,338)	(17,434,468)	(503,614)
Expenditure	18,523,716	24,835,070	2,110,399
Recreation	7,505,378	7,400,602	1,606,785
Technical Services			
Income	(719,608)	(1,503,717)	(539,964)
Expenditure	1,667,386	2,577,666	576,965
Technical Services	947,778	1,073,949	37,002
Water			
Income	(22,141,801)	(33,246,887)	(5,531,698)
Expenditure	21,633,702	32,738,788	4,977,599
Water	(508,099)	(508,099)	(554,099)
Wastewater			
Income	(16,763,048)	(18,268,151)	(3,975,042)
Expenditure	16,269,201	17,774,304	3,343,914
Wastewater	(493,847)	(493,847)	(631,129)
Waste Management			
Income	(15,276,966)	(15,409,466)	(3,382,876)
Expenditure	15,276,966	15,409,466	3,389,171
Waste Management	0	0	6,294
Engineering Office			
Income	(3,159,496)	(3,159,496)	(641,999)
Expenditure	4,967,123	4,820,049	1,297,525
Engineering Office	1,807,627	1,660,553	655,526
Mount Panorama			
Income	(49,917,325)	(51,114,414)	(737,599)
Expenditure	50,755,046	52,524,493	1,159,553
Mount Panorama	837,721	1,410,079	421,954
Total Engineering	16,632,224	16,260,278	5,228,552

Notes:

1. Section 8 is in funding format, which includes capital expenditure & all sources of funds.
2. Section 8 does not include depreciation expense.
3. Section 8 includes internal transactions.

Bathurst Regional Council

Budget review for the quarter ended - 30 September 2020

8. Budget Review by Department in Funding Format

	2020/21 Original Budget	2020/21 Revised Budget	Sep YTD Actuals
Corporate Services and Finance			
Governance			
Income	(3,500)	(3,500)	(2,673)
Expenditure	1,325,393	1,312,393	621,400
Governance	1,321,893	1,308,893	618,726
Administration			
Income	(13,050,947)	(12,779,311)	(2,390,490)
Expenditure	17,597,357	17,465,903	4,551,054
Administration	4,546,410	4,686,592	2,160,564
Contribution to Other Organisations			
Income	(490,419)	(540,419)	(103,609)
Expenditure	1,764,899	1,798,199	425,768
Contribution to Other Organisations	1,274,480	1,257,780	322,159
Land & Buildings			
Income	(21,346,341)	(25,444,470)	(3,548,029)
Expenditure	20,878,361	25,034,476	999,369
Land & Buildings	(467,980)	(409,994)	(2,548,660)
Funding Operations			
Income	(37,859,510)	(37,639,944)	(7,581,187)
Expenditure	4,551,834	4,548,834	177,819
Funding Operations	(33,307,676)	(33,091,110)	(7,403,369)
Total Corporate Services and Finance	(26,632,873)	(26,247,839)	(6,850,579)

Notes:

1. Section 8 is in funding format, which includes capital expenditure & all sources of funds.
2. Section 8 does not include depreciation expense.
3. Section 8 includes internal transactions.

Bathurst Regional Council

Budget review for the quarter ended - 30 September 2020

8. Budget Review by Department in Funding Format

	2020/21 Original Budget	2020/21 Revised Budget	Sep YTD Actuals
Cultural & Community Services			
Community & Children Services			
Income	(3,065,026)	(3,234,970)	(799,025)
Expenditure	3,158,196	3,187,349	759,062
Community & Children Services	93,170	(47,621)	(39,964)
Cultural & Community Services Office			
Income	(184,245)	(223,789)	(80,231)
Expenditure	1,185,900	1,188,922	280,546
Cultural & Community Services Office	1,001,655	965,133	200,315
Library Services			
Income	(233,354)	(287,827)	(26,906)
Expenditure	1,798,809	1,838,414	501,719
Library Services	1,565,455	1,550,587	474,813
Tourism			
Income	(305,794)	(265,743)	(20,777)
Expenditure	1,185,162	1,241,662	224,400
Tourism	879,368	975,919	203,623
Art Galleries			
Income	(204,166)	(426,469)	(191,306)
Expenditure	1,083,490	1,291,193	243,440
Art Galleries	879,324	864,724	52,134
Entertainment Centres			
Income	(1,229,999)	(1,308,373)	(99,435)
Expenditure	2,302,627	2,288,950	374,109
Entertainment Centres	1,072,628	980,577	274,674
Museums			
Income	(4,344,353)	(4,796,212)	(407,951)
Expenditure	5,562,918	6,094,677	684,341
Museums	1,218,565	1,298,465	276,390
Total Cultural & Community Services	6,710,165	6,587,784	1,441,986

Notes:

1. Section 8 is in funding format, which includes capital expenditure & all sources of funds.
2. Section 8 does not include depreciation expense.
3. Section 8 includes internal transactions.

Bathurst Regional Council

Budget review for the quarter ended - 30 September 2020

8. Budget Review by Department in Funding Format

	2020/21 Original Budget	2020/21 Revised Budget	Sep YTD Actuals
Development and Environmental Services			
Environmental Services			
Income	(2,695,161)	(5,886,427)	(501,999)
Expenditure	3,472,290	6,640,049	695,857
Environmental Services	777,129	753,622	193,858
Planning Services			
Income	(190,845)	(1,004,982)	(32,718)
Expenditure	1,855,649	2,613,386	429,585
Planning Services	1,664,804	1,608,404	396,867
Building Services			
Income	(1,547,595)	(1,305,395)	(276,019)
Expenditure	1,799,969	1,789,469	460,933
Building Services	252,374	484,074	184,914
Economic Development			
Income	(35,000)	(48,536)	(15,992)
Expenditure	618,251	589,287	203,903
Economic Development	583,251	540,751	187,912
Total Development and Environmental Services	3,277,558	3,386,851	963,550
Grand Total	(12,926)	(12,926)	783,509

Notes:

1. Section 8 is in funding format, which includes capital expenditure & all sources of funds.
2. Section 8 does not include depreciation expense.
3. Section 8 includes internal transactions.

Attachment 7.3.3.1

2020-2021 Section 356 Donations
Report as at 31 October 2020

Details	Reference	Date	Standard Annual Donations	Specific Donations	Mt Pan Fee Waived	BMEC Donations	Sundry Donations	TOTAL
			\$	\$	\$	\$	\$	\$
Annual Budget			75,325.00	42,270.00	30,000.00	51,000.00	20,000.00	218,595.00
Spent to date:								
WRAS Annual Subscription/donation	Operation Plan	29/07/2020	-2,518.00					-2,518.00
Sofala Progress Association	Operation Plan	14/08/2020	-2,500.00					-2,500.00
Bathurst Refugee Support Group Inc (BRSG)	Operation Plan	14/08/2020		-2,000.00				-2,000.00
Bathurst Seymour Centre Inc	Operation Plan	14/08/2020		-2,500.00				-2,500.00
Bathurst Mens Shed Incorporated	Operation Plan	14/08/2020		-1,000.00				-1,000.00
Lifeline Central West	Operation Plan	26/08/2020		-5,000.00				-5,000.00
Bathurst Remembers / AVAMS / Communications and Resources Project	Operation Plan	26/08/2020		-4,000.00				-4,000.00
Monkey Hill UHF Repeater	Operation Plan	26/08/2020	-1,000.00					-1,000.00
Central West Women's Health Centre Inc	Operation Plan	7/09/2020		-2,000.00				-2,000.00
Lions Club of Bathurst Inc	Operation Plan	8/09/2020		-2,000.00				-2,000.00
Western Sydney University Medical Scholarship	GM 18/09/19 Item 4	10/09/2020	-5,000.00					-5,000.00
Bathurst Gardener's Club Inc	Operation Plan	23/09/2020		-500.00				-500.00
Bathurst City Colts Water Account	Operation Plan	21/10/2020	-2,744.27					-2,744.27
Sofala & District AH&P Association	Operation Plan	30/10/2020	-350.00					-350.00
Amount Spent			-14,112.27	-19,000.00	0.00	0.00	0.00	-33,112.27
Available Balance before commitments			61,212.73	23,270.00	30,000.00	51,000.00	20,000.00	185,482.73
Committed:								
Bathurst AH&P Association	Operation Plan		-8,244.00					-8,244.00
Bathurst Junior Sports Awards (2BS)	Operation Plan		-5,000.00					-5,000.00
Macquarie Philharmonia - Platinum Donation	Operation Plan		-2,000.00					-2,000.00
The Neighbourhood Centre (formerly BINC)	Operation Plan		-900.00					-900.00
Bathurst City Colts Water Account	Operation Plan		-4,111.73					-4,111.73
Bathurst City & RSL Band Association Inc	Operation Plan		-5,000.00					-5,000.00
Evans Art Council	Operation Plan		-3,000.00					-3,000.00
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		-15,000.00					-15,000.00
Mitchell Conservatorium - BMEC Concerts	Operation Plan					-4,000.00		-4,000.00
BMEC - Bathurst Eisteddfod Sep 2020	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					-11,000.00		-11,000.00
Russell St Road Closures	Operation Plan		-7,500.00					-7,500.00
Bathurst Street & Custom Motorcycle Show	Operation Plan			-13,970.00				-13,970.00
Bathurst Remembers WW2 Exhibition 2020	Postponed to 2021 (COVID)							0.00
Australasian Mining History Association	DCS&F 21/08/19 Item 6					-2,000.00		-2,000.00
HK HT HG Holden Nationals Event	DCS&F 18/09/19 Item 9				-5,000.00			-5,000.00
Bathurst Edgell Jog	Operation Plan			-5,000.00				-5,000.00
Community Opportunity Shop Inc	Operation Plan			-800.00				-800.00
Bathurst City Mens Bowling Club - Carillon Fours	Event cancelled (COVID)							0.00
Central Tablelands Woodcraft Inc	Operation Plan			-500.00				-500.00
Bathurst Stamp, Coin, Collectables and Lapidary Club Inc	Operation Plan			-1,500.00				-1,500.00
Eglinton Public School P & C Country Fair Committee	Operation Plan			-500.00				-500.00
This is My Brave Australia Inc	19/08/20 Item 7.3.5					-3,181.50		-3,181.50
Packard Automobile Club of Australia Inc	19/08/20 Item 7.3.7		-2,500.00					-2,500.00
Mount Panorama Punish	19/08/20 Item 7.3.9				-1,619.00			-1,619.00
Amount Committed			-61,255.73	-22,270.00	-6,619.00	-52,181.50	0.00	-142,326.23
Adjustment between Funds			43.00	-1,000.00		8,181.50	-7,224.50	
Available Balance			0.00	0.00	23,381.00	7,000.00	12,775.50	43,156.50

Summary Remaining Budget	\$
Standard Annual Donations	0.00
Specified Donations	0.00
Mt Pan Fee Waived	23,381.00
BMEC Donations	7,000.00
Sundry Donations	12,775.50
Total Remaining	43,156.50

Summary	\$
Total Budget	218,595.00
Less: Amount Spent	-33,112.27
Less: Amount Committed	-142,326.23
Total Remaining	43,156.50

Market Rental Subsidies for 2020/21

NAME OF TENANT	LOCATION	Current Rent PA	Estimated Market Rent	BRC Rental Subsidy
Mitchell Conservatorium	Machattie Park Cott	550.00	16,804.00	16,254.00
Central Tablelands Woodcraft Inc	Learmonth Park	576.07	15,637.00	15,060.93
Community Opportunity Shop Inc	8 Lions Club Drive	1,100.00	20,849.00	19,749.00
Community Opportunity Shop Inc	Veggie Patch Churc	1.00	15,637.00	15,636.00
Air Services Australia	Aerodrome - Comm	1.00	18,764.00	18,763.00
Taxi Cabs of Bathurst Co-operative Society Ltd	Communication tow	1,282.78	18,764.00	17,481.22
Master Communications & Electronics Pty Ltd	Communication tow	4,458.10	18,764.00	14,305.90
Bathurst City & RSL Band Association	Walmer Park	228.20	20,849.00	20,620.80
Bathurst Lions Club Inc	Short St	1.10	15,637.00	15,635.90
Evans Arts Council Inc	Lee Street	500.00	5,213.00	4,713.00
Bathurst District Historical Society Inc	Mitre Street	1.00	10,425.00	10,424.00
Bathurst District Historical Society Inc	16 Stanley Street	1.00	10,425.00	10,424.00
Bathurst Meals on Wheels Inc	4 Watt Drive	1.00	52,121.00	52,120.00
Department of Defence (Air Cadets)	Aerodrome - Lot 25	90.91	13,380.00	13,289.09
Department of Defence (Air Cadets)	Aerodrome - Lot 36	90.91	38,652.00	38,561.09
			283,037.93	

Bathurst Regional Council

ANNUAL FINANCIAL STATEMENTS
for the year ended 30 June 2020

*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 2020

*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 2020

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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 2(b).

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.

Bathurst Regional Council

General Purpose Financial Statements

for the year ended 30 June 2020

Statement by Councillors and Management made pursuant to Section 413(2)(c) of the Local Government Act 1993 (NSW) (as amended)

The attached General Purpose Financial Statements have been prepared in accordance with:

- the *Local Government Act 1993* (NSW) (as amended) and the regulations made thereunder,
- the Australian Accounting Standards and 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.

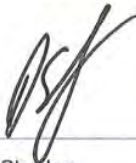
Signed in accordance with a resolution of Council made on 16 September 2020.



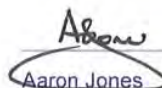
Robert Bourke
Mayor
16 September 2020



Ian North
Deputy Mayor
16 September 2020



David Sherley
General Manager
16 September 2020



Aaron Jones
Responsible Accounting Officer
16 September 2020

Bathurst Regional Council

Income Statement

for the year ended 30 June 2020

Original unaudited budget 2020	\$ '000	Notes	Actual 2020	Actual 2019
	Income from continuing operations			
46,920	Rates and annual charges	3a	46,848	44,355
29,285	User charges and fees	3b	21,963	24,308
4,616	Other revenues	3c	3,002	4,961
12,486	Grants and contributions provided for operating purposes	3d,3e	13,457	12,126
63,588	Grants and contributions provided for capital purposes	3d,3e	16,794	23,254
2,880	Interest and investment income	4	1,679	2,568
20,716	Net gains from the disposal of assets	6	6,720	1,675
–	Fair value increment on investment properties	11	–	239
–	Rental income	13e	1,933	–
180,491	Total income from continuing operations		112,396	113,486
	Expenses from continuing operations			
30,361	Employee benefits and on-costs	5a	34,534	32,828
1,404	Borrowing costs	5b	1,352	1,315
36,333	Materials and contracts	5c	36,268	30,551
25,810	Depreciation and amortisation	5d	25,411	25,854
11,023	Other expenses	5e	10,726	11,337
–	Fair value decrement on investment properties	11	47	–
104,931	Total expenses from continuing operations		108,338	101,885
75,560	Operating result from continuing operations		4,058	11,601
75,560	Net operating result for the year		4,058	11,601
–	Net operating result attributable to council		4,058	11,601
–	Net operating result for the year before grants and contributions provided for capital purposes		(12,736)	(11,653)

The Council has not restated comparatives when initially applying AASB 1058 *Income of Not-for-Profit Entities*, AASB 15 *Revenue from Contracts with Customers* and AASB 16 *Leases*. The comparative information has been prepared under AASB 111 *Construction Contracts*, AASB 118 *Revenue*, AASB 1004 *Contributions*, AASB 117 *Leases* and related Accounting Interpretations.

The above Income Statement should be read in conjunction with the accompanying notes.

Bathurst Regional Council

Financial Statements 2020

Statement of Comprehensive Income

for the year ended 30 June 2020

\$ '000	Notes	2020	2019
Net operating result for the year (as per Income Statement)		4,058	11,601
Other comprehensive income:			
Amounts which will not be reclassified subsequently to the operating result			
Gain (loss) on revaluation of IPP&E	10	98,213	5,798
Total items which will not be reclassified subsequently to the operating result		98,213	5,798
Total other comprehensive income for the year		98,213	5,798
Total comprehensive income for the year		102,271	17,399
Total comprehensive income attributable to Council		102,271	17,399

The Council has not restated comparatives when initially applying AASB 1058 *Income of Not-for-Profit Entities*, AASB 15 *Revenue from Contracts with Customers* and AASB 16 *Leases*. The comparative information has been prepared under AASB 111 *Construction Contracts*, AASB 118 *Revenue*, AASB 1004 *Contributions*, AASB 117 *Leases* and related Accounting Interpretations.

The above Statement of Comprehensive Income should be read in conjunction with the accompanying notes.

Bathurst Regional Council

Statement of Financial Position
as at 30 June 2020

\$ '000	Notes	2020	2019
ASSETS			
Current assets			
Cash and cash equivalents	7(a)	3,197	6,768
Investments	7(b)	60,480	53,500
Receivables	8	10,950	9,318
Inventories	9a	7,568	8,088
Contract assets	12a	1,339	—
Other	9b	588	913
Total current assets		84,122	78,587
Non-current assets			
Investments	7(b)	13,300	25,680
Receivables	8	512	538
Inventories	9a	11,453	11,545
Infrastructure, property, plant and equipment	10	1,410,807	1,298,870
Investment property	11	15,521	15,567
Right of use assets	13a	632	—
Total non-current assets		1,452,225	1,352,200
Total assets		1,536,347	1,430,787
LIABILITIES			
Current liabilities			
Payables	14	9,523	7,874
Income received in advance	14	—	1,529
Contract liabilities	12b	3,814	—
Lease liabilities	13b	182	—
Borrowings	14	5,423	5,323
Provisions	15	13,030	11,569
Total current liabilities		31,972	26,295
Non-current liabilities			
Payables	14	1,081	1,038
Lease liabilities	13b	453	—
Borrowings	14	32,356	31,184
Provisions	15	1,715	1,624
Total non-current liabilities		35,605	33,846
Total liabilities		67,577	60,141
Net assets		1,468,770	1,370,646
EQUITY			
Accumulated surplus	16	690,658	690,747
Revaluation reserves	16	778,112	679,899
Council equity interest		1,468,770	1,370,646
Total equity		1,468,770	1,370,646

The Council has not restated comparatives when initially applying AASB 1058 *Income of Not-for-Profit Entities*, AASB 15 *Revenue from Contracts with Customers* and AASB 16 *Leases*. The comparative information has been prepared under AASB 111 *Construction Contracts*, AASB 118 *Revenue*, AASB 1004 *Contributions*, AASB 117 *Leases* and related Accounting Interpretations.

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 2020

\$ '000	Notes	as at 30/06/20			as at 30/06/19		
		Accumulated surplus	IPP&E revaluation reserve	Total equity	Accumulated surplus	IPP&E revaluation reserve	Total equity
Opening balance		690,747	679,899	1,370,646	679,146	674,101	1,353,247
Changes due to AASB 1058 and AASB 15 adoption	16	(4,147)	–	(4,147)	–	–	–
Restated opening balance		686,600	679,899	1,366,499	679,146	674,101	1,353,247
Net operating result for the year		4,058	–	4,058	11,601	–	11,601
Other comprehensive income							
– Gain (loss) on revaluation of IPP&E	10	–	98,213	98,213	–	5,798	5,798
Other comprehensive income		–	98,213	98,213	–	5,798	5,798
Total comprehensive income		4,058	98,213	102,271	11,601	5,798	17,399
Equity – balance at end of the reporting period		690,658	778,112	1,468,770	690,747	679,899	1,370,646

The Council has not restated comparatives when initially applying AASB 1058 *Income of Not-for-Profit Entities*, AASB 15 *Revenue from Contracts with Customers* and AASB 16 *Leases*. The comparative information has been prepared under AASB 111 *Construction Contracts*, AASB 118 *Revenue*, AASB 1004 *Contributions*, AASB 117 *Leases* and related Accounting Interpretations.

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 2020

Original unaudited budget 2020	\$ '000	Notes	Actual 2020	Actual 2019
Cash flows from operating activities				
Receipts:				
46,719	Rates and annual charges		48,200	44,190
29,272	User charges and fees		22,277	26,217
2,880	Investment and interest revenue received		1,715	2,721
76,074	Grants and contributions		26,130	28,873
–	Bonds, deposits and retention amounts received		–	970
4,392	Other		7,528	12,049
Payments:				
(30,145)	Employee benefits and on-costs		(33,047)	(31,864)
(36,128)	Materials and contracts		(39,137)	(34,654)
(1,404)	Borrowing costs		(1,342)	(1,275)
–	Bonds, deposits and retention amounts refunded		(309)	–
(11,000)	Other		(14,927)	(16,149)
80,660	Net cash provided (or used in) operating activities	17b	17,088	31,078
Cash flows from investing activities				
Receipts:				
–	Sale of investment securities		53,500	174,000
20,715	Sale of real estate assets		8,489	1,342
–	Sale of infrastructure, property, plant and equipment		1,439	1,087
–	Deferred debtors receipts		46	69
Payments:				
–	Purchase of investment securities		(48,100)	(169,300)
–	Purchase of investment property		(1)	(362)
(95,248)	Purchase of infrastructure, property, plant and equipment		(35,939)	(42,345)
(4,000)	Purchase of real estate assets		(1,089)	(5,889)
(78,533)	Net cash provided (or used in) investing activities		(21,655)	(41,398)
Cash flows from financing activities				
Receipts:				
6,650	Proceeds from borrowings and advances		6,650	9,960
Payments:				
(5,189)	Repayment of borrowings and advances		(5,378)	(4,949)
–	Lease liabilities (principal repayments)		(276)	–
1,461	Net cash flow provided (used in) financing activities		996	5,011
3,588	Net increase/(decrease) in cash and cash equivalents		(3,571)	(5,309)
877	Plus: cash and cash equivalents – beginning of year	17a	6,768	12,077
4,465	Cash and cash equivalents – end of the year	17a	3,197	6,768
86,500	plus: Investments on hand – end of year	7(b)	73,780	79,180
90,965	Total cash, cash equivalents and investments		76,977	85,948

The Council has not restated comparatives when initially applying AASB 1058 *Income of Not-for-Profit Entities*, AASB 15 *Revenue from Contracts with Customers* and AASB 16 *Leases*. The comparative information has been prepared under AASB 111 *Construction Contracts*, AASB 118 *Revenue*, AASB 1004 *Contributions*, AASB 117 *Leases* and related Accounting Interpretations.

The above Statement of Cash Flows should be read in conjunction with the accompanying notes.

Bathurst Regional Council

Notes to the Financial Statements

for the year ended 30 June 2020

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Bathurst Regional Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 1. Basis of preparation

These financial statements were authorised for issue by Council on 06 November 2020. 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 (NSW)* and Regulations, 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.

(a) Historical cost convention

These financial statements have been prepared under the historical cost convention, as modified by the revaluation of certain financial assets and liabilities and certain classes of infrastructure, property, plant and equipment and investment property.

(b) 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 11
- (ii) estimated fair values of infrastructure, property, plant and equipment – refer Note 10
- (iii) estimated tip remediation provisions – refer Note 15
- (iv) employee benefit provisions – refer Note 15.

Significant judgements in applying the council's accounting policies

- (i) Impairment of receivables

Council has made a significant judgement about the impairment of a number of its receivables – refer Note 8.

Monies and other assets received by Council**(a) 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

Bathurst Regional Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 1. Basis of preparation (continued)

- Sewerage service

(b) 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 not yet effective**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 2020 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 the following accounting standards and interpretations (as issued by the Australian Accounting Standards Board) which were mandatorily effective from 1 July 2019:

- AASB 16 Leases
- AASB 15 Revenue from contracts with customers and associated amending standards.
- AASB 1058 Income of Not-for-profit entities

Further information on the newly adopted standards which had a material impact on Council's reported financial position, financial performance and/or associated financial statement disclosures can be found at Note 16.

Bathurst Regional Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 2(a). Council functions/activities – financial information

Income, expenses and assets have been directly attributed to the following functions or activities.
Details of those functions or activities are provided in Note 2(b).

\$ '000	Income from continuing operations		Expenses from continuing operations		Operating result from continuing operations		Grants included in income from continuing operations		Carrying amount of assets	
	2020	2019	2020	2019	2020	2019	2020	2019	2020	2019
Functions or activities										
Governance	–	233	3,475	4,073	(3,475)	(3,840)	6,607	–	68	83
Administration	1,965	463	15,789	14,303	(13,824)	(13,840)	943	–	85,988	56,131
Public order and safety	855	691	2,102	2,000	(1,247)	(1,309)	280	280	7,901	7,378
Environment	11,834	12,404	10,264	9,673	1,570	2,731	843	275	174,280	184,753
Community services and education	3,234	5,417	2,802	4,362	432	1,055	2,353	2,295	11,309	11,649
Housing and community amenities	472	159	5,088	3,328	(4,616)	(3,169)	120	120	5,215	5,305
Water supplies	15,821	17,206	14,558	12,992	1,263	4,214	1,603	–	277,167	267,182
Sewerage services	14,645	15,636	8,938	8,591	5,707	7,045	100	–	191,591	185,507
Recreation and culture	10,462	10,804	19,528	16,587	(9,066)	(5,783)	3,666	4,796	218,695	212,578
Mining, manufacturing and construction	1,015	934	1,185	1,272	(170)	(338)	–	–	221	222
Transport and communication	7,712	12,044	18,821	19,086	(11,109)	(7,042)	3,489	3,650	563,912	484,696
Economic affairs	9,905	4,622	5,788	5,618	4,117	(996)	536	415	–	15,303
General Purpose Revenues	34,476	32,873	–	–	34,476	32,873	–	5,410	–	–
Total functions and activities	112,396	113,486	108,338	101,885	4,058	11,601	20,540	17,241	1,536,347	1,430,787

Bathurst Regional Council**Notes to the Financial Statements**

for the year ended 30 June 2020

Note 2(b). Council functions/activities - component descriptions

Details relating to the Council's functions/activities as reported in Note 2(a) are as follows:

Governance

Includes costs relating to Council's role as a component of democratic government, including elections, members' fees and expenses, subscriptions to local authority associations, meetings of Council and policy-making committees, public disclosure (e.g. GIPA), and legislative compliance.

Administration

Includes corporate support and other support services, engineering works, and any Council policy

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.

Bathurst Regional Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 3. Revenue from continuing operations

\$ '000	AASB	2020	2019
(a) Rates and annual charges			
Ordinary rates			
Residential	1058 (1)	19,031	18,058
Farmland	1058 (1)	2,117	2,069
Mining	1058 (1)	11	10
Business	1058 (1)	5,781	5,537
Less: pensioner rebates (mandatory)	1058 (1)	(654)	(654)
Rates levied to ratepayers		26,286	25,020
Pensioner rate subsidies received	1058 (1)	360	360
Total ordinary rates		26,646	25,380
Annual charges			
(pursuant to s.496, s.496A, s.496B, s.501 & s.611)			
Domestic waste management services	1058 (1)	6,106	5,756
Water supply services	1058 (1)	3,332	3,235
Sewerage services	1058 (1)	10,188	9,440
Waste management services (non-domestic)	1058 (1)	876	839
Section 611 charges	1058 (1)	42	46
Less: pensioner rebates (mandatory)	1058 (1)	(417)	(417)
Less: pensioner rebates (Council policy)	1058 (1)	(154)	(153)
Annual charges levied		19,973	18,746
Pensioner subsidies received:			
– Water	1058 (1)	111	111
– Sewerage	1058 (1)	108	108
– Domestic waste management	1058 (1)	10	10
Total annual charges		20,202	18,975
TOTAL RATES AND ANNUAL CHARGES		46,848	44,355

The **AASB** notation (above) identifies the revenue recognition pattern for material items of Council revenue:

1058 (1) indicates income recognised under AASB 1058 “at a point in time”.

Council has used 2016 year valuations provided by the NSW Valuer General in calculating its rates.

Accounting policy for rates and charges

Rates and annual charges are recognised as revenue when the Council obtains control over the assets comprising these receipts which is 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 in substance a rates payment.

2019 accounting policy

Control over assets acquired from rates and annual charges is obtained at the commencement of the rating year as it is an enforceable debt linked to the rateable property or, where earlier, upon receipt of the rates.

Bathurst Regional Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 3. Revenue from continuing operations (continued)

\$ '000	AASB	2020	2019
(b) User charges and fees			
Specific user charges			
(per s.502 - specific 'actual use' charges)			
Water supply services	15 (2)	8,685	10,480
Sewerage services	15 (2)	1,581	1,636
Waste management services (non-domestic)	15 (2)	3,050	3,165
Total specific user charges		13,316	15,281
Other user charges and fees			
(i) Fees and charges – statutory and regulatory functions (per s.608)			
Planning and building regulation	15 (1)	1,271	1,239
Private works – section 67	15 (2)	99	101
Section 603 certificates	15 (1)	90	87
Total fees and charges – statutory/regulatory		1,460	1,427
(ii) Fees and charges – other (incl. general user charges (per s.608))			
Aerodrome	15 (1)	313	301
Advertising	15 (2)	253	99
Art gallery	15 (1)	5	11
Cemeteries	15 (1)	9	9
Child care	15 (1)	593	780
Chifley home	15 (1)	6	8
Entertainment centre	15 (1)	467	606
Library and art gallery	15 (1)	23	29
Mount panorama	15 (1)	2,275	2,521
National motor racing museum	15 (1)	284	352
Tourism	15 (1)	649	859
RMS (formerly RTA) charges (state roads not controlled by Council)	15 (2)	1,052	1,129
Sewerage	15 (2)	929	559
Water	15 (1)	199	253
Other	15 (1)	130	84
Total fees and charges – other		7,187	7,600
TOTAL USER CHARGES AND FEES		21,963	24,308

The **AASB** notation (above) identifies the revenue recognition pattern for material items of Council revenue:

15 (1) indicates income recognised under AASB 15 “at a point in time”,

15 (2) indicates income recognised under AASB 15 “over time”.

Accounting policy for user charges and fees

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. There is no material obligation for Council in relation to refunds or returns.

Where an upfront fee is charged such as membership 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 the term of the licence.

Bathurst Regional Council

Notes to the Financial Statements
for the year ended 30 June 2020

Note 3. Revenue from continuing operations (continued)

2019 accounting policy

User charges and fees are recognised as revenue when the service has been provided.

\$ '000	AASB	2020	2019
(c) Other revenues			
Rental income – investment property		–	956
Rental income – other council properties (2019 only)		–	1,209
Fines	1058 (1)	46	57
Fines – parking	1058 (1)	398	320
Legal fees recovery – rates and charges (extra charges)	1058 (2)	1	–
Legal fees recovery – other		–	9
Commissions and agency fees	1058 (1)	282	83
Diesel rebate	1058 (1)	161	363
Insurance claims recoveries	1058 (1)	56	8
Recycling income (non-domestic)	15 (1)	122	111
Insurance rebates	1058 (1)	185	190
Mount panorama	15 (1)	772	863
Recovery of Lehman Brothers investment		4	33
Other	1058 (1)	577	361
Sales – miscellaneous	15 (1)	398	398
TOTAL OTHER REVENUE		3,002	4,961

The **AASB** notation (above) identifies the revenue recognition pattern for material items of Council revenue:

15 (1) indicates income recognised under AASB 15 “at a point in time”,

1058 (1) indicates income recognised under AASB 1058 “at a point in time”, while

1058 (2) indicates income recognised under AASB 1058 “over time”.

Accounting policy for other revenue

Where the revenue relates to a contract with customer, the revenue is recognised when or as the performance obligation is completed and the customer receives the benefit of the goods / services being provided.

Where the revenue relates to a contract which is not enforceable or does not contain sufficiently specific performance obligations then revenue is recognised when an unconditional right to a receivable arises or the cash is received, which is earlier.

2019 accounting policy:

Council recognises revenue when the amount of revenue can be reliably measured, it is probable that future economic benefits will flow to the Council and specific criteria have been met for each of the Council’s activities as described below. Council bases its estimates on historical results, taking into consideration the type of customer, the type of transaction and the specifics of each arrangement.

Parking fees and fines are recognised as revenue when the service has been provided, or when the penalty has been applied, whichever occurs first.

Rental income is accounted for on a straight-line basis over the lease term.

Miscellaneous sales are recognised when physical possession has transferred to the customer which is deemed to be the point of transfer of risks and rewards.

Other income is recorded when the payment is due, the value of the payment is notified, or the payment is received, whichever occurs first.

Bathurst Regional Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 3. Revenue from continuing operations (continued)

\$ '000	AASB	Operating 2020	Operating 2019	Capital 2020	Capital 2019
(d) Grants					
General purpose (untied)					
Financial assistance	1058 (1)	3,207	3,143	—	—
Payment in advance - future year allocation					
Financial assistance	1058 (1)	3,399	3,259	—	—
Total general purpose		6,606	6,402	—	—
Specific Purpose (tied)					
Water supplies	15 (2)	76	—	1,527	—
Sewerage services	15 (2)	—	—	100	—
Bushfire and emergency services	1058 (1)	280	280	—	—
Community care	1058 (1)	2,326	2,295	34	130
Community centres	15 (2)	—	—	51	50
Economic development	1058 (2)	125	54	178	59
Environmental programs	1058 (2)	33	214	—	2
Heritage and cultural	1058 (1)	496	332	1,279	1,040
LIRS subsidy	1058 (1)	41	50	—	—
Recreation and culture	15 (2)	93	69	1,673	977
Storm/flood damage	15 (2)	—	—	810	—
Street lighting	1058 (1)	108	108	—	—
Transport (roads to recovery)	1058 (2)	1,873	900	—	—
Transport (other roads and bridges funding)	15 (2)	68	75	658	36
Mount Panorama	15 (2)	—	—	937	2,500
Strategic planning	1058 (1)	12	11	—	—
Transport (cycleways)	15 (2)	—	—	197	—
Transport (aerodrome)	15 (2)	—	—	652	1,598
Waste management	1058 (1)	—	59	—	—
Other	15 (2)	5	—	302	—
Total specific purpose		5,536	4,447	8,398	6,392
Total grants		12,142	10,849	8,398	6,392
Grant revenue is attributable to:					
– Commonwealth funding		10,734	8,515	2,579	879
– State funding		1,387	2,185	5,709	5,511
– Other funding		21	149	110	2
		12,142	10,849	8,398	6,392

The **AASB** notation (above) identifies the revenue recognition pattern for material items of Council revenue:

15 (1) indicates income recognised under AASB 15 “at a point in time”,

15 (2) indicates income recognised under AASB 15 “over time”,

1058 (1) indicates income recognised under AASB 1058 “at a point in time”, while

1058 (2) indicates income recognised under AASB 1058 “over time”.

Bathurst Regional Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 3. Revenue from continuing operations (continued)

\$ '000	Notes	AASB	Operating 2020	Operating 2019	Capital 2020	Capital 2019
(e) Contributions						
Developer contributions:						
(s7.4 & s7.11 - EP&A Act, s64 of the LGA):						
Cash contributions						
S 7.11 – contributions towards amenities/services	1058 (1)	–	–	–	2,166	5,020
S 64 – water supply contributions	1058 (1)	–	–	–	786	2,169
S 64 – sewerage service contributions	1058 (1)	–	–	–	827	2,095
Total developer contributions – cash			–	–	3,779	9,284
Non-cash contributions						
S 7.11 – contributions towards amenities/services	15 (1)	–	–	–	–	42
Total developer contributions non-cash			–	–	–	42
Total developer contributions	25		–	–	3,779	9,326
Other contributions:						
Cash contributions						
Bushfire services	1058 (2)	66	–	–	–	–
Community services	15 (1)	–	–	–	2	–
Heritage/cultural	1058 (1)	126	3	–	–	–
Other councils – joint works/services	1058 (2)	178	169	–	–	–
Recreation and culture	15 (2)	–	–	–	60	249
RMS contributions (regional roads, block grant)	1058 (2)	913	1,080	80	–	–
Sewerage (excl. section 64 contributions)	1058 (1)	–	–	–	–	3
Other	1058 (1)	32	25	79	–	–
Art gallery	15 (2)	–	–	35	16	–
Total other contributions – cash			1,315	1,277	256	268
Non-cash contributions						
Dedications – subdivisions (other than by s7.11)	15 (1)	–	–	–	3,952	7,130
Heritage/cultural	15 (1)	–	–	–	409	138
Recreation and culture	15 (1)	–	–	–	–	–
Total other contributions – non-cash			–	–	4,361	7,268
Total other contributions			1,315	1,277	4,617	7,536
Total contributions			1,315	1,277	8,396	16,862
TOTAL GRANTS AND CONTRIBUTIONS			13,457	12,126	16,794	23,254

The **AASB** notation (above) identifies the revenue recognition pattern for material items of Council revenue:

15 (1) indicates income recognised under AASB 15 “at a point in time”,

15 (2) indicates income recognised under AASB 15 “over time”,

1058 (1) indicates income recognised under AASB 1058 “at a point in time”, while

1058 (2) indicates income recognised under AASB 1058 “over time”.

Bathurst Regional Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 3. Revenue from continuing operations (continued)

Accounting policy for grants and contributions

Accounting policy from 1 July 2019

Grant income under AASB 15

Where grant income arises from an agreement which is enforceable and contains sufficiently specific performance obligations then the revenue are recognised when control of each performance obligations is satisfied.

The performance obligations are varied based on the agreement but include completion of capital projects, waterway rehabilitation and road safety projects. 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.

Each performance obligation is considered to ensure that the revenue recognition reflects the transfer of control and within grant agreements there may be some performance obligations where control transfers at a point in time and others which have continuous transfer of control over the life of the contract.

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.

Grant income

Assets arising from grants in the scope of AASB 1058 is recognised at the assets fair value when the asset is received. Councils 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

Capital grants

Capital grants received to enable Council to acquire or construct an item of infrastructure, property, plant and equipment to identified specifications which will be under Council's control and which is enforceable 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 as there is no profit margin.

For acquisitions of assets, the revenue is recognised when the asset is acquired and controlled by the Council.

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*.

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 the Council may apply contributions according to the priorities established in work schedules

Accounting policy prior to 1 July 2019

Control over grants and contributions is normally obtained upon their receipt (or acquittal) and revenue is recognised at this time and is valued at the fair value of the granted or contributed asset at the date of transfer.

Where grants or contributions recognised as revenues during the financial year were obtained on condition that they be expended in a particular manner, or used over a particular period, and those conditions were un-discharged at reporting date, the unused grant or contribution is disclosed below.

Bathurst Regional Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 3. Revenue from continuing operations (continued)

A liability is recognised in respect of revenue that is reciprocal in nature to the extent that the requisite service has not been provided at reporting date.

\$ '000	2020	2019
(f) Unspent grants and contributions – external restrictions		
Certain grants and contributions are obtained by Council on condition that they be spent in a specified manner due to externally imposed restrictions.		
Capital grants		
Unexpended at the close of the previous reporting period	4,945	10,172
Add: capital grants recognised as income in the current period but not yet spent (2019 only)	10,860	1,860
Less: capital grants recognised in a previous reporting period now spent (2019 only)	(6,959)	(7,087)
Less: capital grants received in a previous reporting period now spent and recognised as income	(3,746)	–
Unexpended and held as externally restricted assets (capital grants)	5,100	4,945
Contributions		
Unexpended at the close of the previous reporting period	45,624	40,714
Add: contributions recognised as income in the current period but not yet spent	3,865	9,710
Less: contributions recognised in a previous reporting period now spent	(6,358)	(4,800)
Unexpended and held as externally restricted assets (contributions)	43,131	45,624

Bathurst Regional Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 4. Interest and investment income

\$ '000	2020	2019
Interest on financial assets measured at amortised cost		
– Overdue rates and annual charges (incl. special purpose rates)	177	194
– Cash and investments	1,502	2,374
Total Interest and investment income	1,679	2,568
Interest revenue is attributable to:		
Unrestricted investments/financial assets:		
Overdue rates and annual charges (general fund)	177	194
General Council cash and investments	1,162	1,600
Restricted investments/funds – external:		
Development contributions		
– Section 7.11	31	142
– Section 64	55	192
Water fund operations	45	144
Sewerage fund operations	107	274
Domestic waste management operations	102	22
Total interest and investment revenue	1,679	2,568

Accounting policy for interest and investment revenue

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 unless the dividend clearly represents a recovery of part of the cost of the investment.

Bathurst Regional Council

Notes to the Financial Statements
for the year ended 30 June 2020

Note 5. Expenses from continuing operations

\$ '000	2020	2019
(a) Employee benefits and on-costs		
Salaries and wages	23,924	23,099
Travel expenses	556	617
Employee leave entitlements (ELE)	5,297	4,780
Superannuation	3,067	2,969
Workers' compensation insurance	1,203	878
Fringe benefit tax (FBT)	180	187
Payroll tax	238	293
Training costs (other than salaries and wages)	199	212
Protective clothing	1	5
Other	100	76
Total employee costs	34,765	33,116
Less: capitalised costs	(231)	(288)
TOTAL EMPLOYEE COSTS EXPENSED	34,534	32,828
Number of 'full-time equivalent' employees (FTE) at year end	393	375

Accounting policy for employee benefits and on-costs

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 20 for more information.

\$ '000	Notes	2020	2019
(b) Borrowing costs			
(i) Interest bearing liability costs			
Interest on leases		17	–
Interest on loans		1,319	1,286
Total interest bearing liability costs		1,336	1,286
Total interest bearing liability costs expensed		1,336	1,286
(ii) Other borrowing costs			
Discount adjustments relating to movements in provisions (other than ELE)			
– Remediation liabilities	15	16	29
Total other borrowing costs		16	29
TOTAL BORROWING COSTS EXPENSED		1,352	1,315

Bathurst Regional Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 5. Expenses from continuing operations (continued)

Accounting policy for borrowing costs

Borrowing costs incurred for the construction of any qualifying asset are capitalised during the period of time that is required to complete and prepare the asset for its intended use or sale. Other borrowing costs are expensed as incurred.

\$ '000	2020	2019
(c) Materials and contracts		
Raw materials and consumables	31,379	26,414
Contractor and consultancy costs	2,555	1,843
Auditors remuneration ²	165	181
Legal expenses:		
– Legal expenses: planning and development	2	14
– Legal expenses: debt recovery	58	102
– Legal expenses: other	471	210
Expenses from short-term leases (2020 only)	88	–
Expenses from leases of low value assets (2020 only)	84	–
Variable lease expense relating to usage (2020 only)	99	–
Operating leases expense (2019 only):		
– Operating lease rentals: minimum lease payments ¹	–	620
Recycling services	1,367	1,167
TOTAL MATERIALS AND CONTRACTS	36,268	30,551

Accounting policy for materials and contracts

Expenses are recorded on an accruals basis as the council receives the goods or services.

Operating leases (2019 only)

Leases in which a significant portion of the risks and rewards of ownership are not transferred to Council as lessee are classified as operating leases. Payments made under operating leases (net of any incentives received from the lessor) are charged to the income statement on a straight-line basis over the period of the lease.

1. Operating lease payments are attributable to:

Computers & associated peripherals	89	617
Other	(89)	3
	–	620

2. Auditor remuneration

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	77	74
Remuneration for audit and other assurance services	77	74
Total Auditor-General remuneration	77	74

Non NSW Auditor-General audit firms**(i) Audit and other assurance services**

Audit and review of financial statements	1	–
Remuneration for audit and other assurance services	1	–

continued on next page ...

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Bathurst Regional Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 5. Expenses from continuing operations (continued)

\$ '000	2020	2019
(ii) Non-assurance services		
Internal audit	87	107
Remuneration for non-assurance services	87	107
Total remuneration of non NSW Auditor-General audit firms	88	107
Total Auditor remuneration	165	181

\$ '000	Notes	2020	2019
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(d) Depreciation, amortisation and impairment of non-financial assets**Depreciation and amortisation**

Plant and equipment		2,529	2,588
Office equipment		251	282
Furniture and fittings		162	99
Land improvements (depreciable)		458	451
Infrastructure:	10		
– Buildings		1,449	1,671
– Buildings – Leasehold Improvements		21	2
– Other structures		818	823
– Roads		8,614	9,562
– Bridges		422	422
– Footpaths		194	190
– Stormwater drainage		1,785	1,732
– Water supply network		4,256	4,221
– Sewerage network		3,279	3,225
– Swimming pools		415	145
Right of use assets	13	279	–
Other assets:			
– Other		459	420
Reinstatement, rehabilitation and restoration assets:			
– Tip assets	15,10	20	21
Total depreciation and amortisation costs		25,411	25,854

TOTAL DEPRECIATION, AMORTISATION AND IMPAIRMENT FOR NON-FINANCIAL ASSETS**25,411 25,854****Accounting policy for depreciation, amortisation and impairment expenses of non-financial assets****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 10 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.

Bathurst Regional Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 5. Expenses from continuing operations (continued)

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.

\$ '000	2020	2019
(e) Other expenses		
Advertising	807	1,288
Bad and doubtful debts	84	17
Bank charges	144	142
Cleaning	515	580
Contributions/levies to other levels of government		
– NSW fire brigade levy	392	404
– NSW rural fire service levy	426	381
– Waste levy	59	58
– EPA payment for Sewerage Treatment	19	37
Councillor expenses – mayoral fee	44	43
Councillor expenses – councillors' fees	183	178
Councillors' expenses (incl. mayor) – other (excluding fees above)	48	38
Donations, contributions and assistance to other organisations (Section 356)		
– Donations, contributions and assistance	243	267
– Footpath and gutter maintenance	115	106
– Somerville collection	192	111
Electricity and heating	2,363	2,596
Fire control expenses	5	2
Insurance	1,365	1,235
Office expenses (including computer expenses)	58	42
Postage	143	169
Printing and stationery	193	235
Street lighting	1,030	1,435
Subscriptions and publications	1,300	974
Telephone and communications	591	597
Upper Macquarie County Council (Noxious Weeds)	249	223
Valuation fees	158	179
<u>TOTAL OTHER EXPENSES</u>	<u>10,726</u>	<u>11,337</u>

Accounting policy for other expenses

Other expenses are recorded on an accruals basis as the Council receives the goods or services.

Bathurst Regional Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 6. Gain or loss from disposal of assets

\$ '000	Notes	2020	2019
Infrastructure, property, plant & equipment			
Proceeds from disposal – property		1,439	1,087
Less: carrying amount of property assets sold/written off		(1,444)	(666)
Net gain/(loss) on disposal		(5)	421
Real estate assets held for sale			
	9		
Proceeds from disposal – real estate assets		8,489	1,342
Less: carrying amount of real estate assets sold/written off		(1,764)	(88)
Net gain/(loss) on disposal		6,725	1,254
Investments			
	7(b)		
Proceeds from disposal/redemptions/maturities – investments		53,500	87,000
Less: carrying amount of investments sold/redeemed/matured		(53,500)	(87,000)
Net gain/(loss) on disposal		–	–
NET GAIN/(LOSS) ON DISPOSAL OF ASSETS		6,720	1,675

Accounting policy for disposal of assets

Gains and losses on disposals are determined by comparing proceeds with carrying amount. These are included in the Income Statement.

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.

Note 7(a). Cash and cash equivalents

\$ '000	2020	2019
Cash and cash equivalents		
Cash on hand and at bank	3,197	6,768
Total cash and cash equivalents	3,197	6,768

Accounting policy for cash and cash equivalents

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.

Bathurst Regional Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 7(b). Investments

\$ '000	2020 Current	2020 Non-current	2019 Current	2019 Non-current
Investments				
'Financial assets at amortised cost'	60,480	13,300	53,500	25,680
Total Investments	60,480	13,300	53,500	25,680
TOTAL CASH ASSETS, CASH EQUIVALENTS AND INVESTMENTS	63,677	13,300	60,268	25,680
Financial assets at amortised cost				
Long term deposits	53,730	4,500	46,500	12,630
NCD's, FRN's (with maturities > 3 months)	6,750	8,800	7,000	13,050
Total	60,480	13,300	53,500	25,680

Accounting policy for investments

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

Bathurst Regional Council

Notes to the Financial Statements
for the year ended 30 June 2020

Note 7(b). Investments (continued)

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.

Note 7(c). Restricted cash, cash equivalents and investments

\$ '000	2020 Current	2020 Non-current	2019 Current	2019 Non-current
Total cash, cash equivalents and investments	63,677	13,300	60,268	25,680
attributable to:				
External restrictions	62,446	13,300	60,267	25,680
Internal restrictions	1,123	–	–	–
Unrestricted	108	–	1	–
	63,677	13,300	60,268	25,680

\$ '000	2020	2019
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Details of restrictions

External restrictions – included in liabilities

Specific purpose unexpended grants – general fund (2020 only)	1,701	–
Specific purpose unexpended grants – water fund (2020 only)	7	–
Specific purpose unexpended loans – water	2,999	6,476
External restrictions – included in liabilities	4,707	6,476

External restrictions – other

Developer contributions – general	15,727	19,888
Developer contributions – water fund	8,470	7,667
Developer contributions – sewer fund	18,934	18,069
Specific purpose unexpended grants (recognised as revenue) – general fund	–	4,905
Specific purpose unexpended grants (recognised as revenue) – water fund	–	7
Specific purpose unexpended grants (recognised as revenue) – sewer fund	–	33
Water supplies	8,656	12,581
Sewerage services	17,448	15,253
Domestic waste management	1,804	1,068
External restrictions – other	71,039	79,471

Total external restrictions

75,746	85,947
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Internal restrictions

Employees leave entitlement	138	–
Carry over works	29	–
Cultural and community services	494	–
Environmental	13	–
Plant and vehicle replacement	198	–
Waste employee leave entitlements	251	–
Total internal restrictions	1,123	–

TOTAL RESTRICTIONS

76,869	85,947
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Bathurst Regional Council

Notes to the Financial Statements
for the year ended 30 June 2020

Note 8. Receivables

\$ '000	2020 Current	2020 Non-current	2019 Current	2019 Non-current
Purpose				
Rates and annual charges	2,089	169	1,797	157
Interest and extra charges	987	—	989	—
User charges and fees	2,713	—	3,568	—
Accrued revenues				
– Interest on investments	222	—	256	—
– Other income accruals	620	—	328	—
Deferred debtors	38	343	46	381
Government grants and subsidies	12	—	733	—
Net GST receivable	1,083	—	436	—
Sundry debtors	3,320	—	1,223	—
Total	11,084	512	9,376	538
Less: provision of impairment				
User charges and fees	(81)	—	(32)	—
Other debtors	(53)	—	(26)	—
Total provision for impairment – receivables	(134)	—	(58)	—
TOTAL NET RECEIVABLES	10,950	512	9,318	538

\$ '000	2020	2019
Movement in provision for impairment of receivables		
Balance at the beginning of the year (calculated in accordance with AASB 139)	58	43
+ new provisions recognised during the year	160	32
– amounts already provided for and written off this year	(84)	(17)
Balance at the end of the year	134	58

Accounting policy for receivables

Recognition and measurement

Receivables are included in current assets, except for those with maturities greater than 12 months after the reporting date which are classified as non-current assets.

Receivables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method, less provision for impairment. Receivables are generally due for settlement within 30 days.

Cash flows relating to short-term receivables are not discounted if the effect of discounting is immaterial.

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.

Bathurst Regional Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 8. Receivables (continued)

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.

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.

Note 9. Inventories and other assets

\$ '000	2020 Current	2020 Non-current	2019 Current	2019 Non-current
(a) Inventories				
(i) Inventories at cost				
Real estate for resale	6,654	11,453	7,237	11,545
Stores and materials	604	–	614	–
Trading stock	310	–	237	–
Total inventories at cost	7,568	11,453	8,088	11,545
TOTAL INVENTORIES	7,568	11,453	8,088	11,545
(b) Other assets				
Prepayments	588	–	913	–
TOTAL OTHER ASSETS	588	–	913	–

Bathurst Regional Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 9. Inventories and other assets (continued)

(i) Other disclosures

\$ '000	Notes	2020 Current	2020 Non-current	2019 Current	2019 Non-current
(a) Details for real estate development					
Residential		5,707	2,683	6,276	2,382
Industrial/commercial		947	8,770	961	9,163
Total real estate for resale		6,654	11,453	7,237	11,545
(Valued at the lower of cost and net realisable value)					
Represented by:					
Acquisition costs		5,806	11,212	4,971	11,545
Development costs		848	241	2,266	–
Total costs		6,654	11,453	7,237	11,545
Total real estate for resale		6,654	11,453	7,237	11,545
Movements:					
Real estate assets at beginning of the year		7,237	11,545	3,507	9,474
– Purchases and other costs		848	241	2,266	3,623
– WDV of sales (expense)	6	(1,764)	–	(88)	–
– Transfer between current/non-current		333	(333)	1,552	(1,552)
Total real estate for resale		6,654	11,453	7,237	11,545

Accounting policy for inventories and other assets

Raw materials and stores, work in progress and finished goods

Raw materials and stores, work in progress and finished goods are stated at the lower of cost and net realisable value. Costs are assigned to individual items of inventory on the basis of weighted average costs. Costs of purchased inventory are determined after deducting rebates and discounts. Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

Land held for resale/capitalisation of borrowing costs

Land held for resale is stated at the lower of cost and net realisable value. Cost is assigned by specific identification and includes the cost of acquisition, and development and borrowing costs during development. When development is completed, borrowing costs and other holding charges are expensed as incurred.

Borrowing costs included in the cost of land held for resale are those costs that would have been avoided if the expenditure on the acquisition and development of the land had not been made. Borrowing costs incurred while active development is interrupted for extended periods are recognised as expenses.

Bathurst Regional Council

Notes to the Financial Statements
for the year ended 30 June 2020

Note 10. Infrastructure, property, plant and equipment

	as at 30/06/19			Asset movements during the reporting period						as at 30/06/20		
	Gross carrying amount	Accumulated depreciation	Net carrying amount	Additions renewals ¹	Additions new assets	Carrying value of disposals	Depreciation expense	Adjustments and transfers	Revaluation increments to equity (ARR)	Gross carrying amount	Accumulated depreciation	Net carrying amount
\$ '000												
Plant and equipment	27,667	(15,623)	12,044	3,007	18	(292)	(2,529)	–	–	28,516	(16,268)	12,248
Office equipment	2,339	(1,464)	875	455	143	–	(251)	–	–	2,937	(1,715)	1,222
Furniture and fittings	2,067	(1,155)	912	–	14	–	(162)	–	–	2,081	(1,317)	764
Land:												
– Operational land	102,940	–	102,940	–	707	(300)	–	–	–	103,347	–	103,347
– Community land	17,542	–	17,542	–	–	–	–	–	–	17,542	–	17,542
– Land under roads (post 30/6/08)	1,488	–	1,488	–	–	–	–	(241)	–	1,247	–	1,247
Land improvements – depreciable	24,345	(4,988)	19,357	320	929	–	(458)	–	–	25,594	(5,446)	20,148
Infrastructure:												
– Buildings	187,470	(55,792)	131,678	1,032	1,325	(479)	(1,449)	(2,020)	(373)	186,474	(56,760)	129,714
– Buildings – leasehold improvements	2,029	(2)	2,027	–	3,296	–	(21)	–	–	5,325	(23)	5,302
– Other structures	24,841	(7,760)	17,081	1,821	2,540	–	(818)	–	–	29,202	(8,578)	20,624
– Roads	458,715	(170,724)	287,991	2,645	3,958	–	(8,614)	–	33,030	479,464	(160,454)	319,010
– Bridges	38,485	(16,849)	21,636	496	–	–	(422)	–	33,546	98,548	(43,292)	55,256
– Footpaths	15,748	(5,581)	10,167	172	687	–	(194)	–	1,675	18,912	(6,405)	12,507
– Bulk earthworks (non-depreciable)	129,069	–	129,069	1,378	457	–	–	–	9,595	140,499	–	140,499
– Stormwater drainage	169,748	(43,514)	126,234	312	2,638	–	(1,785)	–	17,252	193,586	(48,935)	144,651
– Water supply network	354,932	(125,966)	228,966	7,804	1,365	–	(4,256)	–	2,130	367,468	(131,459)	236,009
– Sewerage network	229,142	(81,345)	147,797	484	1,701	–	(3,279)	–	1,358	233,488	(85,427)	148,061
– Swimming pools	13,836	(1,646)	12,190	–	89	–	(415)	2,020	–	15,945	(2,061)	13,884
Other assets:												
– Other	40,603	(13,079)	27,524	202	173	–	(459)	–	–	40,978	(13,538)	27,440
Reinstatement, rehabilitation and restoration assets (refer Note 15):												
– Tip assets	1,434	(82)	1,352	–	–	–	(20)	–	–	1,434	(102)	1,332
Total Infrastructure, property, plant and equipment	1,844,440	(545,570)	1,298,870	20,128	20,040	(1,071)	(25,132)	(241)	98,213	1,992,587	(581,780)	1,410,807

(1) Renewals are defined as the replacement of existing assets (as opposed to the acquisition of new assets).

Bathurst Regional Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 10. Infrastructure, property, plant and equipment (continued)

\$ '000	as at 30/06/18			Asset movements during the reporting period					as at 30/06/19		
	Gross carrying amount	Accumulated depreciation	Net carrying amount	Additions renewals ¹	Additions new assets	Carrying value of disposals	Depreciation expense	Revaluation increments to equity (ARR)	Gross carrying amount	Accumulated depreciation	Net carrying amount
Plant and equipment	26,676	(15,839)	10,837	4,076	15	(296)	(2,588)	–	27,667	(15,623)	12,044
Office equipment	2,004	(1,225)	779	142	236	–	(282)	–	2,339	(1,464)	875
Furniture and fittings	1,758	(1,064)	694	114	203	–	(99)	–	2,067	(1,155)	912
Land:											
– Operational land	100,589	–	100,589	–	2,351	–	–	–	102,940	–	102,940
– Community land	17,542	–	17,542	–	–	–	–	–	17,542	–	17,542
– Land under roads (post 30/6/08)	690	–	690	–	798	–	–	–	1,488	–	1,488
Land improvements – depreciable	23,475	(4,537)	18,938	–	870	–	(451)	–	24,345	(4,988)	19,357
Infrastructure:											
– Buildings – non-specialised	180,613	(51,112)	129,501	1,378	2,840	(370)	(1,671)	–	187,470	(55,792)	131,678
– Buildings – specialised	194	–	194	–	1,835	–	(2)	–	2,029	(2)	2,027
– Other structures	22,383	(6,936)	15,447	1,207	1,250	–	(823)	–	24,841	(7,760)	17,081
– Roads	443,672	(161,162)	282,510	5,087	9,956	–	(9,562)	–	458,715	(170,724)	287,991
– Bridges	38,485	(16,427)	22,058	–	–	–	(422)	–	38,485	(16,849)	21,636
– Footpaths	15,378	(5,391)	9,987	–	370	–	(190)	–	15,748	(5,581)	10,167
– Bulk earthworks (non-depreciable)	125,091	–	125,091	2,276	1,702	–	–	–	129,069	–	129,069
– Stormwater drainage	165,884	(41,781)	124,103	588	3,275	–	(1,732)	–	169,748	(43,514)	126,234
– Water supply network	345,161	(119,762)	225,399	1,481	2,769	–	(4,221)	3,538	354,932	(125,966)	228,966
– Sewerage network	221,191	(76,840)	144,351	453	3,958	–	(3,225)	2,260	229,142	(81,345)	147,797
– Swimming pools	13,836	(1,501)	12,335	–	–	–	(145)	–	13,836	(1,646)	12,190
Other assets:											
– Other	40,178	(12,659)	27,519	53	372	–	(420)	–	40,603	(13,079)	27,524
Reinstatement, rehabilitation and restoration assets (refer Note 15):											
– Tip assets	1,434	(61)	1,373	–	–	–	(21)	–	1,434	(82)	1,352
Total Infrastructure, property, plant and equipment	1,786,234	(516,297)	1,269,937	16,855	32,800	(666)	(25,854)	5,798	1,844,440	(545,570)	1,298,870

(1) Renewals are defined as the replacement of existing assets (as opposed to the acquisition of new assets).

Bathurst Regional Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 10. Infrastructure, property, plant and equipment (continued)

Accounting policy for infrastructure, property, plant and equipment

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:

Plant and equipment	Years	Other equipment	Years
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	Buildings	
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
Water and sewer assets		Stormwater assets	
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		
Transportation assets		Other infrastructure assets	
Sealed roads: surface	20	Bulk earthworks	Non-depreciable
Sealed roads: structure	50	Swimming pools	50
Unsealed roads	20	Unsealed roads	20
Bridge: concrete	100	Other open space/recreational assets	20
Bridge: other	50	Other infrastructure	20
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 in accordance with AASB 1051 Land Under Roads.

Bathurst Regional Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 10. Infrastructure, property, plant and equipment (continued)

Land under roads acquired after 1 July 2008 is recognised in accordance with AASB 116 Property, Plant and Equipment.

Crown reserves

Crown reserves under Council's care and control are recognised as assets of the council. While ownership of the reserves remains with the Crown, Council retains operational control of the reserves and is responsible for their maintenance and use in accordance with the specific purposes to which the reserves are dedicated.

Improvements on Crown reserves are also recorded as assets, while maintenance costs incurred by Council and revenues relating to the reserves are recognised within Council's Income Statement.

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, buildings, plant and vehicles.

Note 11. Investment properties

\$ '000	2020	2019
Owned investment property		
Investment property on hand at fair value	15,521	15,567
Total owned investment property	15,521	15,567

Reconciliation – owned investment property

Reconciliation of annual movement:

Opening balance	15,567	14,966
– Acquisitions	1	362
– Net gain/(loss) from fair value adjustments	(47)	239
CLOSING BALANCE – OWNED INVESTMENT PROPERTY	15,521	15,567

Bathurst Regional Council

Notes to the Financial Statements
for the year ended 30 June 2020

Note 12. Contract assets and liabilities

\$ '000	2020 Current	2020 Non-current
(a) Contract assets		
Transport Assets	611	—
Flood Security Works	216	—
Skate Park	201	—
Other	311	—
Total Contract assets	1,339	—

\$ '000	Notes	2020 Current	2020 Non-current
(b) Contract liabilities			
Grants and contributions received in advance:			
Funds to construct Council controlled assets	(i)	3,599	—
Grant Funds received prior to performance obligation being satisfied	(ii)	127	—
Contributions received prior to performance obligation being satisfied	(ii)	13	—
Total grants received in advance		3,739	—
User fees and charges received in advance:			
Other		75	—
Total user fees and charges received in advance		75	—
Total contract liabilities		3,814	—

Notes

(i) Council has received funding to construct assets including sporting facilities, bridges, library 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 assets and liabilities

The contract liabilities have arisen on adoption of AASB 15 and AASB 1058. Previously income received in advance was recognised for reciprocal contracts. The increase in a contract liability is primarily due to grants in the scope of AASB 15 and capital grants received by Council to acquire or construct assets which will be under Council's control. Previously, revenue was recognised on receipt of the funds.

Accounting policy for contract assets and liabilities

Where the amounts billed to customers are based on the achievement of various milestones established in the contract, the amounts recognised as revenue in a given period do not necessarily coincide with the amounts billed to or certified by the customer.

When a performance obligation is satisfied by transferring a promised good or service to the customer before the customer pays consideration or before the payment is due, Council presents the work in progress as a contract asset, unless the rights to that amount of consideration are unconditional, in which case Council recognises a receivable.

When an amount of consideration is received from a customer / fund provider prior to Council transferring a good or service to the customer, Council presents the funds which exceed revenue recognised as a contract liability.

Bathurst Regional Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 13. Leases

The Council has applied AASB 16 using the modified retrospective (cumulative catch-up) method and therefore the comparative information has not been restated and continues to be reported under AASB 117 and related Interpretations.

(i) 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 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 contains 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.

\$ '000	Plant & Equipment	Office Equipment	Land	Buildings	Total
(a) Right of use assets					
Adoption of AASB 16 at 1 July 2019 – first time lease recognition	43	359	47	6	455
Additions to right-of-use assets	–	487	–	–	487
Depreciation charge	(39)	(229)	(7)	(4)	(279)
Other movement	(4)	(27)	–	–	(31)
<u>RIGHT OF USE ASSETS AT 30 JUNE 2020</u>	<u>–</u>	<u>590</u>	<u>40</u>	<u>2</u>	<u>632</u>

\$ '000	2020 Current	2020 Non-current
Lease liabilities	182	453
<u>TOTAL LEASE LIABILITIES</u>	<u>182</u>	<u>453</u>

Bathurst Regional Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 13. Leases (continued)

(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
Cash flows	182	454	26	662	635
\$ '000					2020

(c) Income Statement

The amounts recognised in the Income Statement relating to leases where Council is a lessee are shown below:

Interest on lease liabilities	17
Variable lease payments based on usage not included in the measurement of lease liabilities	99
Depreciation of right of use assets	279
Expenses relating to short-term leases	88
Expenses relating to low-value leases	84
	567

(d) Statement of Cash Flows

Total cash outflow for leases	550
	550

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

Accounting policies under AASB 16 – applicable from 1 July 2019

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. The right-of-use

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Notes to the Financial Statements

for the year ended 30 June 2020

Note 13. Leases (continued)

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.

Accounting policy under AASB 117 and associated Accounting Interpretations (2019 only)

Refer to Note 5c and Note 14.

Bathurst Regional Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 13. Leases (continued)

(ii) Council as a lessor

(e) 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 12) and/or IPP&E (refer in this note part (v) below) in the Statement of Financial Position.

The amounts recognised in the Income Statement relating to operating leases where Council is a lessor are shown below:

\$ '000	2020
(i) Operating lease income	
Investment properties	
Lease income (excluding variable lease payments not dependent on an index or rate)	687
Lease income relating to variable lease payments not dependent on an index or a rate	132
Other lease income	
Room/Facility Hire	985
Leaseback fees - council vehicles	129
Total income relating to operating leases	1,933
(ii) Operating lease expenses	
Investment properties	
Direct operating expenses that generated rental income	350
Direct operating expenses that did not generate rental income	234
Total expenses relating to operating leases	584
(iii) Repairs and maintenance: investment property	
Other	85
Total repairs and maintenance: investment property	85
(iv) Maturity analysis of contractual lease income	
Maturity analysis of future lease income receivable showing the undiscounted lease payments to be received after reporting date for operating leases:	
< 1 year	815
1–2 years	834
2–3 years	633
3–4 years	549
4–5 years	248
> 5 years	275
Total undiscounted contractual lease income receivable	3,354

Bathurst Regional Council

Notes to the Financial Statements
for the year ended 30 June 2020

Note 14. Payables and borrowings

\$ '000	2020 Current	2020 Non-current	2019 Current	2019 Non-current
Payables				
Goods and services – operating expenditure	4,709	–	4,218	–
Accrued expenses:				
– Borrowings	28	–	33	–
– Other expenditure accruals	843	–	984	–
Security bonds, deposits and retentions	2,287	1,081	2,639	1,038
Prepaid rates	1,656	–	–	–
Total payables	9,523	1,081	7,874	1,038
Income received in advance (2019 only)				
Payments received in advance	–	–	1,529	–
Total income received in advance	–	–	1,529	–
Borrowings				
Loans – secured ¹	5,423	32,356	5,323	31,184
Total borrowings	5,423	32,356	5,323	31,184
<u>TOTAL PAYABLES AND BORROWINGS</u>	<u>14,946</u>	<u>33,437</u>	<u>14,726</u>	<u>32,222</u>

(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.

Bathurst Regional Council

Notes to the Financial Statements
for the year ended 30 June 2020

Note 14. Payables and borrowings (continued)

(a) Changes in liabilities arising from financing activities

\$ '000	as at 30/06/19		Non-cash changes			as at 30/06/20
	Opening Balance	Cash flows	Acquisition	Acquisition due to change in accounting policy	Other non-cash movement	Closing balance
Loans – secured	36,507	1,272	–	–	–	37,779
Lease liabilities	–	635	–	–	–	635
TOTAL	36,507	1,907	–	–	–	38,414

\$ '000	as at 30/06/18		Non-cash changes			as at 30/06/19
	Opening Balance	Cash flows	Acquisition	Fair value changes	Other non-cash movement	Closing balance
Loans – secured	31,496	5,011	–	–	–	36,507
TOTAL	31,496	5,011	–	–	–	36,507

\$ '000	2020	2019
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(b) Financing arrangements

(i) Unrestricted access was available at balance date to the following lines of credit:

Bank overdraft facilities ¹	650	650
Credit cards/purchase cards	115	115
Total financing arrangements	765	765

Undrawn facilities as at balance date:

– Bank overdraft facilities	650	650
– Credit cards/purchase cards	115	115
Total undrawn financing arrangements	765	765

Additional financing arrangements information

Breaches and defaults

During the current and prior year, there were no defaults or breaches on any of the loans.

(1) The bank overdraft facility may be drawn at any time and may be terminated by the bank without notice.

Accounting policy for payables and borrowings

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.

The financial liabilities of the Council comprise trade payables, bank and other loans and finance lease liabilities.

Payables

These amounts represent liabilities for goods and services provided to the council prior to the end of financial year that are unpaid. The amounts are unsecured and are usually paid within 30 days of recognition.

Bathurst Regional Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 14. Payables and borrowings (continued)

Borrowings

Borrowings are initially recognised at fair value, net of transaction costs incurred. Borrowings are subsequently measured at amortised cost. Any difference between the proceeds (net of transaction costs) and the redemption amount is recognised in the Income Statement over the period of the borrowings using the effective-interest method. Fees paid on the establishment of loan facilities are recognised as transaction costs of the loan to the extent that it is probable that some or all of the facility will be drawn down. In this case, the fee is deferred until the 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.

Note 15. Provisions

\$ '000	2020 Current	2020 Non-current	2019 Current	2019 Non-current
Provisions				
Employee benefits				
Annual leave	3,438	–	3,043	–
Long service leave	9,495	171	8,389	107
Sub-total – aggregate employee benefits	12,933	171	11,432	107
Asset remediation/restoration:				
Asset remediation/restoration (future works)	4	1,544	16	1,517
Sub-total – asset remediation/restoration	4	1,544	16	1,517
Other provisions				
Rostered Day Off	93	–	121	–
Sub-total – other provisions	93	–	121	–
<u>TOTAL PROVISIONS</u>	<u>13,030</u>	<u>1,715</u>	<u>11,569</u>	<u>1,624</u>

\$ '000	2020	2019
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(a) Current provisions not anticipated to be settled within the next twelve months

The following provisions, even though classified as current, are not expected to be settled in the next 12 months.

Provisions – employees benefits	9,647	8,477
	<u>9,647</u>	<u>8,477</u>

Bathurst Regional Council

Notes to the Financial Statements
for the year ended 30 June 2020

Note 15. Provisions (continued)

(b) Description of and movements in provisions

\$ '000	Other provisions		Total
	Asset remediation	Other	
2020			
At beginning of year	1,533	121	1,654
Amounts used (payments)	–	(28)	(28)
Unwinding of discount	15	–	15
Total other provisions at end of year	1,548	93	1,641
2019			
At beginning of year	1,503	104	1,607
Additional provisions	–	17	17
Unwinding of discount	30	–	30
Total other provisions at end of year	1,533	121	1,654

Nature and purpose of non-employee benefit provisions

Asset remediation

Council has a legal/public obligation to make, restore, rehabilitate and reinstate the council tip and quarry.

Accounting policy for provisions

Provisions are recognised when Council has a present legal or constructive obligation as a result of past events, it is probable that an outflow of resources will be required to settle the obligation, and the amount has been reliably estimated.

Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole. A provision is recognised even if the likelihood of an outflow with respect to any one item included in the same class of obligations may be small.

Provisions are measured at the present value of management's best estimate of the expenditure required to settle the present obligation at the reporting date. The discount rate used to determine the present value reflects current market assessments of the time value of money and the risks specific to the liability. The increase in the provision due to the passage of time is recognised as interest expense.

Employee benefits

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.

Bathurst Regional Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 15. 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.

Provisions for close-down and restoration, and environmental clean-up costs – tips and quarries**Restoration**

Close-down and restoration costs include the dismantling and demolition of infrastructure, and the removal of residual materials and remediation of disturbed areas. Estimated close-down and restoration costs are provided for in the accounting period when the obligation arising from the related disturbance occurs, whether this occurs during the development or during the operation phase, based on the net present value of estimated future costs.

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.

Note 16. Accumulated surplus, revaluation reserves, changes in accounting policies, changes in accounting estimates and errors**(a) Nature and purpose of reserves****Infrastructure, property, plant and equipment revaluation reserve**

The infrastructure, property, plant and equipment revaluation reserve is used to record increments / decrements of non-current asset values due to their revaluation.

(b) Changes in accounting policies due to adoption of new accounting standards (not-retrospective)

During the year ended 30 June 2020, the Council has adopted AASB 15 *Revenue from Contracts with Customers*, AASB 1058 *Income of Not-for-profit Entities* and AASB 16 *Leases* using the modified retrospective (cumulative catch-up) method and therefore the comparative information for the year ended 30 June 2019 has not been restated and continues to comply with AASB 111 *Construction Contracts*, AASB 117 *Leases*, AASB 118 *Revenue*, AASB 1004 *Contributions* and associated Accounting Interpretations.

Bathurst Regional Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 16. Accumulated surplus, revaluation reserves, changes in accounting policies, changes in accounting estimates and errors (continued)

All adjustments on adoption of AASB 15 and AASB 1058 have been taken to retained earnings at 1 July 2019.

The impacts of adopting these standards and associated transition disclosures are provided below:

(i) AASB 15 and AASB 1058

The following approach has been applied on transition to AASB 15 and AASB 1058:

- Council has not adopted the completed contract expedient and therefore has not excluded revenue which was fully recognised in previous years in accordance with the former accounting standards and pronouncements
- Council has retrospectively restated contracts for modifications that occurred before 1 July 2019 unless such contract modification were minor.

Transfer of control to a customer – over time or at a point in time

AASB 15 has specific criteria regarding whether control is transferred over time or at a point in time. The entity has reviewed its contracts and concluded that the criteria for recognition over time is not met in some circumstances. In such cases, revenue and related production costs will be recognised at the delivery of each separate performance obligation instead of over the contract using a single margin.

Licences

Council has reviewed the licences it grants and considers that all licences are either short-term or low value and elects to recognise all revenue from licences up-front rather than spreading them over the life of the licence.

Prepaid rates

Under AASB 1004, rates were recorded as revenue at the earliest of receipt of the funds from the ratepayer and the beginning of the rating period. Under AASB 1058, prepaid rates are recognised as a financial liability until the beginning of the rating period.

Grants – operating

Under AASB 1004, most grant income was recognised as revenue on receipt. Under AASB 15, where an agreement is enforceable and contains sufficiently specific performance obligations, the revenue is either recognised over time as the work is performed, or recognised at the point in time that the control of the services passes to the customer.

Grants – capital

Under AASB 1004, most grant monies were recorded as revenue on receipt. Under AASB 1058, where Council has received assets (including cash) to acquire or construct a non-financial asset, the asset is to be controlled by Council and the contract is enforceable, then the asset is recognised as a contract liability on receipt and recorded as revenue as the performance obligation to acquire or construct the asset is completed.

Changes in presentation

In addition to the above changes in accounting policies, the Council has also amended the presentation of certain items to align them with the requirements of AASB 15 and AASB 1058:

- Movement of Accrued Grant revenue balances between receivables and contract assets.
- Additional line items of contract assets and contract liabilities have been created.

	Balance at 1 July 2019
\$ '000	
Opening contract balances at 1 July 2019	
Contract liabilities	
– Under AASB 15	4,147
– Under AASB 1058	–
Total Contract liabilities	4,147

Bathurst Regional Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 16. Accumulated surplus, revaluation reserves, changes in accounting policies, changes in accounting estimates and errors (continued)

Comparison of financial statement line items under AASB 15 compared to previous standards for the current year

The following tables show the impact of adopting AASB 15 and AASB 1058 on the Council's financial statements for the year ended 30 June 2020.

Statement of Financial Position

\$ '000	Carrying amount per Statement of Financial Position under AASB 15 and AASB 1058	Reclassification	Remeasurement	Carrying amount under previous revenue standards
Current assets				
Receivables	10,950	1,184	–	12,134
Contract assets	1,339	(1,184)	–	155
Total current assets	84,122	–	–	84,122
Current liabilities				
Contract liabilities	3,814	–	(3,814)	–
Lease liabilities	182	–	(182)	–
Total current liabilities	31,972	–	(3,996)	27,976
Non-current assets				
Right of use assets	632	–	(632)	–
Total non-current assets	1,452,225	–	(632)	1,451,593
Non-current liabilities				
Lease liabilities	453	–	(453)	–
Total Non-current liabilities	35,605	–	(453)	35,152
Net assets	1,468,770	–	3,817	1,472,587
Equity				
Accumulated surplus	690,658	(2,368)	3,817	692,107
Revaluation reserves	778,112	–	–	778,112
Council equity interest	1,468,770	(2,368)	3,817	1,470,219
Total equity	1,468,770	(2,368)	3,817	1,470,219

Bathurst Regional Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 16. Accumulated surplus, revaluation reserves, changes in accounting policies, changes in accounting estimates and errors (continued)

Income Statement

\$ '000	Income Statement and comprehensive income under AASB 15 and AASB 1058	Reclassification	Remeasurement	Income Statement and comprehensive income under previous revenue standards
<u>Income from continuing operations</u>				
User charges and fees	21,963	–	10	21,973
Other revenues	3,002	–	65	3,067
Grants and contributions provided for operating purposes	13,457	–	(30)	13,427
Grants and contributions provided for capital purposes	16,794	–	(379)	16,415
Total Income from continuing operations	112,396	–	(334)	112,062
Total Operating result from continuing operations	4,058	–	(334)	3,724
Net operating result for the year	4,058	–	(334)	3,724

Adjustments to the current year figures for the year ended 30 June 2020

Statement of Financial Position

\$ '000	Original Balance 1 July, 2019	Impact Increase/ (decrease)	Restated Balance 1 July, 2019
Contract assets	–	733	733
Total assets	1,430,787	733	1,431,520
Contract liabilities	–	4,147	4,147
Total liabilities	60,141	4,147	64,288
Accumulated surplus	690,747	(4,147)	686,600
Total equity	1,370,646	(4,147)	1,367,232

(ii) AASB 16 Leases

Council as a lessee

Under AASB 117, Council assessed whether leases were operating or finance leases, based on its assessment of whether the significant risks and rewards of ownership had been transferred to Council or remained with the lessor. Under AASB 16, there is no differentiation between finance and operating leases for the lessee and therefore all leases which meet the definition of a lease are recognised on the statement of financial position (except for short-term leases and leases of low-value assets).

Council has used the exception to lease accounting for short-term leases and leases of low-value assets, and the lease expense relating to these leases is recognised in the Income Statement on a straight-line basis.

Practical expedients used on transition

AASB 16 includes a number of practical expedients which can be used on transition. Council has used the following expedients:

Bathurst Regional Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 16. Accumulated surplus, revaluation reserves, changes in accounting policies, changes in accounting estimates and errors (continued)

- Contracts which had previously been assessed as not containing leases under AASB 117 were not re-assessed on transition to AASB 16.
- Lease liabilities have been discounted using the Council's incremental borrowing rate at 1 July 2019.
- Right-of-use assets at 1 July 2019 have been measured at an amount equal to the lease liability adjustment by the any prepaid or accrued lease payments.
- A single discount rate was applied to all leases with similar characteristics.
- The right-of-use asset was adjusted by the existing onerous lease provision (where relevant) at 30 June 2019 rather than perform impairment testing of the right-of-use asset.
- Excluded leases with an expiry date prior to 30 June 2020 from the Statement of Financial Position, and lease expenses for these leases have been recorded on a straight-line basis over the remaining term.
- Used hindsight when determining the lease term if the contract contains options to extend or terminate the lease.

Financial statement impact of adoption of AASB 16

Council has recognised right-of-use assets and lease liabilities of \$455,286 at 1 July 2019 for leases previously classified as operating leases, or leases that are significantly below market value which were previously off balance sheet.

The weighted average lessee's incremental borrowing rate applied to lease liabilities at 1 July 2019 was 2.25%.

\$ '000	Balance at 1 July 2019
Operating lease commitments at 30 June 2019 per Council financial statements	—

Reconciliation of lease liabilities recognised on adoption of AASB 16 Leases

Operating lease commitments discounted using the incremental borrowing rate at 1 July 2019	539
Less:	
Short-term leases included in commitments note	(84)
Lease liabilities recognised at 1 July 2019	455

Council as a lessor

For the arrangements where Council is a lessor, there are no significant accounting policy changes on adoption of AASB 16 except for sub-leases, which have now been classified in relation to the right-of-use asset under the head lease rather than the underlying asset.

Adjustments to the current year figures for the year ended 30 June 2020**Statement of Financial Position**

\$ '000	Original Balance 1 July, 2019	Impact Increase/ (decrease)	Restated Balance 1 July, 2019
Rights-of-use assets	—	455	455
Total assets	1,430,787	455	1,431,242
Leases	—	(455)	(455)
Total liabilities	60,141	(455)	59,686
Accumulated surplus	690,747	—	690,747
Total equity	1,370,646	—	1,371,556

Bathurst Regional Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 17. Statement of cash flow information

\$ '000	Notes	2020	2019
(a) Reconciliation of cash and cash equivalents			
Total cash and cash equivalents per Statement of Financial Position	7(a)	3,197	6,768
Balance as per the Statement of Cash Flows		3,197	6,768
(b) Reconciliation of net operating result to cash provided from operating activities			
Net operating result from Income Statement		4,058	11,601
Adjust for non-cash items:			
Depreciation and amortisation		25,411	25,854
Net losses/(gains) on disposal of assets		(6,720)	(1,675)
Non-cash capital grants and contributions		(4,361)	(7,310)
Adoption of AASB 15/1058		(4,147)	–
Losses/(gains) recognised on fair value re-measurements through the P&L:			
– Investment property		47	(239)
Unwinding of discount rates on reinstatement provisions		15	30
+/- Movement in operating assets and liabilities and other cash items:			
Decrease/(increase) in receivables		(1,728)	1,197
Increase/(decrease) in provision for impairment of receivables		76	15
Decrease/(increase) in inventories		(63)	(1)
Decrease/(increase) in other current assets		325	(96)
Decrease/(increase) in contract assets		(1,339)	–
Increase/(decrease) in payables		491	(1,048)
Increase/(decrease) in accrued interest payable		(5)	10
Increase/(decrease) in other accrued expenses payable		(141)	314
Increase/(decrease) in other liabilities		(182)	1,266
Increase/(decrease) in contract liabilities		3,814	–
Increase/(decrease) in provision for employee benefits		1,565	1,143
Increase/(decrease) in other provisions		(28)	17
Net cash provided from/(used in) operating activities from the Statement of Cash Flows		17,088	31,078
(c) Non-cash investing and financing activities			
Other dedications		4,361	7,310
Total non-cash investing and financing activities		4,361	7,310

Bathurst Regional Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 18. Interests in other entities

(a) Controlled entities (subsidiaries) – being entities and operations controlled by Council

Council's consolidated financial statements incorporate the assets, liabilities and results of the following subsidiaries in accordance with AASB 10 and the accounting policy described below.

Council's consolidated financial statements also include controlled entities with ownership interest of 50% or less.

Name of Operation/Entity	Principal activity
The Somerville Collection Ltd	Australian Fossil and Mineral Museum 224 Howick Street, Bathurst

Interests in Subsidiary \$ '000	Ownership 2020	Ownership 2019	Voting rights 2020	Voting rights 2019
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	2020	2019
Summarised statement of comprehensive income		
Revenue	432	372
Expenses	(432)	(372)
Profit for the period	—	—
Total comprehensive income	—	—
Summarised statement of financial position		
Current assets	120	108
Non-current assets	186	209
Total assets	306	317
Current liabilities	6	6
Total liabilities	6	6
Net assets	300	311

continued on next page ...

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Bathurst Regional Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 18. Interests in other entities (continued)

\$ '000	2020	2019
Summarised statement of cash flows		
Cash flows from operating activities	2	19
Net increase (decrease) in cash and cash equivalents	2	19

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.

(b) Joint arrangements**(i) 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 the financial statements.

Accounting policy for joint arrangements

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.

Bathurst Regional Council

Notes to the Financial Statements
for the year ended 30 June 2020

Note 19. Commitments

\$ '000	2020	2019
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(a) Capital commitments (exclusive of GST)

Capital expenditure committed for at the reporting date but not recognised in the financial statements as liabilities:

Property, plant and equipment

Buildings	—	3,294
Plant and equipment	—	409
Roads	2,384	—
Sewer	—	2,257
Stormwater Drainage	848	398
Structures	597	—
Water	4,141	2,099
Land	—	540
Other	—	145
Total commitments	7,970	9,142

These expenditures are payable as follows:

Within the next year	7,970	9,142
Total payable	7,970	9,142

Sources for funding of capital commitments:

Unrestricted general funds	650	45
Future grants and contributions	2,283	1,976
Section 7.11 and 64 funds/reserves	233	3,199
Unexpended grants	1,402	2,447
Externally restricted reserves	404	1,017
Unexpended loans	2,998	458
Total sources of funding	7,970	9,142

(b) Non-cancellable operating lease commitments (2019 only)

a. Commitments under non-cancellable operating leases at the reporting date, but not recognised as liabilities are payable:

Within the next year	—	370
Later than one year and not later than 5 years	—	148
Later than 5 years	—	29
Total non-cancellable operating lease commitments	—	547

b. Non-cancellable operating leases include the following assets:

Computer equipment and associated software
Photocopiers
Contingent rentals may be payable depending on the condition of items or usage during the lease term.
Land and buildings.

Conditions relating to finance and operating leases:

- Finance agreements other than for land and buildings are secured against the leased asset.
- No lease agreements impose any financial restrictions on Council regarding future debt etc.

Refer to Note 12 for information relating to leases for 2020.

Bathurst Regional Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 20. 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% of salaries to these members' accumulation accounts, which are paid in addition to members' defined benefits.

The additional lump sum contribution for each Pooled Employer is a share of the total additional contributions of \$40 million per annum from 1 July 2019 for 3 years to 30 June 2021, apportioned according to each employer's share of the accrued liabilities as at 30 June 2018. These additional lump sum contributions are used to fund the deficit of assets to accrued liabilities as at 30 June 2018.

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.

Bathurst Regional Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 20. Contingencies (continued)

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 2020 was \$649,848.37. The last valuation of the Scheme was performed by Mr Richard Boyfield, FIAA on 31/12/2018, and covers the period ended 30 June 2018.

Council's expected contribution to the plan for the next annual reporting period is \$650,708.72.

The estimated employer reserves financial position for the Pooled Employers at 30 June 2020 is:

Employer reserves only *	\$millions	Asset Coverage
Assets	1,695.2	
Past Service Liabilities	1,773.2	95.6%
Vested Benefits	1,757.5	96.5%

* 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 2020.

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	5.75% 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, 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.

Bathurst Regional Council**Notes to the Financial Statements**

for the year ended 30 June 2020

Note 20. Contingencies (continued)

(iv) Other guarantees

Council had 2 bank guarantees at 30 June 2020 held by the Commonwealth Bank.

1. Rental bond for the premises used as the Bathurst Rail Museum for \$50,000
2. Bond for electrical work to be completed at the Sunnybright Estate subdivision for \$306,528

2. Other liabilities**(i) Third party claims**

The Council is involved from time to time in various claims incidental to the ordinary course of business including claims for damages relating to its services.

Council believes that it is appropriately covered for all claims through its insurance coverage and does not expect any material liabilities to eventuate.

(ii) 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.

Bathurst Regional Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 21. Financial risk management

Risk management

Council's activities expose it to a variety of financial risks including (1) price risk, (2) credit risk, (3) liquidity risk and (4) interest rate risk.

The Council's overall risk management program focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the financial performance of the Council. Council does not engage in transactions expressed in foreign currencies and is therefore not subject to foreign currency risk.

Financial risk management is carried out by Council's finance section under policies approved by the Council. The fair value of Council's financial assets and financial liabilities approximates their carrying amount.

(a) Market risk – price risk and interest rate 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	< 1 year overdue	1 - 2 years overdue	2 - 5 years overdue	> 5 years overdue	Total
2020						
Gross carrying amount	–	133	247	118	1,760	2,258
2019						
Gross carrying amount	–	604	818	407	125	1,954

Bathurst Regional Council

Financial Statements 2020

Notes to the Financial Statements

for the year ended 30 June 2020

Note 21. Financial risk management (continued)

Receivables - non-rates and annual charges

Council applies the simplified approach for non-rates and annual charges debtors to provide for expected credit losses prescribed by AASB 9, which permits the use of the lifetime expected loss provision. To measure the expected credit losses, non-rates and annual charges debtors have been grouped based on shared credit risk characteristics and the days past due.

The loss allowance provision as at 30 June 2020 is determined as follows. The expected credit losses incorporate forward-looking information.

\$ '000	Not yet overdue	0 - 30 days overdue	31 - 60 days overdue	61 - 90 days overdue	> 91 days overdue	Total
2020						
Gross carrying amount	7,956	205	6	2	1,169	9,338
Expected loss rate (%)	0.00%	0.00%	0.00%	0.00%	11.46%	1.43%
ECL provision	—	—	—	—	134	134
2019						
Gross carrying amount	6,752	921	92	76	119	7,960
Expected loss rate (%)	0.00%	0.00%	0.00%	0.00%	49.00%	0.73%
ECL provision	—	—	—	—	58	58

(c) Liquidity risk

Payables, lease liabilities and borrowings are both subject to liquidity risk – the risk that insufficient funds may be on hand to meet payment obligations as and when they fall due.

Council manages this risk by monitoring its cash flow requirements and liquidity levels and maintaining an adequate cash buffer.

Payment terms can (in extenuating circumstances) also be extended and overdraft facilities utilised as required.

Borrowings are also subject to interest rate risk – the risk that movements in interest rates could adversely affect funding costs and debt servicing requirements. Council manages this risk through 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 and therefore the balances in the table may not equal the balances in the Statement of Financial Position due to the effect of discounting.

\$ '000	Weighted average interest rate	Subject to no maturity	≤ 1 Year	payable in: 1 - 5 Years	> 5 Years	Total cash outflows	Actual carrying values
2020							
Trade/other payables	0.00%	3,368	—	—	—	3,368	8,948
Loans and advances	3.09%	—	5,423	20,422	11,934	37,779	37,779
Total financial liabilities		3,368	5,423	20,422	11,934	41,147	46,727
2019							
Trade/other payables	0.00%	3,677	5,235	—	—	8,912	8,912
Loans and advances	3.75%	—	6,605	18,595	16,982	42,182	36,507
Total financial liabilities		3,677	11,840	18,595	16,982	51,094	45,419

Bathurst Regional Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 22. Material budget variations

Council's original financial budget for 19/20 was adopted by the Council on 19/06/2019 and is unaudited.

While the Income Statement included in this General Purpose Financial Statements must disclose the original budget adopted by Council, the Local Government Act 1993 requires Council to review its financial budget on a quarterly basis, so that it is able to manage the various variations between actuals versus budget that invariably occur throughout the year.

This note sets out the details of **material variations** between Council's original budget and its actual results for the year as per the Income Statement – even though such variations may have been adjusted for during each quarterly budget review.

Material variations represent those variances between the original budget figure and the actual result that amount to **10%** or more.

Variation Key: **F** = Favourable budget variation, **U** = Unfavourable budget variation.

\$ '000	2020 Budget	2020 Actual	2020 ----- Variance -----	
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REVENUES

User charges and fees	29,285	21,963	(7,322)	(25)%	U
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Continuing drought and extreme water restrictions saw income from Water Usage drop by approximately \$4 million from budget. User charges and fees generally were down on budget due to closures of all Council's cultural facilities during the initial COVID-19 lockdown.

Capital grants and contributions	63,588	16,794	(46,794)	(74)%	U
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Council's budget for this item included \$45 million of expected grant funds for the Mount Panorama Second Track which didn't eventuate.

Net gains from disposal of assets	20,716	6,720	(13,996)	(68)%	U
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Continuing slow sales of Council's land development residential blocks kept this income item under budget.

Rental income	–	1,933	1,933	∞	F
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EXPENSES

Employee benefits and on-costs	30,361	34,534	(4,173)	(14)%	U
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Council changed its focus to maintenance jobs rather than capital works which meant wages expense was directed to the operating statement instead of construction of new assets.

Materials and contracts	36,333	36,268	65	0%	F
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Fair value decrement on investment property	–	47	(47)	∞	U
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STATEMENT OF CASH FLOWS

Cash flows from operating activities	80,660	17,088	(63,572)	(79)%	U
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A combination of the above variances such as the reduction in Water charges and the inability to secure \$45 million in Mount Panorama funding make up the majority of this budget variance.

Cash flows from investing activities	(78,533)	(21,655)	56,878	(72)%	F
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The continuing slow vacant land market and reduction in capital works, including work on the Mount Panorama Second Track, have contributed to this variance.

Bathurst Regional Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 23. 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).

(1) Assets and liabilities that have been measured and recognised at fair values

	Date of latest valuation	Fair value measurement hierarchy			Total
		Level 1 Quoted prices in active mkts	Level 2 Significant observable inputs	Level 3 Significant unobservable inputs	
2020					
Recurring fair value measurements					
Investment property					
230 Howick Street, Bathurst	30/06/2020	–	15,521	–	15,521
Total investment property		–	15,521	–	15,521
Infrastructure, property, plant and equipment					
Plant and equipment	30/06/2020	–	–	12,248	12,248
Office equipment	30/06/2020	–	–	1,222	1,222
Furniture and fittings	30/06/2020	–	–	764	764
Operational land	30/06/2018	–	–	103,347	103,347
Community land	30/06/2016	–	–	17,542	17,542
Land under roads (post 30/6/08)	30/06/2020	–	–	1,247	1,247
Land improvements – depreciable	30/06/2018	–	–	20,148	20,148
Buildings	30/06/2018	–	–	129,714	129,714
Leasehold Improvements	30/06/2018	–	–	5,302	5,302
Other structures	30/06/2016	–	–	20,624	20,624
Roads	30/06/2020	–	–	319,010	319,010
Bridges	30/06/2020	–	–	55,256	55,256
Footpaths	30/06/2020	–	–	12,507	12,507
Bulk earthworks (non-depreciable)	30/06/2020	–	–	140,499	140,499
Stormwater drainage	30/06/2020	–	–	144,651	144,651
Water supply network	30/06/2020	–	–	236,009	236,009
Sewerage network	30/06/2020	–	–	148,061	148,061
Swimming pools	30/06/2018	–	–	13,884	13,884
Other assets	30/06/2019	–	–	27,440	27,440
Tip	30/06/2020	–	–	1,332	1,332
Total infrastructure, property, plant and equipment		–	–	1,410,807	1,410,807

Bathurst Regional Council

Notes to the Financial Statements
for the year ended 30 June 2020

Note 23. Fair Value Measurement (continued)

2019	Date of latest valuation	Fair value measurement hierarchy			Total
		Level 1 Quoted prices in active mkts	Level 2 Significant observable inputs	Level 3 Significant unobserv-able inputs	
Recurring fair value measurements					
Investment property					
230 Howick Street, Bathurst	30/06/19	–	15,567	–	15,567
Total investment property		–	15,567	–	15,567
Infrastructure, property, plant and equipment					
Plant and equipment	30/06/19	–	–	12,044	12,044
Office equipment	30/06/19	–	–	875	875
Furniture and fittings	30/06/19	–	–	912	912
Operational land	30/06/18	–	–	102,940	102,940
Community land	30/06/16	–	–	17,542	17,542
Land under roads (post 30/6/08)	30/06/18	–	–	1,488	1,488
Land improvements – depreciable	30/06/18	–	–	19,357	19,357
Buildings	30/06/18	–	–	131,678	131,678
Leasehold Improvements	30/06/18	–	–	2,027	2,027
Other structures	30/06/16	–	–	17,081	17,081
Roads	30/06/15	–	–	287,991	287,991
Bridges	30/06/15	–	–	21,636	21,636
Footpaths	30/06/15	–	–	10,167	10,167
Bulk earthworks (non-depreciable)	30/06/15	–	–	129,069	129,069
Stormwater drainage	30/06/15	–	–	126,234	126,234
Water supply network	30/06/19	–	–	228,966	228,966
Sewerage network	30/06/19	–	–	147,797	147,797
Swimming pools	30/06/18	–	–	12,190	12,190
Other assets	30/06/19	–	–	27,524	27,524
Tip	30/06/19	–	–	1,352	1,352
Total infrastructure, property, plant and equipment		–	–	1,298,870	1,298,870

Note that capital WIP is not included above since it is carried at cost.

(2) Transfers between level 1 and level 2 fair value hierarchies

The following transfers occurred between level 1 and level 2 fair value hierarchies during the year:

During the year, there were no transfers between level 1 and level 2 fair value hierarchies for recurring fair value measurements.

(3) Valuation techniques used to derive level 2 and level 3 fair values

Where Council is unable to derive fair valuations using quoted market prices of identical assets (ie. level 1 inputs) Council instead utilises a spread of both observable inputs (level 2 inputs) and unobservable inputs (level 3 inputs).

The fair valuation techniques Council has employed while utilising level 2 and level 3 inputs are as follows:

Investment property

The investment property at 230 Howick Street, Bathurst was valued by Liquid Pacific Pty Ltd, registered valuers, in June 2018. The 2019 fair value includes an indexation using the Consumer Price Index, as shown in Note 11.

Bathurst Regional Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 23. Fair Value Measurement (continued)

Infrastructure, property, plant and equipment (IPP&E)**Land and Buildings**

The buildings asset class includes any 'enclosable' roofed structure (4 walls), otherwise assets are classified as Other Structures. Land is classified as either operational or community by Council when acquired. Operational land includes those parcels that are used or earmarked for future use in Council's operations. Community land typically includes road and drainage reserves and open space areas.

Community land is valued at the current valuation provided by the Valuer General of NSW in 2016 and does not have an active market. As such, these assets were classified as having been valued using level 3 valuation inputs.

Operational land and buildings were valued by 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 2016 using the cost approach. This was derived via a number of methods, depending on the information available (historical cost, actual quotes/tenders, published component rates). Due to the highly varied nature of this asset class, only very small subsets of assets can be valued using the same basis. Consequently a high degree of professional judgement is required in establishing replacement cost and this asset class is classified as Level 3. There has been no change to the valuation process during the reporting period.

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 during this year with final values for 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 estimates 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

Bridges were valued in 2020 by Bridge Knowledge using the cost approach and also included a condition assessment. The approach estimated the replace for each bridge in its entirety; deck, approaches, railings and abutments.

All bridges were physically inspected and an assessment made of the component condition. Unit rates based on deck areas could be supported from market evidence (level 2) however other inputs (pattern of consumption, site-specific technical design issues) require extensive professional judgement and impact on the final determination of fair value. Consequently a high

Bathurst Regional Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 23. Fair Value Measurement (continued)

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 2017; the reticulation network valued on the basis outlined in the DPI NSW Reference Rates Manual and all other assets were revalued as part of a CENTROC-wide contract with Australis Valuers. While this provides some degree of observability, a substantial amount of professional judgement is required due to limitations in the historical records of very long lived assets as there is some uncertainty regarding the actual design, specifications and dimensions of some assets. Consequently a high degree of professional judgement is required in establishing replacement cost and this asset class is classified as Level 3. Apart from the use of a different external valuer, there has been no change to the valuation process during the reporting period.

Sewerage network

Assets within this class comprise the infrastructure to supply a reticulated waste water (sewerage) service to Bathurst and adjoining suburbs/villages. This is the Reticulation Pipe Network, Pump Stations and Treatment Plant. A revaluation was made as at 30 June 2017; the reticulation network valued on the basis outlined in the DPI NSW Reference Rates Manual and all other assets were revalued as part of a CENTROC-wide contract with Australis Valuers. While this provides some degree of observability, a substantial amount of professional judgement is required due to limitations in the historical records of very long lived assets as there is some uncertainty regarding the actual design, specifications and dimensions of some assets. Consequently a high degree of professional judgement is required in establishing replacement cost and this asset class is classified as Level 3. Apart from the use of a different external valuer, there has been no change to the valuation process during the reporting period.

Stormwater Drainage

Assets within this class comprise pits, pipes, open channels, headwalls and various types of water quality devices.

Drainage assets were revalued by Council staff on 30 June 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.

Bathurst Regional Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 23. Fair Value Measurement (continued)

While the unit rates based on linear metres of certain diameter pipes and prices per pit or similar could be supported from market evidence (Level 2) other inputs (such as estimates of pattern of consumption, asset condition and useful life) required extensive professional judgement and impacted significantly on the final determination of fair value.

Additionally due to limitations in the historical records of very long lived assets there is uncertainty regarding the actual design, specifications and dimensions of some assets. Consequently a high degree of professional judgement is required in establishing replacement cost and this asset class is classified as Level 3. There has been no change to the valuation process during the reporting period.

(4) Fair value measurements using significant unobservable inputs (level 3)

a. The following tables present the changes in level 3 fair value asset classes.

\$ '000	Investment property (level 2)	Land and buildings (level 3)	Infrastructure assets (level 3)	Other assets (level 3)	Total
2019					
Opening balance	14,966	282,901	945,834	41,202	1,284,903
Purchases (GBV)	362	12,529	31,915	5,211	50,017
Disposals (WDV)	—	(370)	—	(296)	(666)
Depreciation and impairment	—	(2,947)	(19,497)	(3,410)	(25,854)
FV gains – other comprehensive income	—	—	5,798	—	5,798
FV gains – Income Statement ¹	239	—	—	—	239
Closing balance	15,567	292,113	964,050	42,707	1,314,437
2020					
Opening balance	15,567	292,113	964,050	42,707	1,314,437
Purchases (GBV)	1	—	—	—	1
FV gains – Income Statement ¹	(47)	—	—	—	(47)
Closing balance	15,521	292,113	964,050	42,707	1,314,391

(1) FV gains recognised in the Income Statement relating to assets still on hand at year end total

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 (30/6/20)	Valuation technique/s	Unobservable inputs
Investment properties			
230 Howick Street, Bathurst	—	Independent Market Valuation by a registered valuer	Land value, land area
Infrastructure, property, plant and equipment			
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.

continued on next page ...

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Bathurst Regional Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 23. Fair Value Measurement (continued)

(5) Highest and best use

All of Council's non-financial assets are considered as being utilised for their highest and best use.

Note 24. Related party disclosures

Key management personnel

Key management personnel (KMP) of the council are those persons having the authority and responsibility for planning, directing and controlling the activities of the council, directly or indirectly.

The aggregate amount of KMP compensation included in the Income Statement is:

\$ '000	2020	2019
Compensation:		
Short-term benefits	1,666	1,475
Post-employment benefits	116	163
Total	1,782	1,638

Bathurst Regional Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 25. Statement of developer contributions

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.

Summary of contributions and levies

\$ '000	as at 30/06/19			Contributions received during the year	Interest earned in year	Expenditure during year	Internal borrowing (to)/from	as at 30/06/20	
	Opening Balance	Cash	Non-cash					Held as restricted asset	Cumulative internal borrowings due/(payable)
Drainage	4,905	168	–	10	(64)	–	–	5,019	–
Roads	756	38	–	1	(504)	304	–	595	–
Traffic facilities	3	–	–	–	–	–	–	3	–
Parking	188	–	–	–	–	–	–	188	–
Open space	1,390	185	–	2	(556)	–	–	1,021	–
Community facilities	7,291	1,048	–	9	(4,484)	–	–	3,864	–
S7.11 contributions – under a plan	14,533	1,439	–	22	(5,608)	304	–	10,690	–
Total S7.11 and S7.12 revenue under plans	14,533	1,439	–	22	(5,608)	304	–	10,690	–
S7.11 not under plans	5,355	727	–	9	(750)	(304)	–	5,037	–
S64 contributions	25,736	1,613	–	55	–	–	–	27,404	–
Total contributions	45,624	3,779	–	86	(6,358)	–	–	43,131	–

S7.11 Contributions – under a plan

CONTRIBUTION PLAN – Jordan Creek
Stormwater Drainage Management

Drainage	552	12	–	1	(8)	–	–	557	–
Total	552	12	–	1	(8)	–	–	557	–

Bathurst Regional Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 25. Statement of developer contributions (continued)

	as at 30/06/19	Contributions received during the year		Interest earned in year	Expenditure during year	Internal borrowing (to)/from	as at 30/06/20	
	Opening Balance	Cash	Non-cash				Held as restricted asset	Cumulative internal borrowings due/(payable)
\$ '000								
CONTRIBUTION PLAN – Raglan Creek Stormwater Drainage								
Drainage	2,805	81	–	6	(8)	–	2,884	–
Total	2,805	81	–	6	(8)	–	2,884	–
CONTRIBUTION PLAN – Sawpit Creek Drainage								
Drainage	668	47	–	1	(8)	–	708	–
Total	668	47	–	1	(8)	–	708	–
CONTRIBUTION PLAN – Reconstruct Hereford Street								
Roads	132	38	–	–	(474)	304	–	–
Total	132	38	–	–	(474)	304	–	–
CONTRIBUTION PLAN – Central Carparking Strategies								
Parking	188	–	–	–	–	–	188	–
Total	188	–	–	–	–	–	188	–
CONTRIBUTION PLAN – Community Facilities and Services Bathurst								
Community facilities	7,291	1,048	–	9	(4,484)	–	3,864	–
Total	7,291	1,048	–	9	(4,484)	–	3,864	–
CONTRIBUTION PLAN – Robin Hill Drainage								
Drainage	465	–	–	1	(8)	–	458	–
Total	465	–	–	1	(8)	–	458	–

Bathurst Regional Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 25. Statement of developer contributions (continued)

	as at 30/06/19						as at 30/06/20	
	Opening Balance	Contributions received during the year		Interest earned in year	Expenditure during year	Internal borrowing (to)/from	Held as restricted asset	Cumulative internal borrowings due/(payable)
\$ '000		Cash	Non-cash					
CONTRIBUTION PLAN – Eglington Open Space & Drainage								
Drainage	415	28	–	1	(32)	–	412	–
Open space	469	32	–	1	(37)	–	465	–
Total	884	60	–	2	(69)	–	877	–
CONTRIBUTION PLAN – Bathurst Regional Open Space								
Open space	921	153	–	1	(519)	–	556	–
Total	921	153	–	1	(519)	–	556	–
CONTRIBUTION PLAN – Roadworks – New Residential Subdivisions (Area 4 Kelso)								
Roads	624	–	–	1	(30)	–	595	–
Total	624	–	–	1	(30)	–	595	–
CONTRIBUTION PLAN - Bathurst Regional Traffic Generating Development								
Traffic facilities	3	–	–	–	–	–	3	–
Total	3	–	–	–	–	–	3	–

S7.11 Contributions – not under a plan

CONTRIBUTIONS NOT UNDER A PLAN

Roads	4,815	700	–	8	(707)	(304)	4,512	–
Other	540	27	–	1	(43)	–	525	–
Total	5,355	727	–	9	(750)	(304)	5,037	–

Bathurst Regional Council

Notes to the Financial Statements
for the year ended 30 June 2020

Note 26. Result by fund

\$ '000	General ¹ 2020	Water 2020	Sewer 2020
Income Statement by fund			
Income from continuing operations			
Rates and annual charges	33,482	3,256	10,110
User charges and fees	9,422	9,942	2,599
Interest and investment revenue	1,402	100	177
Other revenues	2,944	33	25
Grants and contributions provided for operating purposes	13,161	188	108
Grants and contributions provided for capital purposes	11,381	3,508	1,905
Net gains from disposal of assets	6,661	54	5
Rental income	1,933	—	—
Total income from continuing operations	80,386	17,081	14,929
Expenses from continuing operations			
Employee benefits and on-costs	27,363	3,756	3,415
Borrowing costs	1,125	227	—
Materials and contracts	21,865	9,831	4,572
Depreciation and amortisation	17,517	4,475	3,419
Other expenses	9,100	872	754
Fair value decrement on investment property	47	—	—
Total expenses from continuing operations	77,017	19,161	12,160
Operating result from continuing operations	3,369	(2,080)	2,769
Net operating result for the year	3,369	(2,080)	2,769
Net operating result attributable to each council fund	3,369	(2,080)	2,769
Net operating result for the year before grants and contributions provided for capital purposes	(8,012)	(5,588)	864

NB. All amounts disclosed above are gross – that is, they include internal charges and recoveries made between the funds.

(1) General fund refers to all of Council's activities except for its water and sewer activities which are listed separately.

Bathurst Regional Council

Notes to the Financial Statements
for the year ended 30 June 2020

Note 26. Result by fund (continued)

\$ '000	General ¹ 2020	Water 2020	Sewer 2020
Statement of Financial Position by fund			
ASSETS			
Current assets			
Cash and cash equivalents	(25,913)	11,662	17,448
Investments	46,376	—	—
Receivables	7,316	2,629	1,005
Inventories	7,568	—	—
Contract assets	1,056	216	67
Other	566	22	—
Total current assets	36,969	14,529	18,520
Non-current assets			
Investments	—	8,470	18,934
Receivables	434	41	37
Inventories	11,453	—	—
Infrastructure, property, plant and equipment	1,002,640	254,071	154,096
Investment property	15,521	—	—
Right of use assets	631	—	1
Total non-current assets	1,030,679	262,582	173,068
TOTAL ASSETS	1,067,648	277,111	191,588
LIABILITIES			
Current liabilities			
Payables	9,114	371	38
Contract liabilities	3,814	—	—
Lease liabilities	182	—	—
Borrowings	5,168	255	—
Provisions	11,696	792	542
Total current liabilities	29,974	1,418	580
Non-current liabilities			
Payables	1,081	—	—
Lease liabilities	452	—	1
Borrowings	26,509	5,847	—
Provisions	1,703	9	4
Total non-current liabilities	29,745	5,856	5
TOTAL LIABILITIES	59,719	7,274	585
Net assets	1,007,929	269,837	191,003
EQUITY			
Accumulated surplus	455,587	141,327	93,744
Revaluation reserves	552,343	128,510	97,259
Council equity interest	1,007,930	269,837	191,003
Total equity	1,007,930	269,837	191,003

NB. All amounts disclosed above are gross – that is, they include 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.

(1) General fund refers to all of Council's activities except for its water and sewer activities which are listed separately.

Bathurst Regional Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 27(a). Statement of performance measures – consolidated results

\$ '000	Amounts 2020	Indicator 2020	Prior periods		Benchmark
			2019	2018	
1. Operating performance ratio					
Total continuing operating revenue excluding capital grants and contributions less operating expenses ^{1,2}	(19,409)	(21.84)%	(15.36)%	(6.92)%	>0.00%
Total continuing operating revenue excluding capital grants and contributions ¹	88,882				
2. Own source operating revenue ratio					
Total continuing operating revenue excluding all grants and contributions ¹	75,425	71.37%	68.29%	69.30%	>60.00%
Total continuing operating revenue ¹	105,676				
3. Unrestricted current ratio					
Current assets less all external restrictions	17,737	0.95x	0.87x	1.14x	>1.50x
Current liabilities less specific purpose liabilities	18,619				
4. Debt service cover ratio					
Operating result before capital excluding interest and depreciation/impairment/amortisation ¹	7,354	1.05x	2.17x	3.66x	>2.00x
Principal repayments (Statement of Cash Flows) plus borrowing costs (Income Statement)	7,006				
5. Rates, annual charges, interest and extra charges outstanding percentage					
Rates, annual and extra charges outstanding	3,245	6.49%	6.22%	6.17%	<10.00%
Rates, annual and extra charges collectible	49,969				
6. Cash expense cover ratio					
Current year's cash and cash equivalents plus all term deposits	61,427	7.81 mths	8.90 mths	10.47 mths	>3.00 mths
Monthly payments from cash flow of operating and financing activities	7,868				

(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

Bathurst Regional Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 27(b). Statement of performance measures – by fund

\$ '000	General Indicators ³		Water Indicators		Sewer Indicators		Benchmark
	2020	2019	2020	2019	2020	2019	
1. Operating performance ratio							
Total continuing operating revenue excluding capital grants and contributions less operating expenses ^{1,2}	(23.58)%	(21.59)%	(41.17)%	(7.25)%	6.63%	5.51%	>0.00%
Total continuing operating revenue excluding capital grants and contributions ¹							
2. Own source operating revenue ratio							
Total continuing operating revenue excluding capital grants and contributions ¹	66.68%	63.48%	78.36%	82.10%	86.52%	75.40%	>60.00%
Total continuing operating revenue ¹							
3. Unrestricted current ratio							
Current assets less all external restrictions	0.95x	0.87x	10.25x	18.97x	31.93x	25.37x	>1.50x
Current liabilities less specific purpose liabilities							
4. Debt service cover ratio							
Operating result before capital excluding interest and depreciation/impairment/amortisation ¹	0.60x	1.04x	(4.39)x	9.89x	∞	∞	>2.00x
Principal repayments (Statement of Cash Flows) plus borrowing costs (Income Statement)							
5. Rates, annual charges, interest and extra charges outstanding percentage							
Rates, annual and extra charges outstanding	8.87%	6.09%	0.00%	6.89%	0.00%	6.49%	<10.00%
Rates, annual and extra charges collectible							
6. Cash expense cover ratio							
Current year's cash and cash equivalents plus all term deposits	4.11 mths	1.01 mths	∞	26.92 mths	∞	49.14 mths	>3.00 mths
Payments from cash flow of operating and financing activities							

(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.

Bathurst Regional Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 28. Council information and contact details

Principal place of business:

158 Russell Street
BATHURST NSW 2795

Contact details

Mailing Address:

Private Mail Bag 17
BATHURST NSW 2795

Telephone: 02 6333 6111

Facsimile: 02 6331 7211

Opening hours:

General Office, Departments and Cashiers
8.30am to 4.45pm weekdays

Internet: www.bathurst.nsw.gov.au

Email: 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 Bourke

Councillors

Warren Aubin

Alex Christian

John Fry

Graeme Hanger

Jess Jennings

Monica Morse

Ian North

Jacqueline Rudge

Other information

ABN: 42 173 522 302



INDEPENDENT AUDITOR'S REPORT

Report on the general purpose financial statements

Bathurst Regional Council

To the Councillors of Bathurst Regional Council

Opinion

I have audited the accompanying financial statements of Bathurst Regional Council (the Council), which comprise the Statement by Councillors and Management, the Income Statement and Statement of Comprehensive Income for the year ended 30 June 2020, the Statement of Financial Position as at 30 June 2020, the Statement of Changes in Equity and Statement of Cash Flows for the year then ended and notes comprising a summary of significant accounting policies and other explanatory information.

In my opinion:

- the Council's accounting records have been kept in accordance with the requirements of the *Local Government Act 1993*, Chapter 13, Part 3, Division 2 (the Division)
- the financial statements:
 - have been prepared, in all material respects, in accordance with the requirements of this Division
 - are consistent with the Council's accounting records
 - present fairly, in all material respects, the financial position of the Council as at 30 June 2020, and of its financial performance and its cash flows for the year then ended in accordance with Australian Accounting Standards
- all information relevant to the conduct of the audit has been obtained
- no material deficiencies in the accounting records or financial statements have come to light during the audit.

My opinion should be read in conjunction with the rest of this report.

Basis for Opinion

I conducted my audit in accordance with Australian Auditing Standards. My responsibilities under the standards are described in the 'Auditor's Responsibilities for the Audit of the Financial Statements' section of my report.

I am independent of the Council in accordance with the requirements of the:

- Australian Auditing Standards
- Accounting Professional and Ethical Standards Board's APES 110 'Code of Ethics for Professional Accountants (including Independence Standards)' (APES 110).

I have fulfilled my other ethical responsibilities in accordance with APES 110.

Parliament promotes independence by ensuring the Auditor-General and the Audit Office of New South Wales are not compromised in their roles by:

- providing that only Parliament, and not the executive government, can remove an Auditor-General
- mandating the Auditor-General as auditor of councils
- precluding the Auditor-General from providing non-audit services.

I believe the audit evidence I have obtained is sufficient and appropriate to provide a basis for my audit opinion.

Other Information

The Council's annual report for the year ended 30 June 2020 includes other information in addition to the financial statements and my Independent Auditor's Report thereon. The Councillors are responsible for the other information. At the date of this Independent Auditor's Report, the other information I have received comprise the special purpose financial statements and Special Schedules (the Schedules).

My opinion on the financial statements does not cover the other information. Accordingly, I do not express any form of assurance conclusion on the other information. However, as required by the *Local Government Act 1993*, I have separately expressed an opinion on the special purpose financial statements and Special Schedule - Permissible income for general rates.

In connection with my audit of the financial statements, my responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or my knowledge obtained in the audit, or otherwise appears to be materially misstated.

If, based on the work I have performed, I conclude there is a material misstatement of the other information, I must report that fact.

I have nothing to report in this regard.

The Councillors' Responsibilities for the Financial Statements

The Councillors are responsible for the preparation and fair presentation of the financial statements in accordance with Australian Accounting Standards and the *Local Government Act 1993*, and for such internal control as the Councillors determine is necessary to enable the preparation and fair presentation of the financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Councillors are responsible for assessing the Council's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting.

Auditor's Responsibilities for the Audit of the Financial Statements

My objectives are to:

- obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error
- issue an Independent Auditor's Report including my opinion.

Reasonable assurance is a high level of assurance, but does not guarantee an audit conducted in accordance with Australian Auditing Standards will always detect material misstatements. Misstatements can arise from fraud or error. Misstatements are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions users take based on the financial statements.

A description of my responsibilities for the audit of the financial statements is located at the Auditing and Assurance Standards Board website at: www.auasb.gov.au/auditors_responsibilities/ar4.pdf. The description forms part of my auditor's report.

The scope of my audit does not include, nor provide assurance:

- that the Council carried out its activities effectively, efficiently and economically
- on the Original Budget information included in the Income Statement, Statement of Cash Flows, and Note 22 Material budget variations
- on the Special Schedules. A separate opinion has been provided on Special Schedule - Permissible income for general rates
- about the security and controls over the electronic publication of the audited financial statements on any website where they may be presented
- about any other information which may have been hyperlinked to/from the financial statements.



Karen Taylor
Director, Financial Audit

Delegate of the Auditor-General for New South Wales

6 November 2020
SYDNEY



Mr Robert Bourke
Mayor
Bathurst Regional Council
Private Mail Bag 17
BATHURST NSW 2795

Contact: Karen Taylor
Phone no: 02 9275 7311
Our ref: D2025980/1688

6 November 2020

Dear Mayor

Report on the Conduct of the Audit for the year ended 30 June 2020 Bathurst Regional Council

I have audited the general purpose financial statements (GPFS) of the Bathurst Regional Council (the Council) for the year ended 30 June 2020 as required by section 415 of the *Local Government Act 1993* (the Act).

I expressed an unmodified opinion on the Council's GPFS.

This Report on the Conduct of the Audit (the Report) for the Council for the year ended 30 June 2020 is issued in accordance with section 417 of the Act. This Report should be read in conjunction with my audit opinion on the GPFS issued under section 417(2) of the Act.

INCOME STATEMENT

Operating result

	2020	2019	Variance
	\$m	\$m	%
Rates and annual charges revenue	46.8	44.3	↑ 5.6
Grants and contributions revenue	30.3	35.4	↓ 14.4
Operating result for the year	4.1	11.6	↓ 64.7
Net operating result before capital grants and contributions	(12.7)	(11.7)	↓ 8.5

Council's operating result (\$4.1 million surplus including the effect of depreciation and amortisation expense of \$25.4 million) was \$7.5 million lower than the 2018–19 result. User charges and fees were \$4.8 million lower than in 2018–19 primarily due to a decrease in water usage due to ongoing and increased water restrictions. Council realised \$6.7 million in gains from the sale of real estate assets in 2019–20 compared to \$1.3 million in the previous financial year.

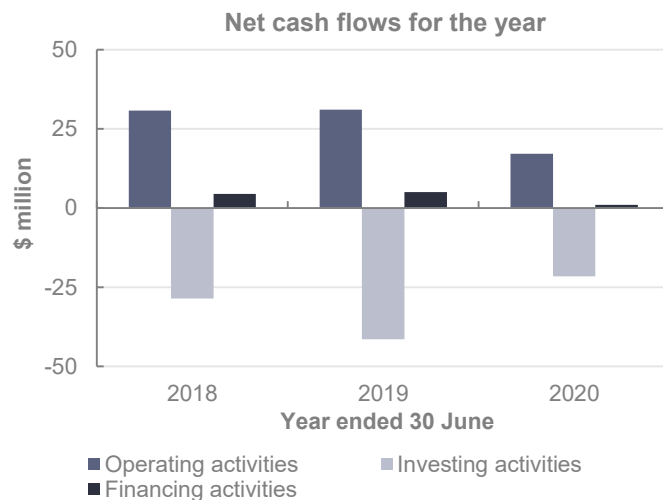
The net operating result before capital grants and contributions (\$12.7 million deficit) was \$1.0 million lower than the 2018–19 result.

Rates and annual charges revenue (\$46.8 million) increased by \$2.5 million (5.6 per cent) in 2019–2020. This increase is higher than the approved rate pegging of 2.7 per cent as continued development within the Council area has increased the number of rateable properties.

Grants and contributions revenue (\$30.3 million) decreased by \$5.1 million in 2019–2020. The initial application of Australian Accounting Standard AASB 15 resulted in the recognition of \$4.1 million of contract liabilities for unsatisfied contractual grant obligations that had previously been recognised as revenue on receipt.

STATEMENT OF CASH FLOWS

- Cash balances decreased from \$6.8 million to \$3.2 million at 30 June 2020.
- Net cash used in investing activities reduced in the current year.
- Council drew down \$6.6 million in new borrowing during the 2019–20 financial year, but also repaid \$5.4 million. The borrowing was used for urban roads and improvements at Bathurst Airport and Mt Panorama.



FINANCIAL POSITION

Cash and investments

Cash and investments	2020	2019	Commentary
	\$m	\$m	
External restrictions	75.8	85.9	Council's externally restricted cash for water fund has decreased in the current year as unexpended loan funds were used for works at Winburndale Dam and the associated pipeline.
Internal restrictions	1.1	0.0	
Unrestricted	0.1	0.0	
Cash and investments	77.0	85.9	Balances are internally restricted due to Council policy or decisions for forward plans including works program. Unrestricted balances provide liquidity for day-to-day operations.

Debt facilities

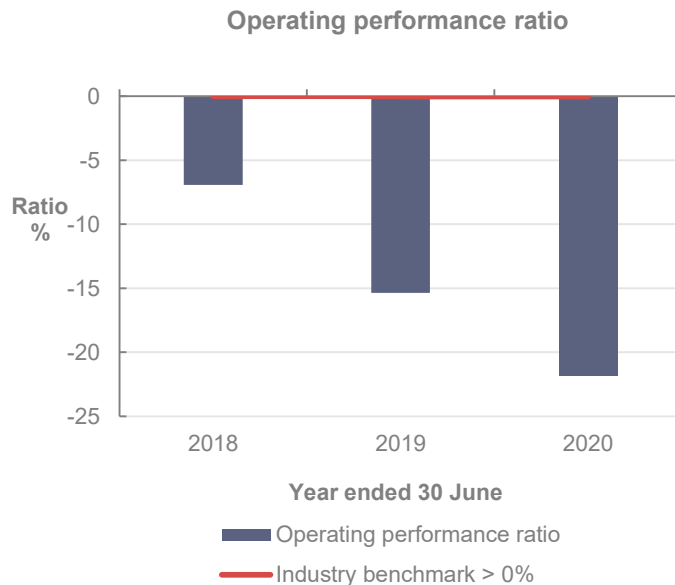
Council has an approved overdraft facility of \$0.65 million and an approved credit card facility of \$0.12 million. At 30 June 2020, Council had not used either its approved credit card facility or its approved overdraft facility.

PERFORMANCE

Operating performance ratio

Council's result is consistently below the benchmark due to its reliance on land sales as source of general fund revenue. Gains from land sales in 2019–20 of \$6.7 million are excluded from this ratio. The delays experienced in the completion of some residential developments has seen this ratio further decrease in the 2019–20 year.

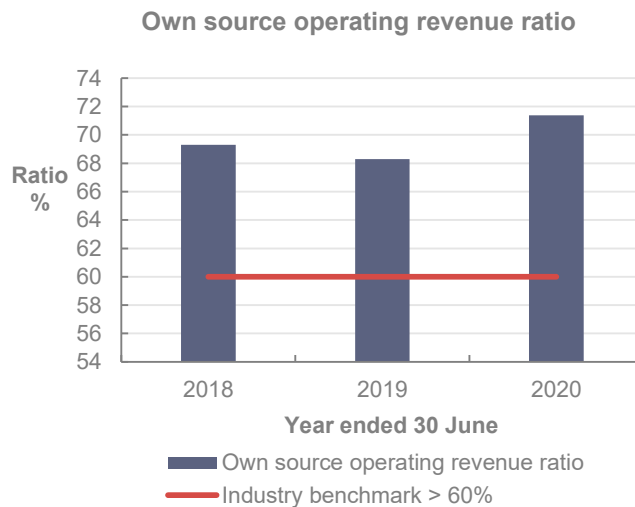
The 'operating performance ratio' measures how well council contained operating expenditure within operating revenue (excluding capital grants and contributions, fair value adjustments, and reversal of revaluation decrements). The benchmark set by the former Office of Local Government (OLG) is greater than zero per cent.



Own source operating revenue ratio

Council has continued to exceed the benchmark for this ratio.

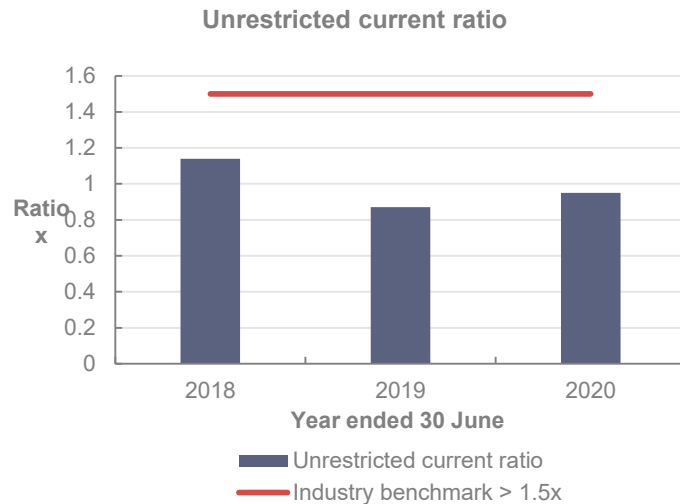
The 'own source operating revenue ratio' measures council's fiscal flexibility and the degree to which it relies on external funding sources such as operating grants and contributions. The benchmark set by the former OLG is greater than 60 per cent.



Unrestricted current ratio

Council's unrestricted current ratio has fallen below the benchmark in the last three years as a result of delays in completion of residential subdivisions for sale by Council.

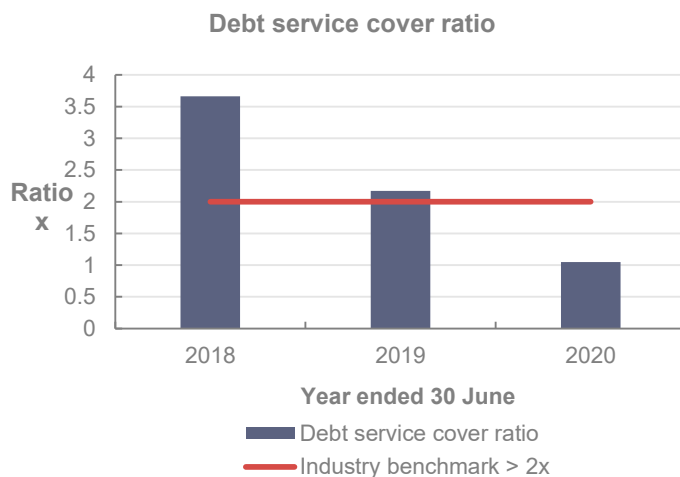
The 'unrestricted current ratio' is specific to local government and represents council's ability to meet its short-term obligations as they fall due. The benchmark set by the former OLG is greater than 1.5 times.



Debt service cover ratio

Council's debt service cover ratio has fallen for the last three years and is now below the industry benchmark. The reduction in this ratio over the last few years has been due to new borrowings undertaken by Council to fund key infrastructure projects.

The 'debt service cover ratio' measures the operating cash to service debt including interest, principal and lease payments. The benchmark set by the former OLG is greater than two times.

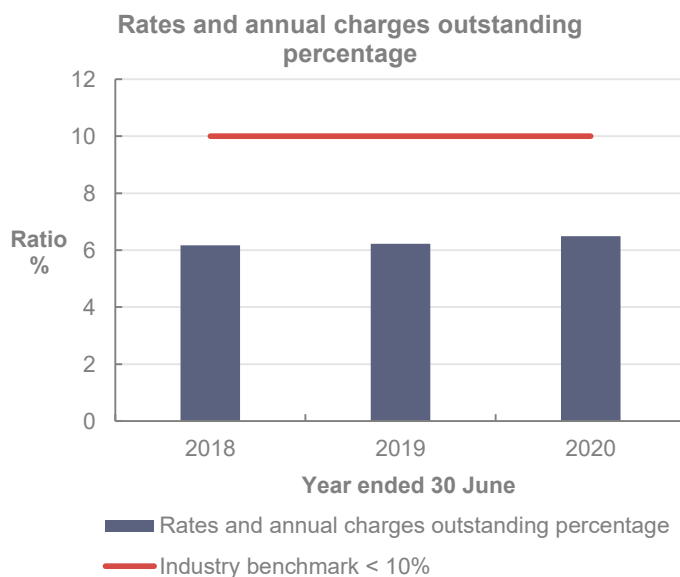


Rates and annual charges outstanding per centage

The ratio has increased slightly over the last three years, but is still well below the benchmark of 10 per cent.

For the 2020 year, this ratio has also increased due to the first-time adoption of new revenue standards resulting in re-classifying rates received in advance as a liability. In prior years this was reported as a reduction in rates and annual charges receivable.

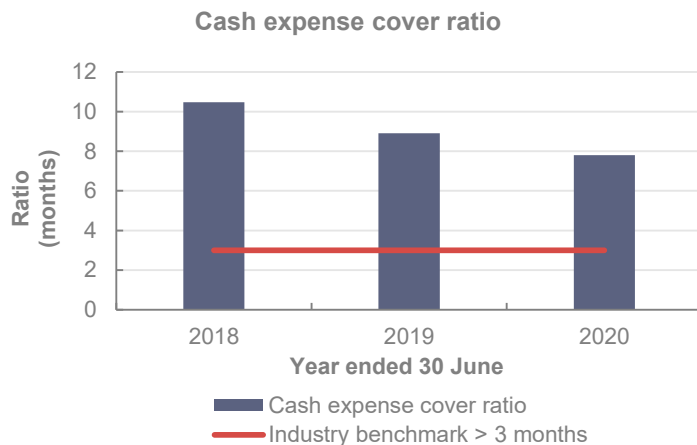
The 'rates and annual charges outstanding per centage' assesses the impact of uncollected rates and annual charges on council's liquidity and the adequacy of debt recovery efforts. The benchmark set by the former OLG is less than 10 per cent for regional and rural councils.



Cash expense cover ratio

Council's strong liquidity is reflected by this measure. Council has exceeded the benchmark for a number of years.

This liquidity ratio indicates the number of months the council can continue paying for its immediate expenses without additional cash inflow. The benchmark set by the former OLG is greater than three months.



Infrastructure, property, plant and equipment renewals

Council has renewed \$20.1 million of assets in the 2019–20 financial year compared to \$16.9 million in the 2018–19 financial year. A large portion of this was increase in spending on water infrastructure renewals (2020 - \$7.8 million, 2019 - \$1.5 million).

Council also spent \$20.0 million on new infrastructure in the current year (2019 - \$32.8 million).

OTHER MATTERS

Impact of new accounting standards

AASB 15 'Revenue from Contracts with Customers' and AASB 1058 'Income for Not-for-Profit Entities'

The Council adopted the new accounting standards AASB 15 'Contracts with Customers' and AASB 1058 'Income of Not-for-Profit Entities' (collectively referred to as the Revenue Standards) for the first time in its 2019–20 financial statements.

AASB 15 introduces a new approach to recognising revenue based on the principle that revenue is recognised when control of a good or service transfers to a customer. AASB 15 impacts the timing and amount of revenue recorded in a councils' financial statements, particularly for grant revenue. AASB 15 also increases the amount of disclosures required.

AASB 1058 prescribes how not-for-profit entities account for transactions conducted on non-commercial terms and the receipt of volunteer services. AASB 1058 significantly impacts the timing and amount of income recorded in a councils' financial statements, particularly for grant income and rates which are paid before the commencement of the rating period.

The Council recognised a \$4.1 million adjustment to opening accumulated surplus at 1 July 2019 on adoption of the new Revenue Standards.

The Council disclosed the impact of adopting the new Revenue Standards in Note 16.

AASB 16 'Leases'

The Council adopted the new accounting standard AASB 16 'Leases' for the first time in its 2019–20 financial statements.

AASB 16 changes the way lessees treat operating leases for financial reporting. With a few exceptions, operating leases will now be recorded in the Statement of Financial Position as a right-of-use asset, with a corresponding lease liability.

AASB 16 results in lessees recording more assets and liabilities in the Statement of Financial Position and changes the timing and pattern of expenses recorded in the Income Statement.

The Council recognised right-of-use assets and lease liabilities of \$455,000 at 1 July 2019 on adoption of AASB 16.

The Council disclosed the impact of adopting AASB 16 in Note 16.

Legislative compliance

My audit procedures did not identify any instances of non-compliance with legislative requirements or a material deficiency in the Council's accounting records or financial statements. The Council's:

- accounting records were maintained in a manner and form to allow the GPFS to be prepared and effectively audited
- staff provided all accounting records and information relevant to the audit.



Karen Taylor
Director, Financial Audit

Delegate of the Auditor-General for New South Wales

Bathurst Regional Council

SPECIAL PURPOSE FINANCIAL STATEMENTS for the year ended 30 June 2020

*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 2020

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Income Statement – Sewerage Business Activity	5
Income Statement – Waste	6
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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 2020

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:

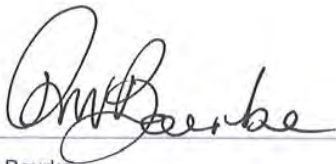
- the NSW Government Policy Statement 'Application of National Competition Policy to Local Government',
- the Division of Local Government Guidelines 'Pricing and Costing for Council Businesses – A Guide to Competitive Neutrality',
- the Local Government Code of Accounting Practice and Financial Reporting,
- 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, and
- accord with Council's accounting and other records.
- 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 16 September 2020.



Robert Bourke
Mayor
16 September 2020



Ian North
Deputy Mayor
16 September 2020



David Sherley
General Manager
16 September 2020



Aaron Jones
Responsible Accounting Officer
16 September 2020

Bathurst Regional Council

Income Statement – Water Supply Business Activity

for the year ended 30 June 2020

\$ '000	2020	2019
Income from continuing operations		
Access charges	3,256	3,149
User charges	9,769	11,710
Fees	173	206
Interest	100	144
Grants and contributions provided for non-capital purposes	188	111
Profit from the sale of assets	54	–
Other income	33	63
Total income from continuing operations	13,573	15,383
Expenses from continuing operations		
Employee benefits and on-costs	3,756	3,458
Borrowing costs	227	177
Materials and contracts	9,831	7,123
Depreciation, amortisation and impairment	4,475	4,585
Calculated taxation equivalents	94	103
Debt guarantee fee (if applicable)	17	14
Other expenses	872	1,156
Total expenses from continuing operations	19,272	16,616
Surplus (deficit) from continuing operations before capital amounts	(5,699)	(1,233)
Grants and contributions provided for capital purposes	3,508	3,218
Surplus (deficit) from continuing operations after capital amounts	(2,191)	1,985
Surplus (deficit) from all operations before tax	(2,191)	1,985
SURPLUS (DEFICIT) AFTER TAX	(2,191)	1,985
Plus accumulated surplus	143,407	141,305
Plus adjustments for amounts unpaid:		
– Taxation equivalent payments	94	103
– Debt guarantee fees	17	14
Closing accumulated surplus	141,327	143,407
Return on capital %	(2.2)%	(0.4)%
Subsidy from Council	7,708	4,314
Calculation of dividend payable:		
Surplus (deficit) after tax	(2,191)	1,985
Less: capital grants and contributions (excluding developer contributions)	(3,508)	(3,218)
Surplus for dividend calculation purposes	–	–
Potential dividend calculated from surplus	–	–

Bathurst Regional Council

Income Statement – Sewerage Business Activity

for the year ended 30 June 2020

\$ '000	2020	2019
Income from continuing operations		
Access charges	10,110	9,322
User charges	1,630	1,735
Liquid trade waste charges	811	420
Fees	158	180
Interest	177	274
Grants and contributions provided for non-capital purposes	108	108
Profit from the sale of assets	5	52
Other income	25	26
Total income from continuing operations	13,024	12,117
Expenses from continuing operations		
Employee benefits and on-costs	3,415	3,359
Materials and contracts	4,572	3,989
Depreciation, amortisation and impairment	3,419	3,353
Calculated taxation equivalents	16	18
Other expenses	754	798
Total expenses from continuing operations	12,176	11,517
Surplus (deficit) from continuing operations before capital amounts	848	600
Grants and contributions provided for capital purposes	1,905	3,810
Surplus (deficit) from continuing operations after capital amounts	2,753	4,410
Surplus (deficit) from all operations before tax	2,753	4,410
Less: corporate taxation equivalent (27.5%) [based on result before capital]	(233)	(165)
SURPLUS (DEFICIT) AFTER TAX	2,520	4,245
Plus accumulated surplus	90,975	86,547
Plus adjustments for amounts unpaid:		
– Taxation equivalent payments	16	18
– Corporate taxation equivalent	233	165
Closing accumulated surplus	93,744	90,975
Return on capital %	0.6%	0.4%
Subsidy from Council	508	1,422
Calculation of dividend payable:		
Surplus (deficit) after tax	2,520	4,245
Less: capital grants and contributions (excluding developer contributions)	(1,905)	(3,810)
Surplus for dividend calculation purposes	615	435
Potential dividend calculated from surplus	307	218

Bathurst Regional Council

Income Statement – Waste
for the year ended 30 June 2020

\$ '000	2020 Category 1	2019 Category 1
Income from continuing operations		
Access charges	6,988	6,596
Fees	6,600	6,869
Interest	138	138
Grants and contributions provided for non-capital purposes	10	69
Profit from the sale of assets	–	16
Other income	(2)	10
Total income from continuing operations	13,734	13,698
Expenses from continuing operations		
Employee benefits and on-costs	3,001	2,982
Borrowing costs	16	29
Materials and contracts	6,624	6,141
Depreciation, amortisation and impairment	575	577
Loss on sale of assets	86	77
Calculated taxation equivalents	122	127
Other expenses	21	9
Total expenses from continuing operations	10,445	9,942
Surplus (deficit) from continuing operations before capital amounts	3,289	3,756
Surplus (deficit) from continuing operations after capital amounts	3,289	3,756
Surplus (deficit) from all operations before tax	3,289	3,756
Less: corporate taxation equivalent (27.5%) [based on result before capital]	(904)	(1,033)
SURPLUS (DEFICIT) AFTER TAX	2,385	2,723
Plus accumulated surplus	33,776	29,893
Plus adjustments for amounts unpaid:		
– Taxation equivalent payments	122	127
– Corporate taxation equivalent	904	1,033
Closing accumulated surplus	37,187	33,776
Return on capital %	24.6%	28.6%

Bathurst Regional Council

Special Purpose Financial Statements 2020

Statement of Financial Position – Water Supply Business Activity

as at 30 June 2020

\$ '000	2020	2019
ASSETS		
Current assets		
Contract assets	216	—
Cash and cash equivalents	11,662	19,064
Receivables	2,629	3,413
Other	22	44
Total current assets	14,529	22,521
Non-current assets		
Investments	8,470	7,667
Receivables	41	44
Infrastructure, property, plant and equipment	254,071	246,850
Total non-current assets	262,582	254,561
TOTAL ASSETS	277,111	277,082
LIABILITIES		
Current liabilities		
Payables	371	185
Borrowings	255	245
Provisions	792	757
Total current liabilities	1,418	1,187
Non-current liabilities		
Borrowings	5,847	6,102
Provisions	10	6
Total non-current liabilities	5,857	6,108
TOTAL LIABILITIES	7,275	7,295
NET ASSETS	269,836	269,787
EQUITY		
Accumulated surplus	141,327	143,407
Revaluation reserves	128,510	126,380
TOTAL EQUITY	269,837	269,787

Bathurst Regional Council

Special Purpose Financial Statements 2020

Statement of Financial Position – Sewerage Business Activity

as at 30 June 2020

\$ '000	2020	2019
ASSETS		
Current assets		
Contract assets	67	—
Cash and cash equivalents	17,448	15,286
Receivables	1,005	954
Other	—	4
Total current assets	18,520	16,244
Non-current assets		
Right of use assets	1	—
Investments	18,934	18,069
Receivables	37	33
Infrastructure, property, plant and equipment	154,096	153,177
Total non-current assets	173,068	171,279
TOTAL ASSETS	191,588	187,523
LIABILITIES		
Current liabilities		
Payables	38	135
Provisions	542	504
Total current liabilities	580	639
Non-current liabilities		
Lease liabilities	1	—
Provisions	4	8
Total non-current liabilities	5	8
TOTAL LIABILITIES	585	647
NET ASSETS	191,003	186,876
EQUITY		
Accumulated surplus	93,744	90,975
Revaluation reserves	97,259	95,901
TOTAL EQUITY	191,003	186,876

Bathurst Regional Council

Statement of Financial Position – Waste

as at 30 June 2020

\$ '000	2020 Category 1	2019 Category 1
ASSETS		
Current assets		
Cash and cash equivalents	32,019	28,429
Receivables	1,096	818
Other	11	3
Total current assets	33,126	29,250
Non-current assets		
Receivables	173	215
Infrastructure, property, plant and equipment	13,422	13,230
Total non-current assets	13,595	13,445
TOTAL ASSETS	46,721	42,695
LIABILITIES		
Current liabilities		
Payables	27	11
Provisions	563	512
Total current liabilities	590	523
Non-current liabilities		
Provisions	1,549	1,518
Total non-current liabilities	1,549	1,518
TOTAL LIABILITIES	2,139	2,041
NET ASSETS	44,582	40,654
EQUITY		
Accumulated surplus	37,187	33,776
Revaluation reserves	7,395	6,878
TOTAL EQUITY	44,582	40,654

Bathurst Regional Council

Notes to the Special Purpose Financial Statements for the year ended 30 June 2020

Note 1. Significant Accounting Policies

A statement summarising the supplemental accounting policies adopted in the preparation of the Special Purpose Financial Statements (SPFS) for National Competition Policy (NCP) reporting purposes follows.

These financial statements are SPFS prepared for use by Council and the Office of Local Government. For the purposes of these statements, the Council is a non-reporting not-for-profit entity.

The figures presented in these Special Purpose Financial Statements have been prepared in accordance with the recognition and measurement criteria of relevant Australian Accounting Standards, other authoritative pronouncements of the Australian Accounting Standards Board (AASB) and Australian Accounting Interpretations.

The disclosures in these Special Purpose Financial Statements have been prepared in accordance with the Local Government Act 2093 (NSW), the *Local Government (General) Regulation 2005*, and the Local Government Code of Accounting Practice and Financial Reporting.

The statements are prepared on an accruals basis. They are based on historic costs and do not take into account changing money values or, except where specifically stated, current values of non-current assets. Certain taxes and other costs, appropriately described, have been imputed for the purposes of the National Competition Policy.

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, return on investments (rate of return), and dividends paid.

Declared business activities

In accordance with *Pricing and Costing for Council Businesses – A Guide to Competitive Neutrality*, Council has declared that the following are to be considered as business activities:

Category 1

(where gross operating turnover is over \$2 million)

a. Bathurst Regional Council Water Supplies

Council's water supply activities (established as separate Special Rate Funds) servicing the region of Bathurst

b. Bathurst Regional Council Sewerage Service

Council's sewerage reticulation & treatment activities (established as a Special Rate Fund) servicing the region of Bathurst

c. Bathurst Regional Council Waste Services

Council's domestic waste service & solid waste depot activities servicing the region of Bathurst

Bathurst Regional Council

Notes to the Special Purpose Financial Statements
for the year ended 30 June 2020

Note 1. Significant Accounting Policies (continued)

Category 2

*(where gross operating turnover is less than \$2 million)***Council has no Category 2 businesses.**

Monetary amounts

Amounts shown in the financial statements are in Australian dollars and rounded to the nearest one thousand dollars.

(i) Taxation equivalent charges

Council is liable to pay various taxes and financial duties. Where this is the case, they are disclosed as a cost of operations just like all other costs.

However, where Council does not pay some taxes which are generally paid by private sector businesses, such as income tax, these equivalent tax payments have been applied to all Council-nominated business activities and are reflected in Special Purpose Financial Statements.

For the purposes of disclosing comparative information relevant to the private sector equivalent, the following taxation equivalents have been applied to all Council-nominated business activities (this does not include Council's non-business activities):

Notional rate applied (%)

Corporate income tax rate – 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 27.5%.

Income tax is only applied where a gain/ (loss) from ordinary activities before capital amounts has been achieved.

Since the taxation equivalent is notional – that is, it is payable to Council as the 'owner' of business operations - it represents an internal payment and has no effect on the operations of the Council. Accordingly, there is no need for disclosure of internal charges in the SPFS.

The rate applied of 27.5% is the equivalent company tax rate prevalent at reporting date. No adjustments have been made for variations that have occurred during the year.

Local government rates and charges

A calculation of the equivalent rates and charges payable on all category 1 businesses has been applied to all land assets owned or exclusively used by the business activity.

Loan and debt guarantee fees

The debt guarantee fee is designed to ensure that council business activities face 'true' commercial borrowing costs in line with private sector competitors.

Bathurst Regional Council**Notes to the Special Purpose Financial Statements
for the year ended 30 June 2020****Note 1. Significant Accounting Policies (continued)**

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.

(ii) Subsidies

Government policy requires that subsidies provided to customers, and the funding of those subsidies, must be explicitly disclosed.

Subsidies occur when Council provides services on a less-than-cost-recovery basis. This option is exercised on a range of services in order for Council to meet its community service obligations.

Accordingly, 'subsidies disclosed' (in relation to National Competition Policy) represents the difference between revenue generated from 'rate of return' pricing and revenue generated from prices set by Council in any given financial year.

The overall effect of subsidies is contained within the Income Statement of each reported business activity.

(iii) Return on investments (rate of return)

The NCP policy statement requires that councils with Category 1 businesses 'would be expected to generate a return on capital funds employed that is comparable to rates of return for private businesses operating in a similar field'.

Such funds are subsequently available for meeting commitments or financing future investment strategies.

The actual rate of return achieved by each business activity is disclosed at the foot of each respective Income Statement.

The rate of return is calculated as follows:

Operating result before capital income + interest expense

Written down value of I,PP&E as at 30 June

As a minimum, business activities should generate a return equal to the Commonwealth 10 year bond rate which is 0.88% at 30/6/20.

(iv) Dividends

Council is not required to pay dividends to either itself (as owner of a range of businesses) or to any external entities.



INDEPENDENT AUDITOR'S REPORT

Report on the special purpose financial statements

Bathurst Regional Council

To the Councillors of Bathurst Regional Council

Opinion

I have audited the accompanying special purpose financial statements (the financial statements) of Bathurst Regional Council's (the Council) Declared Business Activities, which comprise the Statement by Councillors and Management, the Income Statement of each Declared Business Activity for the year ended 30 June 2020, the Statement of Financial Position of each Declared Business Activity as at 30 June 2020 and Note 1 Significant accounting policies for the Business Activities declared by Council.

The Declared Business Activities of the Council are:

- Water Supply
- Sewerage
- Waste.

In my opinion, the financial statements present fairly, in all material respects, the financial position of the Council's declared Business Activities as at 30 June 2020, and their financial performance for the year then ended, in accordance with the Australian Accounting Standards described in Note 1 and the Local Government Code of Accounting Practice and Financial Reporting – update number 28 (LG Code).

My opinion should be read in conjunction with the rest of this report.

Basis for Opinion

I conducted my audit in accordance with Australian Auditing Standards. My responsibilities under the standards are described in the 'Auditor's Responsibilities for the Audit of the Financial Statements' section of my report.

I am independent of the Council in accordance with the requirements of the:

- Australian Auditing Standards
- Accounting Professional and Ethical Standards Board's APES 110 'Code of Ethics for Professional Accountants (including Independence Standards)' (APES 110).

I have fulfilled my other ethical responsibilities in accordance with APES 110.

Parliament promotes independence by ensuring the Auditor-General and the Audit Office of New South Wales are not compromised in their roles by:

- providing that only Parliament, and not the executive government, can remove an Auditor-General
- mandating the Auditor-General as the auditor of councils
- precluding the Auditor-General from providing non-audit services.

I believe the audit evidence I have obtained is sufficient and appropriate to provide a basis for my audit opinion.

Emphasis of Matter - Basis of Accounting

Without modifying my opinion, I draw attention to Note 1 to the financial statements which describes the basis of accounting. The financial statements have been prepared for the purpose of fulfilling the Council's financial reporting responsibilities under the LG Code. As a result, the financial statements may not be suitable for another purpose.

Other Information

The Council's annual report for the year ended 30 June 2020 includes other information in addition to the financial statements and my Independent Auditor's Report thereon. The Councillors are responsible for the other information. At the date of this Independent Auditor's Report, the other information I have received comprise the general purpose financial statements and Special Schedules (the Schedules).

My opinion on the financial statements does not cover the other information. Accordingly, I do not express any form of assurance conclusion on the other information. However, as required by the *Local Government Act 1993*, I have separately expressed an opinion on the general purpose financial statements and Special Schedule 'Permissible income for general rates'.

In connection with my audit of the financial statements, my responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or my knowledge obtained in the audit, or otherwise appears to be materially misstated.

If, based on the work I have performed, I conclude there is a material misstatement of the other information, I must report that fact.

I have nothing to report in this regard.

The Councillors' Responsibilities for the Financial Statements

The Councillors are responsible for the preparation and fair presentation of the financial statements and for determining that the accounting policies, described in Note 1 to the financial statements, are appropriate to meet the requirements in the LG Code. The Councillors' responsibility also includes such internal control as the Councillors determine is necessary to enable the preparation and fair presentation of the financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Councillors are responsible for assessing the Council's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting.

Auditor's Responsibilities for the Audit of the Financial Statements

My objectives are to:

- obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error
- issue an Independent Auditor's Report including my opinion.

Reasonable assurance is a high level of assurance, but does not guarantee an audit conducted in accordance with Australian Auditing Standards will always detect material misstatements. Misstatements can arise from fraud or error. Misstatements are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions users take based on the financial statements.

A description of my responsibilities for the audit of the financial statements is located at the Auditing and Assurance Standards Board website at: www.auasb.gov.au/auditors_responsibilities/ar4.pdf. The description forms part of my auditor's report.

The scope of my audit does not include, nor provide assurance:

- that the Council carried out its activities effectively, efficiently and economically
- about the security and controls over the electronic publication of the audited financial statements on any website where they may be presented
- about any other information which may have been hyperlinked to/from the financial statements.



Karen Taylor
Director, Financial Audit

Delegate of the Auditor-General for New South Wales

6 November 2020
SYDNEY

Bathurst Regional Council

SPECIAL SCHEDULES
for the year ended 30 June 2020

*A vibrant regional centre that enjoys a rural lifestyle A
Region full of community spirit and shared prosperity.*



Special Schedules

for the year ended 30 June 2020

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Bathurst Regional Council

Permissible income for general rates

\$ '000	Notes	Calculation 2020/21	Calculation 2019/20
Notional general income calculation ¹			
Last year notional general income yield	a	27,518	26,166
Plus or minus adjustments ²	b	194	601
Notional general income	c = a + b	27,712	26,767
Permissible income calculation			
Or rate peg percentage	e	2.60%	2.70%
Or plus rate peg amount	i = e x (c + g)	721	723
Sub-total	k = (c + g + h + i + j)	28,433	27,490
Plus (or minus) last year's carry forward total	l	9	37
Sub-total	n = (l + m)	9	37
Total permissible income	o = k + n	28,442	27,527
Less notional general income yield	p	28,452	27,518
Catch-up or (excess) result	q = o - p	(11)	9
Plus income lost due to valuation objections claimed ⁴	r	13	—
Carry forward to next year ⁶	t = q + r + s	2	9

Notes

- (1) The notional general income will not reconcile with rate income in the financial statements in the corresponding year. The statements are reported on an accrual accounting basis which include amounts that relate to prior years' rates income.
- (2) Adjustments account for changes in the number of assessments and any increase or decrease in land value occurring during the year. The adjustments are called 'supplementary valuations' as defined in the Valuation of Land Act 1916.
- (4) Valuation objections are unexpected changes in land values as a result of land owners successfully objecting to the land value issued by the Valuer-General. Councils can claim the value of the income lost due to valuation objections in any single year.
- (6) Carry forward amounts which are in excess (an amount that exceeds the permissible income) require ministerial approval by order published in the NSW Government Gazette in accordance with section 512 of the Local Government Act 1993. The OLG will extract these amounts from Council's Permissible income for general rates Statement in the financial data return (FDR) to administer this process.



INDEPENDENT AUDITOR'S REPORT

Special Schedule - Permissible income for general rates

Bathurst Regional Council

To the Councillors of Bathurst Regional Council

Opinion

I have audited the accompanying Special Schedule – Permissible income for general rates (the Schedule) of Bathurst Regional Council (the Council) for the year ending 30 June 2021.

In my opinion, the Schedule is prepared, in all material respects in accordance with the requirements of the Local Government Code of Accounting Practice and Financial Reporting – update number 28 (LG Code), and is in accordance with the books and records of the Council.

My opinion should be read in conjunction with the rest of this report.

Basis for Opinion

I conducted my audit in accordance with Australian Auditing Standards. My responsibilities under the standards are described in the 'Auditor's Responsibilities for the Audit of the Schedule' section of my report.

I am independent of the Council in accordance with the requirements of the:

- Australian Auditing Standards
- Accounting Professional and Ethical Standards Board's APES 110 'Code of Ethics for Professional Accountants (including Independence Standards)' (APES 110).

I have fulfilled my other ethical responsibilities in accordance with APES 110.

Parliament promotes independence by ensuring the Auditor-General and the Audit Office of New South Wales are not compromised in their roles by:

- providing that only Parliament, and not the executive government, can remove an Auditor-General
- mandating the Auditor-General as auditor of councils
- precluding the Auditor-General from providing non-audit services.

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my audit opinion.

Emphasis of Matter - Basis of Accounting

Without modifying my opinion, I draw attention to the special purpose framework used to prepare the Schedule. The Schedule has been prepared for the purpose of fulfilling the Council's reporting obligations under the LG Code. As a result, the Schedule may not be suitable for another purpose.

Other Information

The Council's annual report for the year ended 30 June 2020 includes other information in addition to the Schedule and my Independent Auditor's Report thereon. The Councillors are responsible for the other information. At the date of this Independent Auditor's Report, the other information I have received comprise the general purpose financial statements, special purpose financial statements and Special Schedule 'Report on infrastructure assets as at 30 June 2020.

My opinion on the Schedule does not cover the other information. Accordingly, I do not express any form of assurance conclusion on the other information. However, as required by the *Local Government Act 1993*, I have separately expressed an opinion on the general purpose financial statements and the special purpose financial statements.

In connection with my audit of the Schedule, my responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the Schedule or my knowledge obtained in the audit, or otherwise appears to be materially misstated.

If, based on the work I have performed, I conclude there is a material misstatement of the other information, I must report that fact.

I have nothing to report in this regard.

The Councillors' Responsibilities for the Schedule

The Councillors are responsible for the preparation of the Schedule in accordance with the LG Code. The Councillors' responsibility also includes such internal control as the Councillors determine is necessary to enable the preparation of the Schedule that is free from material misstatement, whether due to fraud or error.

In preparing the Schedule, the Councillors are responsible for assessing the Council's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting.

Auditor's Responsibilities for the Audit of the Schedule

My objectives are to:


- obtain reasonable assurance whether the Schedule as a whole is free from material misstatement, whether due to fraud or error
- issue an Independent Auditor's Report including my opinion.

Reasonable assurance is a high level of assurance, but does not guarantee an audit conducted in accordance with Australian Auditing Standards will always detect material misstatements. Misstatements can arise from fraud or error. Misstatements are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions users take based on the Schedule.

A description of my responsibilities for the audit of the Schedule is located at the Auditing and Assurance Standards Board website at: www.auasb.gov.au/auditors_responsibilities/ar8.pdf. The description forms part of my auditor's report.

The scope of my audit does not include, nor provide assurance:

- that the Council carried out its activities effectively, efficiently and economically
- about the security and controls over the electronic publication of the audited Schedule on any website where it may be presented
- about any other information which may have been hyperlinked to/from the Schedule.



Karen Taylor
Director, Financial Audit

Delegate of the Auditor-General for New South Wales

6 November 2020
SYDNEY

Bathurst Regional Council

Report on Infrastructure Assets

as at 30 June 2020

Asset Class	Asset Category	Estimated cost to bring assets to satisfactory standard	Estimated cost to bring to the agreed level of service set by Council	2019/20 Required maintenance ^a	2019/20 Actual maintenance	Net carrying amount	Gross replacement cost (GRC)	Assets in condition as a percentage of gross replacement cost				
		\$ '000	\$ '000	\$ '000	\$ '000	\$ '000	\$ '000	1	2	3	4	5
(a) Report on Infrastructure Assets - Values												
Buildings	Buildings	10,072	—	985	1,471	129,714	186,474	41.0%	33.0%	16.0%	3.0%	7.0%
	Other – Leasehold Improvements	—	—	—	41	5,302	5,325	0.0%	0.0%	0.0%	0.0%	100.0%
	Sub-total	10,072	—	985	1,512	135,016	191,799	39.9%	32.1%	15.6%	2.9%	9.6%
Other structures	Other structures	764	280	109	178	20,624	29,202	67.0%	20.0%	7.0%	3.0%	3.0%
	Sub-total	764	280	109	178	20,624	29,202	67.0%	20.0%	7.0%	3.0%	3.0%
Roads	Sealed roads	55,497	22,436	8,032	12,391	306,349	475,481	14.0%	24.0%	27.0%	27.0%	8.0%
	Unsealed roads	2,104	481	388	2,272	7,305	15,648	17.0%	6.0%	41.0%	32.0%	4.0%
	Bridges	6,882	—	1,552	211	55,256	72,527	9.0%	33.0%	41.0%	14.0%	3.0%
	Footpaths	869	—	222	1,004	12,507	18,282	34.0%	24.0%	31.0%	11.0%	0.0%
	Other road assets	2,221	1,119	502	—	5,356	7,218	27.0%	32.0%	29.0%	9.0%	3.0%
	Bulk earthworks	—	—	—	—	140,499	140,499	100.0%	0.0%	0.0%	0.0%	0.0%
	Sub-total	67,573	24,036	10,696	15,878	527,272	729,655	30.8%	20.0%	23.6%	20.0%	5.6%
Water supply network	Water supply network	16,451	1,673	4,416	7,573	236,009	367,468	47.0%	26.0%	19.0%	7.0%	1.0%
	Sub-total	16,451	1,673	4,416	7,573	236,009	367,468	47.0%	26.0%	19.0%	7.0%	1.0%
Sewerage network	Sewerage network	10,804	461	3,289	5,493	148,061	233,488	21.0%	27.0%	40.0%	12.0%	0.0%
	Sub-total	10,804	461	3,289	5,493	148,061	233,488	21.0%	27.0%	40.0%	12.0%	0.0%

Bathurst Regional Council

Report on Infrastructure Assets (continued)

as at 30 June 2020

Asset Class	Asset Category	Estimated cost to bring assets to satisfactory standard	Estimated cost to bring to the agreed level of service set by Council	2019/20 Required maintenance ^a	2019/20 Actual maintenance	Net carrying amount	Gross replacement cost (GRC)	Assets in condition as a percentage of gross replacement cost				
		\$ '000	\$ '000	\$ '000	\$ '000	\$ '000	\$ '000	1	2	3	4	5
Stormwater drainage	Stormwater drainage	2,313	2	1,685	2,922	144,651	193,586	29.0%	34.0%	33.0%	4.0%	0.0%
	Sub-total	2,313	2	1,685	2,922	144,651	193,586	29.0%	34.0%	33.0%	4.0%	0.0%
Open space / recreational assets	Swimming pools	2,656	1,652	426	875	13,884	15,945	100.0%	0.0%	0.0%	0.0%	0.0%
	Sub-total	2,656	1,652	426	875	13,884	15,945	100.0%	0.0%	0.0%	0.0%	0.0%
TOTAL - ALL ASSETS		110,633	28,104	21,606	34,431	1,225,517	1,761,143	34.9%	24.8%	24.5%	12.2%	3.6%

(a) Required maintenance is the amount identified in Council's asset management plans.

Infrastructure asset condition assessment 'key'

1	Excellent/very good	No work required (normal maintenance)
2	Good	Only minor maintenance work required
3	Satisfactory	Maintenance work required
4	Poor	Renewal required
5	Very poor	Urgent renewal/upgrading required

Bathurst Regional Council

Report on Infrastructure Assets (continued)

as at 30 June 2020

\$ '000	Amounts 2020	Indicator 2020	Prior periods		Benchmark
			2019	2018	
Infrastructure asset performance indicators (consolidated) *					
Buildings and infrastructure renewals ratio ¹					
Asset renewals ²	16,064	75.58%	56.70%	44.18%	>=100.00%
Depreciation, amortisation and impairment	21,253				
Infrastructure backlog ratio ¹					
Estimated cost to bring assets to a satisfactory standard	110,633	9.03%	9.16%	8.86%	<2.00%
Net carrying amount of infrastructure assets	1,225,517				
Asset maintenance ratio					
Actual asset maintenance	34,431	159.36%	146.35%	81.49%	>100.00%
Required asset maintenance	21,606				
Cost to bring assets to agreed service level					
Estimated cost to bring assets to an agreed service level set by Council	28,104	1.60%	2.45%	1.83%	
Gross replacement cost	1,761,143				

(*) All asset performance indicators are calculated using classes identified in the previous table.

(1) Excludes Work In Progress (WIP)

(2) Asset renewals represent the replacement and/or refurbishment of existing assets to an equivalent capacity/performance as opposed to the acquisition of new assets (or the refurbishment of old assets) that increases capacity/performance.

Bathurst Regional Council

Report on Infrastructure Assets (continued)

as at 30 June 2020

\$ '000	General fund		Water fund		Sewer fund		Benchmark
	2020	2019	2020	2019	2020	2019	
Infrastructure asset performance indicators (by fund)							
Buildings and infrastructure renewals ratio ¹							
Asset renewals ²							
Depreciation, amortisation and impairment	56.68%	72.43%	183.36%	35.09%	14.76%	14.05%	>=100.00%
Infrastructure backlog ratio ¹							
Estimated cost to bring assets to a satisfactory standard							
Net carrying amount of infrastructure assets	9.91%	10.38%	6.97%	6.84%	7.30%	6.64%	<2.00%
Asset maintenance ratio							
Actual asset maintenance							
Required asset maintenance	153.69%	172.96%	171.49%	110.54%	167.01%	69.32%	>100.00%
Cost to bring assets to agreed service level							
Estimated cost to bring assets to an agreed service level set by Council							
Gross replacement cost	2.24%	3.55%	0.46%	0.36%	0.20%	0.70%	

(1) Excludes Work In Progress (WIP)

(2) Asset renewals represent the replacement and/or refurbishment of existing assets to an equivalent capacity/performance as opposed to the acquisition of new assets (or the refurbishment of old assets) that increases capacity/performance.

**BATHURST REGIONAL COUNCIL
REVOTES AS AT 30/06/2020**

Attachment 7.3.8.1

SOURCE OF FUNDING

Department	Section	Description	Opening Balance 30/06/2020	Internal Reserve	External Reserve (Grants)	Contract Liability (Grant Reserve)	Grants To be Received	Contribution from Ext Sources	Sec 7.11 Funds	Loan Funds
CSF	Other Land & Buildings (A	Meals on Wheels - Kitchen & Amenities - SCCF Rd 2	196,587.00	-			196,587			
Engineering	Aerodrome	2020 Loan	800,000.00	-						800,000
Engineering	Mt Panorama	Data Loop	43,058.37	-						43,058
Engineering	Mt Panorama	Debris Fencing Conrod Straight	100,000.00	-						100,000
Engineering	Mt Panorama	Refurbish Lap Scoring Tower	100,000.00	-						100,000
Engineering	Mt Panorama	Track Support Paddock Reseal	100,000.00	-						100,000
Engineering	Parks & Gardens	2020 Loan - Infield Drainage to Ashwood Park No 2	120,000.00	-						120,000
Engineering	Parks & Gardens	Adventure Playground - Everyone Can Play	160,000.00	-			160,000			
Engineering	Parks & Gardens	Adventure Playground - Everyone Can Play	40,000.00	-		40,000				
Engineering	Parks & Gardens	Bathurst Sportsground Canteen - Aus Sports Commissio	50,000.00	-		50,000				
Engineering	Parks & Gardens	Bathurst Sportsground Redevelopment - Office of Sport	1,615,000.00	-			115,000		1,500,000	
Engineering	Parks & Gardens	Bathurst Sportsground Redevelopment - Office of Sport	111,000.00	-		111,000				
Engineering	Parks & Gardens	Carrington Park Design Grandstand	75,000.00	-						75,000
Engineering	Parks & Gardens	Centennial Park Upgrade	250,000.00	-					250,000	
Engineering	Parks & Gardens	Playground Construction - Coates, Mendel & Keane Park	150,000.00	-					150,000	
Engineering	Parks & Gardens	Proctor Park Fields design (operating)	200,000.00	-					200,000	
Engineering	Parks & Gardens	Proctor Park Fields x 3	2,200,000.00	-			1,100,000		1,100,000	
Engineering	Water Services	Chifley Dam Ground Anchors	750,000.00	750,000						
Engineering	Water Services	Filling Station Upgrade	400,000.00	400,000						
Engineering	Water Services	Water Mains Tyers Park	100,000.00	100,000						
Engineering	Water Services	Water Reservoir McPhillamy Park	200,000.00	200,000						
Engineering	Works	Mitre Street Pedestrian Crossing Upgrade	75,000.00	-			75,000			
Engineering	Works	Redhill Road - Unsealed Rural	200,000.00	-					200,000	
		TOTAL CARRY-OVER WORKS	8,035,645.37	1,450,000.00	-	201,000	1,646,587	-	3,400,000	1,338,058

	Council	General	Water Services	Sewer Services	Waste Services
External Reserves	-	-	-	-	-
Internal Reserves	1,450,000.00	-	1,450,000.00	-	-
Contract Liability	201,000.00	201,000.00	-	-	-
Unexpended Loans	1,338,058.37	1,338,058.37	-	-	-
	2,989,058.37	1,539,058.37	1,450,000.00	-	-
<u>Future profits</u>					
Grants to be received	1,646,587.00	1,646,587.00	-	-	-
External Source Contributions	-	-	-	-	-
Sec 7.11 Funds	3,400,000.00	3,400,000.00	-	-	-
	8,035,645.37	6,585,645.37	1,450,000.00	-	-

**BATHURST REGIONAL COUNCIL
CARRY-OVER WORKS AS AT 30/06/2020**

Attachment 7.3.8.2

SOURCE OF FUNDING

Department	Section	Description	Opening Balance 30/06/2020	Internal Reserve	External Reserve (Grants)	Contract Liability (Grant Reserve)	Grants To be Received	Contribution from Ext Sources	Sec 7.11 Funds	Loan Funds
CCS	AFMM	AFMM - CUP Rural & Regional Arts & Culture	10,920.00	-	10,920					
CCS	Art Gallery	Art Gallery Misc Grants - Olley Trust Murrays Cottage	12,500.00	-		12,500				
CCS	Art Gallery	Unexpended Loan 2018 Art Gallery Refurbishment	36,802.52							36,803
CCS	BMEC	BMEC - 2020 Season Memberships	1,795.93	-	1,796					
CCS	BMEC	BMEC - 2020 Season Sponsorships	9,437.27	-	9,437					
CCS	Collections Facility	Collections Facility Regional Cultural Fund	400,000.00	-			400,000			
CCS	Collections Facility	Collections Facility Regional Cultural Fund	389,539.22	-		389,539				
CCS	FDC	FDC Community Child Care Fund - Sustainability Support	85,148.94	-	85,149					
CCS	Library Services	Disability & Geographic Grant - Local Priority	22,676.39	-	22,676				-	-
CCS	Library Services	Library - Be Connected Building Digital Skills	7,668.07	-		7,668				
CCS	Library Services	Library - Be Connected Community Engagement Grant	1,073.14	-		1,073				
CCS	Library Services	Library - NSW PLA Covid19 Fund	529.25	-	529				-	-
CCS	Library Services	Telstra Grant - Tech Savvy Seniors Program	2,202.51	-		2,203				
CCS	Sallywags	Sallywags Misc Grants - COVID19 CVLG	4,533.76	-	4,534					
CCS	Sallywags	Sallywags Misc Grants - Quality Learning Environment	7,160.80	-	7,161					
CCS	Youth Services	Youth Services - Indent Development Grant	1,935.90	-		1,936				
CCS	Youth Services	Youth Services - Youth Week	1,449.46	-		1,449				
CSF	Corporate Services	HR WHS Incentive Rebate Program	83,706.35	-	83,706					
CSF	Land	Land Development	812,317.83	-		812,318				
CSF	Other Land & Buildings	Former Headmasters Residence (SCCF Rd2)	40,200.00	-			40,200			
Engineering	Mt Panorama	Mt Pan The Mount Panorama Boardwalk	280,617.03	0			88,220		192,397	
Engineering	Mt Panorama	Mt Panorama 2nd Track	834,771.89	-	834,772					
Engineering	Parks & Gardens	2020 Loan	700,000.19							700,000
Engineering	Parks & Gardens	2020 Loan - Bathurst Sportsground Work Shed & Amenities	301,784.00							301,784
Engineering	Parks & Gardens	2020 Loan - Go Kart Track Consultancy	171,857.00							171,857
Engineering	Parks & Gardens	2020 Loan - Turf Wicket Restoration	136,545.00							136,545
Engineering	Parks & Gardens	Bathurst Skate Park SCCF Rd 2	20,000.00	-					20,000	
Engineering	Parks & Gardens	Carillon CWMF00285 State	9,915.00	-		9,915				
Engineering	Parks & Gardens	Carillon Refurbishment	133,986.97	-		133,987				
Engineering	Parks & Gardens	Community Lands Consultancy Plans of Management	132,075.00	-					132,075	
Engineering	Parks & Gardens	Council Crown Land Management	47,669.19	-	47,669					
Engineering	Parks & Gardens	Design Alec Lamberton Redevelopment	66,610.00	-					66,610	
Engineering	Parks & Gardens	Design for landscaping of Llanarth Open Space	108,255.00	-					108,255	
Engineering	Parks & Gardens	Hereford St fields 5th & 6th	37,444.00	-		37,444				
Engineering	Parks & Gardens	Machattie Park Cottage Upgrade	39,691.71	-						39,692
Engineering	Parks & Gardens	Queen Charlotte Vale Creek (2019/SL/002)	41,361.88	-	41,362					
Engineering	Parks & Gardens	Rehab of Macq Riparian (2018/SL/002)	196.47	-	196					
Engineering	Sewer Services	Sewer Capital Works 2020 listing	4,307,204.00	4,307,204						
Engineering	Tech Services	2020 Loan - Perthville Levee	35,362.00	-						35,362
Engineering	Tech Services	Perthville Levee	890,527.00	-			890,527			
Engineering	Water Services	Upgrade Staff Amenities	130,330.00	130,330						

**BATHURST REGIONAL COUNCIL
CARRY-OVER WORKS AS AT 30/06/2020**

Attachment 7.3.8.2

SOURCE OF FUNDING

Department	Section	Description	Opening Balance 30/06/2020	Internal Reserve	External Reserve (Grants)	Contract Liability (Grant Reserve)	Grants To be Received	Contribution from Ext Sources	Sec 7.11 Funds	Loan Funds
Engineering	Water Services	Water Mains - Eglinton Village Expansion	2,719,729.00	-					2,719,729	
Engineering	Water Services	Water Reservoir Wentworth/Robin Hill	1,869,541.00	1,869,541						
Engineering	Water Services	Winburndale Dam Flood Security Upgrade	962,909.00	-			962,909			
Engineering	Water Services	Winburndale Dam Flood Security Upgrade	2,998,398.23	-						2,998,398
Engineering	Works	Bridge Replacement - Howards Bridge (Drought Relief)	962,502.00	29,000			933,502			
Engineering	Works	Bridle Track	1,965,747.84	-		1,965,748				
Engineering	Works	George St Pedestrian Refuge	50,238.00	-			50,238			
Engineering	Works	Intersection Suttor & Bradwardine	229,021.00	-			229,021			
Engineering	Works	Limekilns Road, Bathurst (SLGR grant funded 100%) Pro	254,000.00	-			254,000			
Engineering	Works	Nobbys Hill Sofala Rd (RMCC Ordered Works)	2,502,727.00	-			2,502,727			
Engineering	Works	NSW Safer Roads - Install Refuge Suttor St	3,515.38	-		3,515				
Engineering	Works	RMS Willow Drive	45,203.41	-		45,203				
Engineering	Works	Works Carryover	90,000.00	90,000						
Engineering	Works	Works Road Plant - Works Security Upgrade	50,044.00	50,044						
EPBS	Animals	New Animal Pound	2,457,710.00	-						2,457,710
EPBS	Economic Development	Economic Dev - Smart Communities Projects	3,284.59	-		3,285				
EPBS	Economic Development	Industry Cluster Activation Program	23,751.00	-			23,751			
EPBS	Environmental	Regional Capacity Building Program	109,838.85	-		109,839				
EPBS	Environmental	Sawpit Creek Rehabilitation	15.81	-		16				
EPBS	Environmental	Street Lighting	549,925.86	-						549,926
EPBS	Strategic	Interpretation of Kings Parade HNMACT1600002	3,935.38		3,935					
EPBS	Strategic	Town Centre Master Plan	41,318.75	-	41,319					
		TOTAL CARRY-OVER WORKS	28,251,156.77	6,476,119.00	1,195,162.25	3,537,638	6,375,095	-	3,239,066	7,428,077

	Council	General	Water Services	Sewer Services	Waste Services
External Reserves	1,195,162.25	1,195,162.25	-	-	-
Internal Reserves	6,476,119.00	169,044.00	1,999,871.00	4,307,204.00	-
Contract Liability	3,537,637.98	3,537,637.98	-	-	-
Unexpended Loans	7,428,076.51	4,429,678.28	2,998,398.23	-	-
	18,636,995.74	9,331,522.51	4,998,269.23	4,307,204.00	-
<u>Future profits</u>					
Grants to be received	6,375,095.00	5,412,186.00	962,909.00	-	-
External Source Contributions	-	-	-	-	-
Sec 7.11 Funds	3,239,066.03	519,337.03	2,719,729.00	-	-
	28,251,156.77	15,263,045.54	8,680,907.23	4,307,204.00	-



Bathurst Regional Council



Council Managed Crown Land PLAN OF MANAGEMENT

October 2020

Locale Consulting acknowledges the Wiradjuri people and all members of the Wiradjuri nation, the traditional custodians of the land subject to this report.

We pay our respects to all Elders past, present and emerging.

localé consulting

ABN: 73 140 973 735

T 0419 700 401
A 1/27 River Street Woolgoolga NSW 2456
P PO Box 53 Woolgoolga NSW 2456
E info@localeconsulting.com.au
W www.localeconsulting.com.au

Document Control

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Job Name: Community Land Plans of Management

Client: Bathurst Regional Council

Job Contact: David Luck – Land Development Officer

Document Name: Council Managed Crown Land - Plan of Management

Version	Date	Authors	Reviewer	Approved
1 - Draft	16.07.2020	Lelia Kamphorst	Steve Thompson	Cinnamon Dunsford
2 – Final Draft	08.09.2020	Lelia Kamphorst	Steve Thompson	Cinnamon Dunsford
3 - Minor updates	02.10.2020	Steve Thompson	Steve Thompson	Steve Thompson

Disclaimer:

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APPENDIX A - Asset Maintenance

APPENDIX B - Data Sheets

EXECUTIVE SUMMARY

A Plan of Management is an important statutory document that provides information for the effective long-term management of public land. It also establishes directions for planning, resource management and maintenance of that land. A series of generic Plans of Management exist and have been developed by Bathurst Regional Council (and its predecessors) to comply with the requirements of the *Local Government Act 1993* to assist in their management of Council owned “Community” land.

Under amendments to the Crown land management system in 2018, Council now has the responsibility to manage some areas of Crown land in the same way that it manages its own land under the *Local Government Act 1993*. Whilst remaining as a Crown land reserve, the *Crown Land Management Act 2016* establishes the process to facilitate the land essentially being managed by Council as if it were Council land. This means that the Crown land reserves are being classified and categorised for the first time. All land that is classified as “Community” land then requires a Plan of Management to guide future use and management of the land and is captured within this Plan of Management.

This Plan of Management addresses the subject land as it is today and establishes clear direction for future management and development of this important public resource to meet the diverse needs of the community. This Plan of Management also authorises Council to renew and enter into future leases and licences over the subject lands as required in accordance with this Plan of Management.

This generic Plan of Management includes five main parts:

Part 1: Contains common sections for all categories of “Community” land – provides key information, legislative context and administrative/ management requirements. It also identifies Council’s broader management framework for “Community” land including objectives and management approach which will guide implementation of the Plan of Management. This section also contains “management considerations” which link to more site-specific information on the reserves contained within Data Sheets in the appendices.

Parts 2 - 5: Contains detailed sections for each category of “Community” land – provides for specific management concerns in each land category, key aspects of legislative influence and how the land, its use and management will respond over time. These parts also identify category-specific management frameworks which guide implementation of the Plan of Management.

Overall, this Plan of Management allows Council to meet its legislative obligations for the management of “Community” land in accordance with their objectives to:

1. Ensure that “Community” land is maintained to the expectations of the community whilst recognising budgetary constraints.
2. Plan for the progressive improvement of the recreational quality and appearance of “Community” land, based on demand and as funds become available.

3. Ensure that the community can contribute to the development and implementation of the Plan of Management.
4. Ensure integration of the Plan of Management with Council's strategic land management planning and be consistent with other Plans of Management.
5. Pursue various external and government grants to enable major or minor improvements to be undertaken to improve "Community" land.
6. Protect and enhance the natural assets of the Bathurst region for and with the community.
7. Enable community access wherever possible and consistent with the reserve purpose and categorisation of the land.

As identified above, the body of this Plan of Management is also complemented by some detailed appendices.

Council has a comprehensive Asset Management System, key points of which have been captured in Appendix A. These provide an indication of the maintenance and management levels for types of assets and reserves which is then linked to the specific reserves.

The land subject to this Plan of Management is captured in "Data Sheets" in Appendix B. These Data Sheets provide more detail than a traditional land schedule identifying the land, its category, purpose, land use zoning, assets, maintenance, as well as heritage considerations, relevant Council planning directions and management considerations for each site.

The set out of this Plan of Management, including the relationship between the sections and the reserve specific Data Sheets is identified in Figure 1.

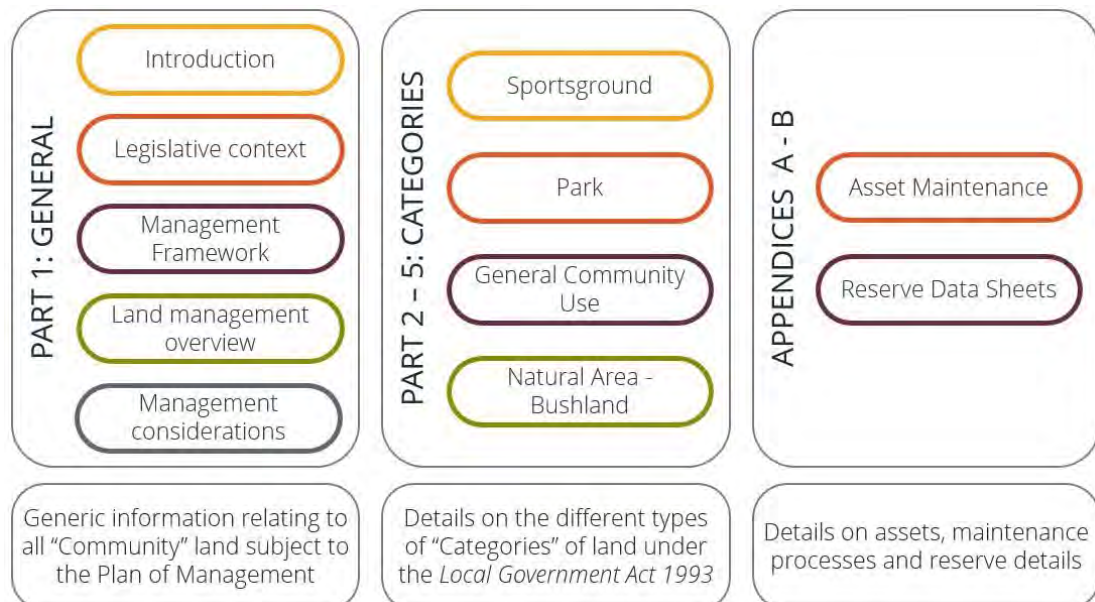
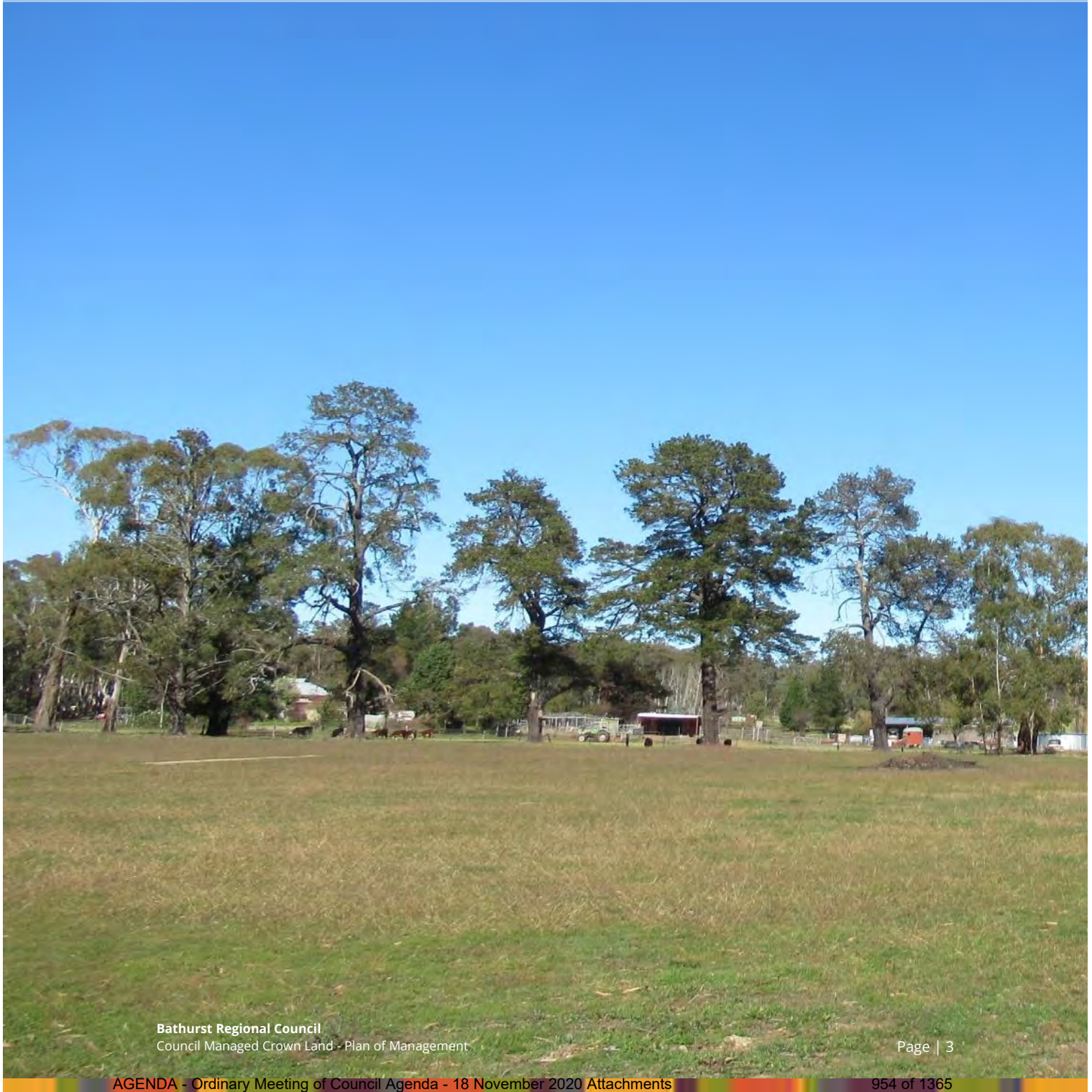


Figure 1: Plan overview

PART 1: GENERAL



1.1 Key Information

LAND OWNER	CROWN
CROWN LAND MANAGER	BATHURST REGIONAL COUNCIL
APPLICABLE LAND	71 RESERVES
LOCAL GOVERNMENT AREA	BATHURST REGIONAL
LAND RESERVATION / DEDICATION	PUBLIC RECREATION, RESTING PLACE, COMMUNITY PURPOSES
LAND CATEGORY	PARK, SPORTSGROUND, GENERAL COMMUNITY USE, NATURAL AREA - BUSHLAND
DATE OF ADOPTION	[TO BE CONFIRMED]
REVIEW PERIOD	5 – 10 YEARS

1.2 Introduction

Bathurst Regional Council (Council) is responsible for a range of Crown and Council owned lands that extend across its local government area (LGA). Under the *Local Government Act 1993*, Council owned land is managed as either "Community" or "Operational" land, with a range of "categories" being applied to "Community" land to guide its ongoing management. All "Community" land is required to be captured within a Plan of Management, which provides the details of how that land will be managed.

These same management directions and principles also now apply to Crown reserves that are managed by Council under the *Crown Land Management Act 2016*. These Crown lands will have one (or more) reservation or dedication "purpose" that also give direction to how this land is to be used. The reservation or dedication purpose/s are to be captured through alignment with the relevant "Community" land categories. This relationship is shown in Figure 2.



Figure 2: Legislative relationship to Plan of Management requirements

The Categories that apply to "Community" land in the Bathurst LGA are:

- Natural Area (Bushland)
- Sportsground
- Park
- General Community Use

The land covered by this generic Plan of Management is identified in Appendix B including the category as applied to each Crown reserve.

This Plan of Management does not cover all public land. Land that is not covered by this Plan of Management includes:

- “Community” land that is covered by other generic or site-specific Plans of Management (refer to Council’s website <https://www.bathurst.nsw.gov.au>)
- public open spaces and recreation facility assets which are on “Operational” land or owned or managed by other entities
- other Crown land that is not managed by Council
- privately owned land which is made available for public use
- road reserves that have been closed.

Site-specific Plans of Management may be developed over time and this generic Plan of Management will be updated to reflect any such change.

1.2.1 Council’s Corporate Objectives

Bathurst Regional Council’s overarching corporate objectives

Vision

A vibrant regional centre that enjoys a rural lifestyle, the Bathurst Region achieves health and well-being through strengthening economic opportunities, planning for sustainable growth, protecting and enhancing our assets, and encouraging a supportive and inclusive community. A Region full of community spirit and shared prosperity.

Mission

The equitable development and maintenance of services provided for the general health and wellbeing of the citizens of the Bathurst Region and the adjustment of these services to meet the changing needs.

1.2.2 Land to which this Plan applies

“Community” land in the Bathurst LGA covers a diverse network of parks, reserves, buildings, sports fields and natural areas which are significant from the local to the regional level. These are spread across the LGA with the majority of sites and reserves focused around the city of Bathurst as well as its surrounding suburbs and villages as shown in Figure 3.

The “Community” land subject to this Plan of Management is included in the Data Sheets provided in Appendix B. These Data Sheets identify the land, its category, purpose, land use zoning, assets, maintenance, as well as Heritage considerations, relevant Council planning directions and long term management considerations for each location.

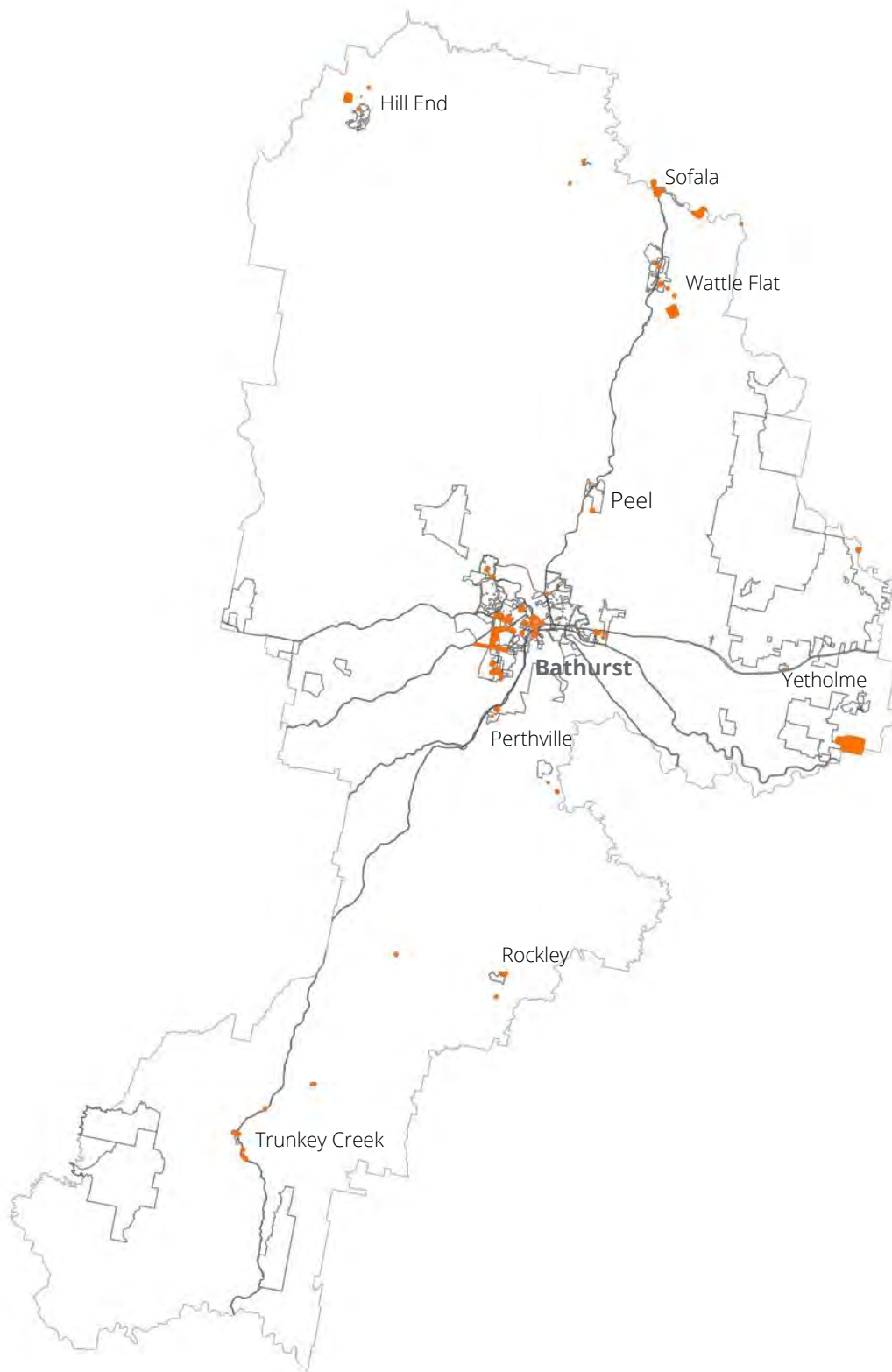


Figure 3: “Community” Crown land in Bathurst LGA

1.3 Legislative Context

This Plan of Management has been prepared in accordance with relevant legislation, primarily relating to the *Crown Land Management Act 2016* and the *Local Government Act 1993*. These provide the core framework to enable the future management and improvement of the "Community" land to which this Plan of Management applies. This section also includes other relevant legislation and associated policies, regulations, guidelines and strategies.

1.3.1 Local Government Act 1993

Under Section 36(1) of the *Local Government Act 1993*, Plans of Management must be prepared for all "Community" land. In general terms, Plans of Management:

- are prepared by a council in consultation with the community
- identify the important features and attributes of the land, including how it is used at the current time
- identify how the council will manage the land
- indicate how the land may be used or developed in the future

This Act also sets out a range of associated activities and processes under various sections. A summary of the key provisions are provided in the table below, though a number of other sections also apply, generally being captured under Chapter 6, Part 2, Division 2 of the Act.

Requirement	Act Section
To prepare plans of management for all community land	35, 36(1)
What a plan of management for council owned land must include and how it is to be categorised for use	36(3), 36(4)
Community land comprising the habitat of endangered species, threatened species, significant natural features and areas of cultural significance	36A, 36B, 36C, 36D
Core objectives for management of all community land categories	36E – 36N
Process for community land that is not owned by the council (i.e. Crown land)	37, 39
A draft must be exhibited prior to adoption and may be re-exhibited if amended prior to adoption	38, 39, 40
Use and nature of community land must not change prior to the preparation of a plan of management	44

1.3.2 Crown Land Management Act 2016

Section 3.23(6) of the *Crown Land Management Act 2016* requires council managers to adopt a Plan of Management for any Crown reserve for which it is the appointed Crown land manager, and that is classified as "Community" land under the *Local Government Act 1993*.

Section 3.23(7) of the *Crown Land Management Act 2016* also specifies an 'initial period' that ends on 30 June 2021, during which Council must adopt the first Plan of Management using the above process (i.e. this Plan of Management). This section also states that Council can amend existing Plans of Management so that they also apply to Crown reserves. Council has not taken this path and a separate generic Plan of Management for Council owned "Community" land has also been developed.

As another interim process, Section 3.23(7)(c) of the *Crown Land Management Act 2016* enables the first Plan of Management for Crown land that is to be managed by Council to not hold a public hearing as would typically be required under section 40A of the *Local Government Act 1993*, provided that it retains the initial category that was assigned by the Minister. As this Plan of Management identifies some changes to these initial categories, a public hearing is also to be undertaken.

After 30 June 2021, any Plan of Management that is prepared must meet all of the requirements of the *Local Government Act 1993*. This Plan of Management meets these requirements while also taking guidance from the Principles of Crown land management as outlined below.

Crown Land Management Act 2016 principles of Crown land management:

- (a) that environmental protection principles be observed in relation to the management and administration of Crown land, and*
- (b) that the natural resources of Crown land (including water, soil, flora, fauna and scenic quality) be conserved wherever possible, and*
- (c) that public use and enjoyment of appropriate Crown land be encouraged, and*
- (d) that, where appropriate, multiple use of Crown land be encouraged, and*
- (e) that, where appropriate, Crown land should be used and managed in such a way that both the land and its resources are sustained in perpetuity, and*
- (f) that Crown land be occupied, used, sold, leased, licensed or otherwise dealt with in the best interests of the State consistent with the above principles.*

1.3.3 Other Legislation

A range of other legislation also applies to the management of public land. Application of these will typically depend on the activities or uses being undertaken, and the attributes of the land - for example, the presence of native vegetation. Legislation that is typically relevant to the land management process includes:

- *Environmental Planning & Assessment Act 1979* and the Environmental Planning Instruments (EPIs) that it enables including:
 - Bathurst Regional Local Environmental Plan (LEP) 2014 (as amended)
 - Bathurst Regional Development Control Plan (DCP) 2014 (as amended)
 - relevant State Environmental Planning Policies (SEPPs), including *SEPP (Infrastructure) 2007* and *SEPP (Exempt and Complying Development Codes) 2008*
- *Biodiversity Conservation Act 2016*
- *Rural Fires Act 1997*
- *Native Title Act 1993* (Commonwealth) and *Aboriginal Land Rights Act 1983* (NSW)
- *Environment Protection and Biodiversity Conservation Act 1999* (Commonwealth)
- *National Parks & Wildlife Act 1974*
- *Heritage Act 1977*

1.3.4 Heritage

The Wiradjuri people are the traditional custodians of the land on which Bathurst now resides and their history and culture are integral to the story of the Bathurst community. Bathurst city and the region's rural villages also have a significant historic claim with a history rich in early settlement, mining and pastoralism.

This history has resulted in legislated Heritage status and guidance being a factor for many areas of "Community" land. Schedule 5 of the Bathurst LEP 2014 lists sites in the LGA containing heritage items and heritage conservation areas. Where applicable, these along with any State Heritage listed items have been captured for the specific site in the Data Sheets at Appendix B. Further direction and detail regarding the heritage of the Bathurst Region can also be found in the *Bathurst Region Heritage Plan 2017-2020*.

Known Aboriginal Places should be registered on the Aboriginal Heritage Information Management System (AHIMS) and are protected by the *National Parks & Wildlife Act 1974*. Local context and further detail including potential places of Aboriginal heritage significance are also identified in the *Bathurst Regional Local Government Area Aboriginal Heritage Study*¹.



SCULPTURES IN MACQUARIE RIVER BICENTENNIAL PARK IN BATHURST CITY

¹ *Bathurst Regional Local Government Area Aboriginal Heritage Study 2017* prepared by Extent Heritage PTY LTD for Bathurst Regional Council

1.4 Council Plans and Strategies

In addition to formal legislative directions, there are also a number of broader strategic directions that have been established by Bathurst Regional Council which are also important to this Plan of Management. Key documents are highlighted below:

Bathurst 2040 Community Strategic Plan

The Bathurst 2040 Community Strategic Plan is Council's guiding document over the next 10-20 years. The Plan identified a vision of Bathurst as:

A vibrant and innovative region that values our heritage, culture, diversity and strong economy.

This is reflected in the six objectives, many of which align with the implementation of this Plan of Management. This alignment extends from:

- managing and protecting the heritage and environment of the area under objectives one and three
- delivery of spaces and services for a changing community to be healthy and safe in objective five
- prioritisation and future focus of Bathurst as applied to certain areas in objective two
- the application of sustainability and engagement principles in objectives four and six.



Figure 4: Community Strategic Plan Objectives

The Community Strategic Plan also identifies a range of key infrastructure relevant to "Community" lands to be delivered over the life of the Community Strategic Plan (with State and Federal Government assistance) including:

- Flood free Macquarie River crossing joining Kelso and Bathurst
- Mount Panorama infrastructure (including Mount Panorama Business Park & second circuit)
- Footpaths and cycleways

- Environmental restoration and sustainability programs (Urban waterways, biodiversity programs, vegetation management)
- Sporting and recreation facilities (regional parks, sports stadiums, open space purchase)
- Local and district playground provision and upgrades
- Cultural & community infrastructure (including library, art gallery, community spaces/halls, childcare facilities, youth facilities, public toilets).

Bathurst 2040 Open Space Strategy

Council's Open Space Strategy² was prepared in 2019 and is a comprehensive planning document which sets the direction and actions for the delivery of the LGA's open space over the next 10-20 years. In addition to some LGA-wide directives of relevance, including setting minimum standards for sporting and recreation facilities and spaces, the Strategy also includes a number of actions specific to the sites subject to this Plan of Management. Where these actions apply to a specific site, this has been captured in the Data Sheets found in Appendix B.

Other plans and strategies

A range of other Council plans and strategies are relevant to the management of the "Community" land subject to this Plan of Management, including:

- Bathurst Regional Local Government Area Aboriginal Heritage Study 2017
- Bathurst Region Heritage Plan 2017-2020
- Bathurst Community Access and Cycling Plan 2011
- Bathurst Vegetation Management Plan 2019
- Companion Animals Management Plan
- Disability Inclusion Action Plan 2017 – 2021
- Village plans for Hill End, Peel, Rockley, Sofala, Sunny Corner, Trunkey Creek, Wattle Flat and Yetholme.

Where specific directions exist within these documents or where site-specific studies and plans have been undertaken, these have been captured wherever possible in the Data Sheets found in Appendix B. Future plans and strategies may also apply to land subject to this Plan of Management, and these should be consistent with this document and this document otherwise reviewed and revised where required.

1.4.1 Community Consultation

Consultation to develop this Plan of Management was conducted in line with Council's approach as outlined in the *Bathurst Regional Council Community Engagement Strategy* (2017) - the principles of which are highlighted in the adjoining image.

Council has applied these principles in planning for "Community" land over a number of years. Council will continue to liaise and involve key stakeholders and the broader community in the ongoing development of the land into the future.

² *Bathurst 2040 Open Space Strategy 2019* prepared by Parkland Planners and Otium Planning Group for Bathurst Regional Council

A key part of the process in developing this Plan of Management was recognising the input and ongoing conversations Council has with the community regarding public land. In particular, this included consultation undertaken in the recent development of the Open Space Strategy in 2019.

This Plan of Management is to be exhibited in its draft form in accordance with Section 38 of the *Local Government Act 1993*. This will entail Council giving public notice of the draft Plan of Management, exhibiting it for a minimum of 28 days, and providing an opportunity for the community to respond for a period of not less than 42 days.

Under Section 40A of the *Local Government Act 1993*, Council is also required to hold a public hearing where the category of land is to be altered. Whilst Section 3.23(7)(c) of the *Crown Land Management Act 2016* also states that a public hearing is not required if the Plan of Management does not add, change or alter the initial assigned categories of Crown land, some changes have been identified and a public hearing therefore forms part of the exhibition process.

[NOTE: THIS SECTION WILL BE UPDATED TO REFLECT THE OUTCOMES OF THE EXHIBITION PERIOD PRIOR TO ADOPTION]

Community Engagement Guiding Principles:

1. To provide genuine support for meaningful and effective consultation by recognising consultation as a valued part of strategic decision making
2. To consult before making decisions
3. To provide feedback
4. Be representative
5. Don't over consult



1.5 Management Framework

Consistent with Council's corporate objectives and the management principles for Crown land as outlined in Section 1.3.2, the general approach and framework for the management of land classified as "Community" land is outlined below.

1.5.1 Management Objectives

Seven overarching objectives for management of Council managed Crown land provide the framework for identifying and responding to the community's values for public land. These integrate management and maintenance expectations, as well as the physical environment and assets that are present. The management objectives for this Plan of Management are:

1. Ensure that "Community" land is maintained to the expectations of the community whilst recognising budgetary constraints.
2. Plan for the progressive improvement of the recreational quality and appearance of "Community" land, based on demand and as funds become available.
3. Ensure that the community can contribute to the development and implementation of the Plan of Management.
4. Ensure integration of the Plan of Management with Council's strategic land management planning and be consistent with other Plans of Management.
5. Pursue various external and government grants to enable major or minor improvements to be undertaken to improve "Community" land.
6. Protect and enhance the natural assets of the Bathurst region for and with the community.
7. Enable community access wherever possible and consistent with the reserve purpose and categorisation of the land.

How these objectives will be achieved and assessed over time are identified in Table 1.

Table 1: Generic Management Framework for "Community" Land

Management Objectives	Means of Achievement	Manner of Assessment
1. Ensure that "Community" lands are maintained to the expectations of the community whilst recognising budgetary constraints.	Implementation of Council's Recreational Asset Management Plan. Ongoing assessment of maintenance standards based on a life cycle approach and risk management. Those areas that are leased exclusively to a group or organisation may be required to be maintained by the lessee.	Reduced number of complaints from the community. Audit shows no major asset management issues.

Management Objectives	Means of Achievement	Manner of Assessment
2. Plan for the progressive improvement of the recreational quality and appearance of "Community" land as funds become available.	Implement outcomes of the Bathurst 2040 Open Space Strategy Implement Bathurst 2040 Community Strategic Plan. Funding allocated to identified actions in Council's Delivery program.	Increased level of use of "Community" land. Open Space Strategy 2040 recommendations completed. Council's Community Strategic Plan vision & six key objectives realised.
3. Ensure that the community can contribute to the development and implementation of the Plan of Management.	Implementation of the <i>Bathurst Regional Community Engagement Strategy</i> to achieve consistency in community consultation and ensure the community is well informed and involved. Implementation of the <i>Bathurst 2040 Community Strategic Plan</i> , in particular Strategies 6.1 <i>Communicate and engage with the community, government and business groups on important matters affecting the Bathurst region</i> ; 6.4 <i>Meet legislative and compliance requirements</i> and 6.5 <i>Be open and fair in our decisions and our dealings with people</i> . Where "Community" lands are regularly used by the community or associated organisation (e.g. sports groups) the community may manage these lands on behalf of Council.	Community engagement and participation opportunities undertaken in accordance with Council's adopted policies and plans. Public exhibition according to legislative requirements. Lease and/or licence arrangements in place for management of "Community" land with community user groups.
4. Ensure integration of the Plan of Management with Council's strategic land management planning and be consistent with other Plans of Management.	Consistency with broader Council planning including <i>Bathurst 2040 Open Space Strategy</i> , master plans and related documents as applicable. Impacts on / from adjoining land use zonings and associated uses minimised through Council's development control practices. LEP amendments to respond to Council adopted forward planning for "Community" land.	Regular progress reviews of this Plan of Management. Appropriate cross-references made to related strategic planning documents.
5. Pursue various external and government grants to enable major or minor improvements to be undertaken to improve "Community" land.	Identify grants, sponsorship and other funding sources to enhance the ongoing development and improvement of "Community" land.	Additional funding obtained and projects completed over the life of the Plan of Management.

Management Objectives	Means of Achievement	Manner of Assessment
6. Protect and enhance the natural assets of the Bathurst region for and with the community.	Undertake regular vegetation assessment and weed control on "Community" lands. Retention of important vegetation, habitat and corridors across "Community" land. Implementation of the <i>Bathurst Region Vegetation Management Plan 2019</i> .	Extent of retained vegetation. Extent of lands subject to active natural area improvement.
7. Enable community access wherever possible and consistent with the reserve purpose and categorisation of the land.	All "Community" is accessible to members of the public, except where there is a visitor risk, sensitive environment or lease/or licence in place. Future works / improvements, and the ongoing management of assets, provide for access to members of the public, wherever appropriate.	Relevant actions from Council's <i>Disability Inclusion Action Plan 2017 – 2021</i> and <i>Bathurst Regional Council Access and Cycling Plan 2011</i> are implemented. All new works meet applicable access standards.

1.6 Land Management Overview

Council's approach to the use and management of "Community" land is outlined in detail in the following sections. In the context of "Community" land, this approach to land management comprises of four main areas:

- Maintenance – as directed by Council's Asset Management System
- Development and Use – as directed by broader legislative and planning directions
- Leases, Licenses and Other Estates – as directed by legislative and strategic directions and community needs
- Management Considerations – responding to use trends and responses at a reserve level.

This overarching method is informed by wider strategic planning and legislative requirements as well as the objectives for the land – both Council's management objectives and those 'core objectives' related to the land category under the *Local Government Act 1993* (these core objectives are provided within each of the category sections in Part 2 to Part 5 of this Plan of Management). Overall, ongoing management is tailored to the land type, assets present, usage type and frequency within the context of the broader public land network.



MACQUARIE PARK IN BATHURST CITY

1.7 Maintenance

The extent and frequency of the maintenance of “Community” land is informed by Council’s asset management goals and objectives as follows:

- Taking a life cycle approach
- Developing cost-effective management strategies for the long term
- Providing a defined level of service and monitoring performance
- Understanding and meeting the demands of growth through demand management and infrastructure investment
- Managing risks
- Sustainable use of physical resources
- Continuous improvement in asset management practices, including environmental impact.

Council’s ongoing maintenance of “Community” land along with other Council assets is undertaken predominantly by internal staff as well as by community groups and lessees. The approach to asset management is outlined in Council’s *Recreation Asset Management Plan 2018* and Council’s *Asset Management System* (the relevant categories and actions from which have been summarised in Appendix A). These have been applied to the “Community” land assets as captured in the Data Sheets at Appendix B . In general:

- All assets are subject to a minimum annual inspection in addition to ad hoc inspections as required
- Rubbish management is reflective of level of usage and available resourcing (of both Council and community groups)
- Grass and vegetation management is responsive to levels and type of use as well as seasonal conditions
- Worksite work, health and safety (WH&S) hazard Inspections precede any works on site
- Customer service requests for inspections, as well as response to emergency callouts, occurs as required in a timely manner
- Basic infrastructure such as regulatory signs and fencing or gates are regularly maintained.

1.8 Development and Use

This Plan of Management enables the development and use of the associated “Community” land consistent with the land category assigned under the *Local Government Act 1993*. This includes development that may be required from time to time that is not specifically identified by this Plan of Management. In particular this Plan of Management allows for the implementation of infrastructure under the following:

- *SEPP (Infrastructure) 2007* provides for certain infrastructure works to be “exempt development”, “complying development”, “development that is permitted without consent” or “development that is permitted with consent”. Division 12 of the SEPP applies to parks and other public reserves and includes a wide range of infrastructure works such as pathways, amenities and sporting infrastructure.
- Division 1, Part 2 of *SEPP (Exempt and Complying Development Codes) 2008* provides for a range of works and activities to be “exempt development” including, but not limited to:
 - Temporary event signs
 - Community notice and public information signs
 - Tents, marquees or booths for community events
 - Stage or platforms for community events

1.8.1 Permitted activities and development

Due to the variation in land use zones, from public recreation to rural uses, with four *Local Government Act 1993* land categories across the “Community” land subject to this Plan of Management, permitted and prohibited activities and development is best considered on a site by site basis.

In this regard, the permitted activities, development and uses of the land subject to this Plan of Management must be:

- consistent with the land use zoning of the site under Bathurst Regional LEP 2014 and Bathurst Regional DCP 2014
- consistent with the public purpose/s of the Crown reserve
- consistent with the land category assigned to the site under this Plan of Management and in accordance with the *Local Government Act 1993*
- consistent with this Plan of Management
- consistent with wider Council planning priorities and direction, in particular the *Bathurst 2040 Open Space Strategy*.



1.9 Leases, Licences and Other Estates

This Plan of Management expressly authorises the issue of leases, licences and other estates, over any parcel of “Community” land to which this plan applies, for the purpose for which that land was being used at the date of commencement of this Plan of Management, or for any other purpose authorised under this Plan of Management. Due to the changing nature of these agreements and to maintain the relevance of this document, leases and licences applying to the land subject to this Plan of Management are available upon request from Council.

This Plan of Management authorises Council to grant leases and licences over the land subject to this Plan of Management provided that:

- Bathurst Regional Council is the appointed Council Crown land manager of that reserve
- the purpose is consistent with the public purpose/s of the reserve
- the purpose is consistent with the core objectives for the category of the land
- the lease, licence or other estate is permitted as described in Section 46 of the *Local Government Act 1993* or Part 4 Division 3 of the *Local Government Regulations 2005*
- the issue of the lease, licence or other estate and the provisions can be validated by the provisions of the *Native Title Act 1993*. For Crown land which is not excluded land this requires written advice from one of Council's native title managers that it complies with any applicable provisions of the native title legislation in accordance with Section 8.7 of the *Crown Land Management Act 2016*
- the land is not subject to a claim under the *Aboriginal Land Rights Act 1983*
- the lease, licence or other estate is prepared and advertised in accordance with the provisions of the *Local Government Act 1993*, specifically Sections 46, 46A, 47, & 47A-D and/or the *Local Government Regulations 2005*
- the issue of the lease, licence or other estate will not materially harm the use of the land for any of the purposes for which it was dedicated or reserved.

Maximum term and public notice

The maximum term of a lease, licence or other estate is 30 years under the *Local Government Act 1993*. The consent of the Minister for Local Government is required if the lease or licence exceeds 21 years or the term will be greater than five years and objections have been lodged against the proposal. Council must give public notice of the proposal and exhibit notice of it on the land to which the proposal relates. Council must consider all submissions made in response.

Council's approach

This Plan of Management authorises Council to enter into the most appropriate management arrangement for “Community” land and facilities with consideration of:

- Current and future benefit to the relevant community and/or sporting activities, where applicable, and the local community and visitors to the area more broadly
- Capacity for the management organisation to respond to the respective facility needs including:
 - Long term asset maintenance requirements
 - Staffing needs and associated considerations
- Potential financial cost to Council of the facilities in their entirety or by segregation of the respective aspects of the facility
- Consistency with the criteria in this Section of this Plan of Management.






BRIAN BOOTH RECREATIONAL GROUND IN PERTHVILLE






1.10 Management considerations





In addition to Council's overarching approach to land management as outlined in the preceding sections, there are a number of uses, activities and conditions which do not apply uniformly to "Community" land. These are described along with Council's management approach in alphabetical order in Table 2 below.

Where any of the following warrant special consideration on a site-specific basis, they have been identified by the use of the icon on the specific site Data Sheets presented in Appendix B. The consideration of these is intended to provide initial guidance for a reserve in a non-prescriptive manner. They are likely to change in relevance and applicability across reserves over the lifetime of this Plan of Management. These management considerations are designed to complement Council's more detailed and ongoing management of "Community" land as identified by its *Recreation Asset Management Plan 2018* and *Asset Management System*.

Table 2: Management considerations

Use, activity or condition	Description	Management approach
Camping 	Camping is a core or ancillary use for a number of sites associated with events, passing travellers or as tourism destinations. The frequency and intensity of use is also reflected in the amenities provided.	Permitted at Council's discretion and subject to approval where required. Considerations include: community expectations, available amenities, impact on neighbours, sustainability of that level of access to a site, required maintenance regime, compliance with the <i>Local Government Act</i> and associated regulations.
Community buildings 	"Community" land contains a variety of community buildings such as halls, storage sheds and fire stations. This management consideration includes maintenance, programming of events, access, usage, and establishment of new facilities.	Collaborative approach to management, consistent with Council policies. Includes support for lease and license holders and user groups, as well as coordination across various internal Council units.
Dogs 	Use of public spaces by dog owners in the community is a popular pastime. This can come with some conflicts of use if not provided for and managed appropriately.	According to Council's designated Dog off leash areas and the <i>Companion Animals Act 1998</i> . Provision of dedicated spaces reflects balance of community demand, availability of space and mitigation of potential use conflicts.

Use, activity or condition	Description	Management approach
Events 	Many sites are popular locations and host a wide range of events from weddings, major sporting events to music and cultural events.	<p>Permitted at Council's discretion at identified sites following the booking process on Council's website and subject to approval where required (i.e. for larger scale events).</p> <p>Council policy regarding alcohol in public places also applies including applications for licenses and exemptions.</p>
Heritage 	Many of the sites are subject to heritage provisions or contain heritage listed items which need to be considered in their ongoing maintenance and development.	Maintenance, conservation and any development works conducted satisfy all relevant heritage requirements, which may include strategies, studies, other Council policies and approvals processes, with projects and works occurring as resources permit.
Leases, licenses, and user groups 	Many sites have a range of user groups as well as lease and license holders associated with them. The administration of appropriate agreements and arrangements enables access to community assets in a fair and transparent manner.	<p>Ensure appropriate agreements (or alternative agreed arrangements) are in place as well as compliance with terms.</p> <p>Aim to enable access in a safe and coordinated manner as well as provide a clear understanding of roles and responsibilities e.g. maintenance, other users, costs etc.</p>
Playgrounds 	Playgrounds are a popular feature of many sites which due to their variable nature, scale and use require a tailored approach.	Provision and maintenance in line with wider Council planning (including the <i>Bathurst 2040 Open Space Strategy</i> where relevant), policies, available resources and community expectations.
Promotion and awareness 	The large open space and "Community" land network caters for both locals and visitors. Consistent and accessible information both on site and online regarding availability, permitted activities and wayfinding are important to ensure areas are used to their full potential.	<p>Increase community awareness of Council's "Community" land resources including natural areas, open space resources, community facilities as well as sporting facilities and groups.</p> <p>This may include: identifying signage, availability of accurate information online, and promotion and programming of activities and uses.</p>

Use, activity or condition	Description	Management approach
Sporting uses 	<p>"Community" land caters for a wide variety of sporting codes, clubs, uses and levels with their various requirements. The "Community" land network is also expected to provide for future uses and changes in interests over time.</p>	<p>Provision and maintenance guided by wider Council planning, policies and other available resources, including consistency with the <i>Bathurst 2040 Open Space Strategy</i>.</p> <p>The allocation of playing fields is also undertaken in an open and transparent manner. Council will promote dedicated sports precincts and encourage the multiple use of existing recreation and sports facilities wherever practical through shared allocation.</p>
Toilets 	<p>Many parks, sportsgrounds, community buildings and travelling stops/ rest areas have public toilets associated with them.</p>	<p>Provision and maintenance conducted in line with wider Council plans, policies and reflects usage level. Information available on the <i>National Public Toilet Map</i> including Master Locksmiths Access Key (MLAK) status.</p>
Vegetation 	<p>A variety of natural and modified vegetation types and plantings form important parts of the "Community" land network from central parkland gardens to remnant woodland.</p>	<p>Maintenance regime, planting, infrastructure provision and permitted access or use is reflective of the status of the vegetation present.</p>
Water management 	<p>A number of sites are drainage reserves, flood ways or located near bodies of water which impact their use and management.</p>	<p>Use and development is considerate of water in the landscape and maintenance is adaptable to changing seasonal conditions.</p>



JAQUES PARK IN BATHURST CITY

PART 2: SPORTSGROUND



2.1 Introduction

This section applies to those Crown reserves under this Plan of Management that are categorised as “Sportsground” under Section 36F of the *Local Government Act 1993*.

2.1.1 Categorisation and Core Objectives

Table 3 establishes the guidance on the categorisation of “Community” land as “Sportsground” under the *Local Government Regulation 2005* and the core objectives for the category under the *Local Government Act 1993*.

Table 3: Sportsgrounds categorisation and core objectives

Guidelines for categorisation	Core objectives for “Sportsground” category
Land should be categorised as a sportsground under section 36(4) of the Act if the land is used or proposed to be used primarily for active recreation involving organised sports or the playing of outdoor games.	<p>(a) to encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games, and</p> <p>(b) to ensure that such activities are managed having regard to any adverse impact on nearby residences</p>

2.1.2 Purpose and value of Sportsgrounds

The prime function of reserves categorised as “Sportsground” under this Plan of Management is to provide open space for sporting facilities to allow the community to participate in active recreation endeavours. The prime value of sportsground areas is that they allow members of the community to participate in sporting activities which they enjoy, along with others with similar sporting interests.

2.1.3 Status and condition of Sportsgrounds

Sportsgrounds are predominantly spaces for active recreation hosting formal and informal sport activities and games, typically with associated built infrastructure and fields. They host a variety of recreational and sporting interests in the community from casual through to professional levels and covering codes such as cricket, tennis, netball, basketball, the various football codes through to horse sports and croquet.

This array of use is matched by the diversity of sportsgrounds spaces and facilities in the area. These include formal pitches, courts and fields, practice nets, multi-court areas, riding arenas as well as more significant venues such as the *Bathurst Indoor Sports Stadium* and the *Bathurst Aquatic Centre*. Many of these facilities are supported by clubhouses, change rooms, seating, lighting and the like. The clubs and committees involved in these facilities often have an active role in their ongoing management and maintenance. The status and condition of these lands and facilities is monitored and managed by Council in accordance with its Asset Management System or the terms and conditions of an applicable lease or license with assistance from lessees, Clubs and community groups.

2.2 Development and use

In addition to the requirements outlined in Section 1.9, Council may also consider the granting of a lease or licence for all or part of a sportsground area to a club, organisation or individual, for the purpose of operating and managing the facility. This may require a Service Agreement with Council to document and guarantee terms of community access and to outline the maintenance works to be undertaken by the lessee and Council.

To encourage multi-use spaces and enable greater community access, various other uses or facilities also exist and are supported on reserves that are categorised as “Sportsground”. For example, these include community halls and other community facilities that are also used for sports clubhouses.

For this category of “Community” land, individuals or organisations wishing to undertake formal activities must obtain Council approval before commencing. This process may be straightforward for some and others may require a management plan or more formal approvals process e.g. for events. Approval for works on “Community” land must be obtained in writing from Bathurst Regional Council on every occasion.



BATHURST SPORTSGROUND IN BATHURST CITY

2.3 Management Framework

In addition to the broad management framework presented in Section 1.5, the following additional management objectives are provided for land categorised as “Sportsground”.

Table 4: Management framework for land categorised as “Sportsground”

Management Objective	Means of Achievement	Manner of Assessment
Implement the recommendations of Council's <i>Open Space Strategy</i> relating to formal sporting activities.	Funding allocated to identified actions in Council's Delivery Program and Operational Plan.	Projects completed in accordance with Strategy delivery recommendations.
Activities are managed with regard to neighbours and associated impacts.	Use, development and improvements to sportsgrounds consider the noise, visual, lighting and use impacts on neighbouring properties. Council approval be required for certain development. Council community engagement processes and policies are followed.	Number of complaints from neighbours. Approvals processes followed and approvals obtained where required.
Recreational use of sportsgrounds is encouraged and facilitated.	Booking and allocation of fields and facilities is facilitated by Council as per the process outlined on Council's website.	Shared use facilities are maximised. Number of community complaints received.
Sporting clubs and organisations are supported in their management of sportsgrounds.	A close relationship and communication is established between Council and sporting groups. Clear process for approvals and support for works is established.	Maintenance and improvements activities are completed in accordance with Council requirements.
The most effective management model is facilitated for reserves categorised as Sportsground.	Delegation of management through a lease or other arrangement to a sporting organisation, or combined committee. Council to manage sites where no other option is possible.	Number of sportsgrounds managed under a lease or other agreement.
Fees and charges for the use/ hire are set and publicly available.	Council will set all fees and charges annually for the use/hire of public sporting facilities (except where leased) and these are available on Council's website.	Fees set and reviewed annually in consultation with user groups.

PART 3: PARK



3.1 Introduction

This section applies to those Crown reserves under this Plan of Management that are categorised as “Park” under Section 36G of the *Local Government Act 1993*.

3.1.1 Categorisation and Core Objectives

Table 5 establishes the guidance on the categorisation of “Community” land as “Park” under the *Local Government Regulation 2005* and the core objectives for the category under the *Local Government Act 1993*.

Table 5: Park categorisation and core objectives

Guidelines for categorisation	Core objectives for “Park” category
Land should be categorised as a park under section 36(4) of the Act if the land is, or is proposed to be, improved by landscaping, gardens or the provision of non-sporting equipment and facilities, for use mainly for passive or active recreational, social, educational and cultural pursuits that do not unduly intrude on the peaceful enjoyment of the land by others.	<p>(a) to encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities, and</p> <p>(b) to provide for passive recreational activities or pastimes and for the casual playing of games, and</p> <p>(c) to improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management.</p>

3.1.2 Purpose and value of Parks

The primary value and function of reserves categorised as “Park” under this Plan of Management is to provide open space for the community to participate in passive recreation endeavours for people of all ages. Parks also provide strong visual amenity which can be enjoyed and adds value to its surrounds. Another key value of these areas is to enable recreation pursuits and the use of spaces that are accessible and generally available to the community at all times.

3.1.3 Status and condition of Parks

Parks are predominantly used for passive recreation and are of various size and character ranging from small “pocket” parks with basic improvements to regionally significant features such as the historic Machattie Park in the centre of Bathurst.

Some Parks may include extensive improvements, such as playgrounds, seasonal gardens and picnic facilities, while others are more nature-based with only limited improvements. Parks throughout the Bathurst LGA are upgraded and maintained in response to growing seasons, usage and the lifecycle of assets with thought going into plantings and materials used for long term sustainability. The status and condition of these lands and facilities is monitored and managed by Council in accordance with its Asset Management System or the terms and conditions of an applicable lease or license.

Parks are also developed to enhance specific recreation opportunities and to consolidate opportunities within the wider area by providing access to regional through to local level facilities. Aside from recreation, land categorised as “Park” can be host to a range of events

from family BBQs through to weddings and markets. These are generally welcoming, adaptable and readily accessible spaces for the community.

3.2 Development and use

In addition to the requirements outlined in Section 1.9, a lease or licence may also be considered in relation to a recreation or leisure pursuit in any of the reserves categorised as “Park” if in keeping with the design, use characteristics and general theme of the park.

3.3 Management Framework

In addition to the broad management framework presented in Section 1.5, the following additional management objectives are provided for land categorised as “Park”.

Table 6: Management Framework for land categorised as “Park”

Management Objective	Means of Achievement	Manner of Assessment
Use of Parks is promoted and facilitated for the general enjoyment of residents and visitors.	Events, signage and promotional activities are undertaken. The catchment and appropriate infrastructure for users will be considered, especially for areas experiencing demographic change.	Events undertaken according to Council's booking system and approvals process as outlined on Council's website. Extent of visitation to key Park sites.
Implement Council's <i>Open Space Strategy</i> to address changing recreation needs and improvements or development of Parks.	Funding allocated under Councils Delivery Program and Operational Plan.	Projects and improvement works are in accordance with Strategy delivery recommendations.
Community groups are able to operate in select areas where sustainable and involved in management and maintenance.	Long term viability and sustainability of groups such as community gardens will be improved through prior planning before activities commence. Appropriate forms of agreement (preferably lease or license) are implemented to capture roles and responsibilities. Opportunities for community involvement is promoted and enabled.	No failed gardens or enterprises passed onto Council for care. Agreements including leases and licenses are in place for regular users. Community groups are involved in ongoing management of some parks.

PART 4: GENERAL COMMUNITY USE



4.1 Introduction

This Section applies to those Crown reserves under this Plan of Management that are categorised as “General Community Use” under Section 36I of the *Local Government Act 1993*.

4.1.1 Categorisation and Core Objectives

Table 7 establishes the guidance on the categorisation of “Community” land as “General Community Use” under the *Local Government Regulation 2005* and the core objectives for the category under the *Local Government Act 1993*.

Table 7: General Community Use categorisation and core objectives

Guidelines for categorisation	Core objectives for “General Community Use”
<p>Land should be categorised as general community use under section 36(4) of the Act if the land—</p> <p>(a) may be made available for use for any purpose for which community land may be used, whether by the public at large or by specific sections of the public, and</p> <p>(b) is not required to be categorised as a natural area under section 36A, 36B or 36C of the Act and does not satisfy the guidelines under clauses 102–105 for categorisation as a natural area, a sportsground, a park or an area of cultural significance.</p>	<p>The core objectives for management of community land categorised as general community use are to promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public:</p> <p>(a) in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public, and</p> <p>(b) in relation to purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities).</p>

4.1.2 Purpose and value of General Community Use

The value and function of reserves categorised as “General Community Use” under this Plan of Management is to provide adaptable spaces that cater to a wide range of community uses, interests and needs across the “Community” land portfolio. These areas enable the community to participate in passive and active recreation endeavours, get from one place to another, provide a space for community groups, not for profits, volunteer and emergency organisations as well as commercial enterprises that provide public benefit to be based with opportunity for long term certainty and sustainability.

4.1.3 Status and condition of General Community Use areas

“General Community Use” land caters for the widest range of uses for the community and may house built infrastructure or cater for a wide range of activities and uses not otherwise covered by other categories. These areas often contain a wide range of community and recreation facilities that may or may not be managed by a lease or licence. Examples of typical facilities include community halls, fire stations or Rural Fire Service sheds, community

centres, childcare centres as well as a wide range of recreation or sporting facilities such as clubhouses and change rooms.

These “General Community Use” areas can also include land dedicated as drainage reserves or with easements that do not fit within other categories. The status and condition of these lands and facilities is monitored and managed by Council in accordance with its Asset Management System or the terms and conditions of an applicable lease or license. The prevalence of community managed facilities in General Community Use areas also means there are a number of facilities and assets that are managed directly by the community under various arrangements with limited involvement from Council.

4.2 Development and use

The wide variety of land use zonings, uses and types of land covered by this category means permissible activities and development need to be considered on a site by site basis according to their consistency with the core objectives of this category in addition to the requirements outlined in Section 1.9.

To that end, specific Council approval before commencing activities is typically required. This process will often be straightforward but may require a management plan or other approvals e.g. for long-term lease or licence arrangements.

4.3 Management Framework

In addition to the broad management framework presented in Section 1.5, the following additional management objectives are provided for land categorised as “General Community Use”.

Table 8: Management Framework for General Community Use Areas

Management Objective	Means of Achievement	Manner of Assessment
Space and facilities are provided to meet community needs.	Sites are identified for development or placement if user groups where needs cannot be met elsewhere Sharing of assets between users is facilitated to meet community needs.	Number of formalised user groups utilising Council managed facilities.
Leases, License and other estates are granted to enable use of community land for the benefit of the community, consistent with the purpose of the land.	Existing leases and licenses are renewed or transferred to the most appropriate form of agreement subject to Council approval. New leases and licenses are similarly dealt with to ensure consistency.	All facilities with appropriate lease / licence agreements in place and uses approved by Council.

Management Objective	Means of Achievement	Manner of Assessment
Buildings and other assets are accounted for and subject to Council approvals.	Implementation of recommendations in Council's Asset Management Plan including the recommendation that <i>A full and comprehensive audit of recreation assets should be carried out as soon as possible.</i> Audit result of community buildings are incorporated into relevant plans and strategies.	Audit completed and action plan established. Process established and utilised by users groups for any improvements to assets.



HALLS ARE TYPICAL COMMUNITY GENERAL USE AREAS

PART 5: NATURAL AREA – BUSHLAND



5.1 Introduction

This section applies to those Crown reserves under this Plan of Management that are categorised as a “Natural Area” under Section 36E of the *Local Government Act 1993*.

Land categorised as a “Natural Area” must be further categorised as bushland, wetland, escarpment, watercourse or foreshore under Section 36(5). For the purposes of this Plan of Management, the “Bushland” sub-category is the only relevant category applying to “Natural Area” land.

5.1.1 Categorisation and Core Objectives

Table 9 establishes the guidance on the categorisation of “Community” land as “Natural Area” under the *Local Government Regulation 2005* and the core objectives for the category under the *Local Government Act 1993*.

Table 9: Natural Area categorisation and core objectives

Guidelines for categorisation	Core objectives for “Natural Area” category
Land should be categorised as a natural area under section 36(4) of the Act if the land, whether or not in an undisturbed state, possesses a significant geological feature, geomorphological feature, landform, representative system or other natural feature or attribute that would be sufficient to further categorise the land as bushland, wetland, escarpment, watercourse or foreshore under section 36(5) of the Act.	<p>(a) to conserve biodiversity and maintain ecosystem function in respect of the land, or the feature or habitat in respect of which the land is categorised as a natural area, and</p> <p>(b) to maintain the land, or that feature or habitat, in its natural state and setting, and</p> <p>(c) to provide for the restoration and regeneration of the land, and</p> <p>(d) to provide for community use of and access to the land in such a manner as will minimise and mitigate any disturbance caused by human intrusion, and</p> <p>(e) to assist in and facilitate the implementation of any provisions restricting the use and management of the land that are set out in a recovery plan or threat abatement plan prepared under the <i>Threatened Species Conservation Act 1995</i> or the <i>Fisheries Management Act 1994</i>.</p>

As outlined above, land categorised as “Bushland” must also be sub-categorised. Table 10 establishes the guidance on the categorisation of “Natural Area” land as “Bushland” under the *Local Government Regulation 2005* and the core objectives for the sub-category under the *Local Government Act 1993*.

Table 10: Bushland categorisation and core objectives

Guidelines for categorisation	Core objectives for “Bushland” sub-category
<p>(1) Land that is categorised as a natural area should be further categorised as bushland under section 36(5) of the Act if the land contains primarily native vegetation and that vegetation—</p> <p>(a) is the natural vegetation or a remainder of the natural vegetation of the land, or</p> <p>(b) although not the natural vegetation of the land, is still representative of the structure or floristics, or structure and floristics, of the natural vegetation in the locality.</p> <p>(2) Such land includes—</p> <p>(a) bushland that is mostly undisturbed with a good mix of tree ages, and natural regeneration, where the understorey is comprised of native grasses and herbs or native shrubs, and that contains a range of habitats for native fauna (such as logs, shrubs, tree hollows and leaf litter), or</p> <p>(b) moderately disturbed bushland with some regeneration of trees and shrubs, where there may be a regrowth area with trees of even age, where native shrubs and grasses are present in the understorey even though there may be some weed invasion, or</p> <p>(c) highly disturbed bushland where the native understorey has been removed, where there may be significant weed invasion and where dead and dying trees are present, where there is no natural regeneration of trees or shrubs, but where the land is still capable of being rehabilitated.</p>	<p>(a) to ensure the ongoing ecological viability of the land by protecting the ecological biodiversity and habitat values of the land, the flora and fauna (including invertebrates, fungi and micro-organisms) of the land and other ecological values of the land, and</p> <p>(b) to protect the aesthetic, heritage, recreational, educational and scientific values of the land, and</p> <p>(c) to promote the management of the land in a manner that protects and enhances the values and quality of the land and facilitates public enjoyment of the land, and to implement measures directed to minimising or mitigating any disturbance caused by human intrusion, and</p> <p>(d) to restore degraded bushland, and</p> <p>(e) to protect existing landforms such as natural drainage lines, watercourses and foreshores, and</p> <p>(f) to retain bushland in parcels of a size and configuration that will enable the existing plant and animal communities to survive in the long term, and</p> <p>(g) to protect bushland as a natural stabiliser of the soil surface.</p>

5.1.2 Purpose and Value of Natural Area - Bushland

The primary value and function of land categorised as “Natural Area - Bushland” is their contribution to the cultural and rural identity of the Bathurst area with natural landscapes providing many environmental and ecological benefits. These areas are significant for their strong aesthetic appeal for local residents and visitors as well as being key natural landscapes which support vegetation and habitat for the region’s biodiversity. Bushland areas provide some recreation opportunities while also contributing to water and air quality.

5.1.3 Status and condition of Natural Area - Bushland

Land categorised as “Natural Area - Bushland” is for reserves that are generally undeveloped, have important biodiversity values and are usually characterised by being vegetated with few formalised assets or improvements. In the Bathurst Regional LGA, reserves categorised as “Natural Area – Bushland” range from large areas of remnant native vegetation, smaller historically disturbed or restored pockets as well as areas of successful conservation restoration.

While most are located away from urban areas, some remnant vegetation is found and protected on the outskirts of Bathurst. Mount Panorama is one such area which is important to the region for a range of reasons, including its bushland. The status and condition, as well as ongoing improvements and management of bushland areas, is led by Council's *Bathurst Region Vegetation Management Plan 2019*. This, along with other site-specific considerations, ensures the wider network of vegetation that Council manages is maintained and protected where necessary.

5.2 Physical environment

The Bathurst LGA is bounded in the east by the Great Dividing Range with plateaus, hills and mountains. To the north is the Macquarie and Turon Rivers, with the Abercrombie River in the south and the Fish River in the southeast. The central floodplains are surrounded by agricultural land and vegetated timber ridges which provide valued visual landscape amenity and vistas for the Region and surrounds.

The remnant native vegetation across the region is important, particularly due to the widespread clearing and fragmentation that has occurred. Four ecological communities known or predicted to occur in the Bathurst Region have been listed as endangered ecological communities under State and/or Federal legislation. These include the 'Box-Gum Woodland', 'Tableland Basalt Forest', 'Tablelands Snow Gum, Black Sallee, Candlebark and Ribbon Gum Grassy Woodland' and the 'Montane Peatlands and Swamps' endangered ecological communities.

Some of the LGA's parks and Reserves contain remnant or restored vegetation achieved through ongoing conservation works. For example, significant remnants around Mount Panorama have been strengthened through revegetation of linkages to the riverine environment (*Bathurst Region Vegetation Management Plan 2019*).

5.3 Development and use

To ensure the core objectives of the “Natural Area – Bushland” category are not compromised, limited facilities and activities are generally permitted in these locations. Considering the potential for impacts, individuals and community organisations wishing to undertake activities must obtain specific Council approval before commencing that activity. This process may be straightforward for some and others may require a management plan or Council's advice on undertaking activities e.g. environmental restoration works.

In addition to the requirements outlined in Section 1.9, specific requirements for leasing and licensing in natural areas are required under Section 47B of the *Local Government Act 1993*. In essence, a lease, licence or other estate must not be granted to authorise the erection or use of a building or structure except where the building or structure is:

- 1 a walkway
- 2 a pathway
- 3 a bridge
- 4 a causeway
- 5 an observation platform
- 6 a sign
- 7 an information kiosk, refreshment kiosk (but not a restaurant)
- 8 work shed or storage shed required in connection with the maintenance of the land
- 9 toilets or rest rooms

5.4 Management Framework

In addition to the broad management framework presented in Section 1.5, the following additional management objectives are provided for land categorised as “Natural Area - Bushland”.

Table 11: Management Framework for Natural Area - Bushland

Management Objective	Means of Achievement	Manner of Assessment
Manage “Community” Land consistent with Council’s environmental planning strategies including the <i>Vegetation Management Plan</i> and site-specific directions.	Council adopted environment planning directions are programmed for implementation. Firewood collection prohibitions signposted and enforced where applicable.	Council adopted environmental planning directions implemented for the Reserves, including the <i>Vegetation Management Plan</i> . No unauthorised vegetation cleared on “Community” lands. Weeds present subjected to a control regime.
Appropriate management and administration arrangements are sought for bushland areas of “Community” Land.	Transfer of management of Eusdale Public Recreation Reserve to National Parks to enable appropriate and consistent management of the site.	Eusdale Public Recreation Reserve transferred to National Parks for management.
Retain bushland in a size and arrangement that will enable the existing flora and fauna communities to survive long-term.	Existing bushland areas to be enhanced. Connections between bushland area to be established.	Size of existing bushland areas is retained and enlarged. Connections to surrounding areas of bushland are preserved or enhanced.

Management Objective	Means of Achievement	Manner of Assessment
Manage the land in ways that protect and enhance its natural value whilst facilitating public enjoyment in a controlled and regulated way.	Community access arrangements will be considered and trails rationalised or provided only where required.	Walking trails and fire trails combined where possible. Trails assessed, upgraded or rehabilitated and removed within bushland areas where not sustainable.
Restore degraded bushland areas and protect existing features such as watercourses and drainage lines.	Support works of community groups such as Landcare. Seek funding for regeneration works. Investigate gully and vegetation rehabilitation options where required.	Landcare and other volunteer groups are active in bushland areas and supported to undertake works. Water sensitive design is implemented.



MOUNT PANORAMA NATURAL AREAS

Appendix A - Asset Maintenance

Note: the maintenance activities presented are an indication only and are implemented as part of various routines or as required. Further, these timeframes are subject to change due to seasonal variations, weather conditions or resource availability and are revised as required as part of Council's ongoing asset maintenance planning.

APPENDIX A - ASSET MAINTENANCE BY ASSET CLASSIFICATIONAdapted from *Bathurst Regional Council Asset Management System - Recreation Section (2017)*

Indicative action	Indicative frequency
Asset Classification: Playgrounds	
Ad hoc Inspections Worksite WH&S Hazard Inspection	ALL LEVELS – <i>Before commencing works at site</i>
Formal Asset Inspection	LEVELS 1 & 2 – <i>Weekly</i> LEVEL 3 – <i>Monthly and 6 monthly</i>
Customer Service Request Inspection	ALL LEVELS – <i>All customer service requests are responded to in accordance with adopted CRMS response standards</i>
Technical Inspection Maintain soft fall material Maintain fencing and gates Maintain regulatory signs	ALL LEVELS – <i>As required</i>
Collect rubbish from playground	ALL LEVELS – <i>When completing planned maintenance works to parks and reserves</i> <i>When completing formal inspections</i>
Respond to emergency callout	ALL LEVELS – <i>Emergency callout service available 24/7</i>
Asset Classification: Sportsgrounds	
Ad hoc Inspections Worksite WH&S Hazard Inspection	ALL LEVELS – <i>Before commencing works at site</i>
Formal Asset Inspection	LEVELS 1 & 2 – <i>Monthly</i> LEVEL 3 – <i>6 monthly</i> LEVEL 4 – <i>12 monthly</i>
Customer Service Request Inspection	ALL LEVELS – <i>All customer service requests are responded to in accordance with adopted CRMS response standards</i>
Technical Inspection Maintain automatic irrigation systems Pruning of shrubs and trees Maintain fencing and gates Maintain hard courts & synthetic surfaces Maintain Buildings Maintain seats & furniture Maintain regulatory signs Respond to emergency callout	ALL LEVELS – <i>As required</i>
Collect rubbish from reserve	LEVELS 1, 2 & 3 – <i>Weekly basis (where bins provided)</i> LEVEL 4 – <i>Works to be performed by village community groups as required</i>
Complete irrigated turf mowing operations	LEVELS 1 & 2 – <i>Weekly during sporting use or as seasonally required</i> LEVEL 3 – <i>Nil</i> LEVEL 4 – <i>Works to be performed by village community groups as required</i>

Indicative action	Indicative frequency
Complete grass mowing operations Complete trimming operations	LEVELS 1 & 2 – <i>Weekly during sporting use or as seasonally required</i> LEVEL 3 – <i>Weekly during sporting use or as seasonally required</i> LEVEL 4 – <i>Works to be performed by village community groups as required</i>
Fertilize turf fields	ALL LEVELS – <i>As required – irrigated fields only</i>
Watering of playing surface	LEVELS 1 & 2 – <i>As required with irrigation systems</i> LEVELS 3 & 4 – <i>Ground condition is dependant upon natural precipitation or watering by village groups</i>
Watering of grass surrounds	ALL LEVELS – <i>Natural precipitation only</i>
Asset Classification: Passive Parks and Reserves	
Ad hoc Inspections Worksite WH&S Hazard Inspection	ALL LEVELS – <i>Before commencing works at site</i>
Formal Asset Inspection	LEVEL 1 – <i>Weekly</i> LEVEL 2 – <i>Monthly</i> LEVEL 3 – <i>Monthly</i> LEVEL 4 – <i>6 monthly</i>
Customer Service Request Inspection	ALL LEVELS – <i>All customer service requests are responded to in accordance with adopted CRMS response standards</i>
Technical Inspection Maintain fencing and gates Maintain regulatory signs Maintain small water features Fertilize trees, garden beds and lawns Pruning of shrubs and Trees Maintain automatic irrigation systems Maintain small water features Complete spraying activities Maintain seats & furniture Clean water bubblers	ALL LEVELS – <i>As required</i>
Collect rubbish from reserve	LEVELS 1, 2 & 3 – <i>Weekly basis (where bins provided)</i> LEVEL 4 – <i>Works to be performed by village community groups as required</i>
Complete lawn mowing operations	LEVELS 1 & 2 – <i>Weekly or as seasonally required</i> LEVELS 3 & 4 – <i>Nil</i>
Complete grass mowing operations Complete trimming operations	LEVEL 1 – <i>Weekly or as seasonally required</i> LEVEL 2 – <i>Fortnightly or as seasonally required</i> LEVEL 3 – <i>4 to 6 weekly during or as seasonally required</i> LEVEL 4 – <i>Works to be performed by village community groups as required</i>
Complete gravel path raking operations	LEVEL 1 – <i>Weekly</i> LEVELS 2 & 3 – <i>6 monthly</i> LEVEL 4 – <i>Nil</i>
Produce and maintain seasonal displays	LEVEL 1 – <i>Weekly</i> LEVELS 2, 3 & 4 – <i>Nil</i>
Cleaning of Duck Ponds	Level 1 – <i>Yearly</i> All other levels – <i>Nil</i>

Indicative action	Indicative frequency
Check Council provided BBQ's	LEVEL 1 – <i>Weekly</i> LEVELS 2 & 3 – <i>Monthly</i> LEVEL 4 – <i>Works to be completed by village community groups as required</i>
Maintain reserve lighting	LEVEL 1 – <i>6 monthly</i> LEVELS 2, 3 & 4 – <i>Nil as Country Energy responsibility</i>
Visual tree inspection	ALL LEVELS – <i>Completed in response to CRMS inspection request</i>
Respond to emergency callout	ALL LEVELS – <i>Emergency callout service available 24/7</i>
Asset Classification: General Community	
Ad hoc Inspections Worksite WH&S Hazard Inspection	ALL LEVELS – <i>Before commencing works at site</i>
Formal Asset Inspection	LEVEL 1 – <i>3 monthly</i>
Customer Service Request Inspection	ALL LEVELS – <i>All customer service requests are responded to in accordance with adopted CRMS response standards</i>
Technical Inspection Pruning of shrubs and trees Maintain fencing and gates Maintain seats & furniture Maintain regulatory signs	ALL LEVELS – <i>As required</i>
Collect rubbish from reserve	LEVEL 1 – <i>When completing planned maintenance works</i>
Complete grass mowing operations Complete trimming operations	LEVEL 1 – <i>6 to 8 weekly intervals, or as seasonally required</i>
Watering of vegetation & grass surrounds	ALL LEVELS – <i>Natural precipitation only</i>
Visual tree inspection	ALL LEVELS – <i>Completed in response to CRMS inspection request</i>
Respond to emergency callout	ALL LEVELS – <i>Emergency callout service available 24/7</i>
Asset Classification: Landscaped Building Surrounds	
Ad hoc Inspections Worksite WH&S Hazard Inspection	ALL LEVELS – <i>Before commencing works at site</i>
Formal Asset Inspection	LEVEL 1 – <i>Monthly</i> LEVEL 2 – <i>3 monthly</i> LEVEL 3 – <i>6 monthly</i>
Customer Service Request Inspection	ALL LEVELS – <i>All customer service requests are responded to in accordance with adopted CRMS response standards</i>
Technical Inspection Fertilize trees, garden beds and lawns Maintain regulatory signs Pruning of shrubs and trees Maintain fencing and gates Maintain seats & furniture Complete gravel path raking operations Complete spraying activities Maintain water features Maintain automatic irrigation systems	ALL LEVELS – <i>As required</i>
Collect rubbish from reserve	ALL LEVELS – <i>When completing planned maintenance works</i>

Indicative action	Indicative frequency
Complete grass mowing operations	LEVEL 1 – <i>Weekly or as seasonally required</i>
Complete lawn mowing operations	LEVEL 2 – <i>Fortnightly or as seasonally required</i>
Complete trimming operations	LEVEL 3 – <i>4 to 6 weekly during or as seasonally required</i>
Watering of lawns and gardens	ALL LEVELS – <i>Natural precipitation only</i>
Maintain garden beds	LEVEL 1 – <i>Fortnightly or as growth conditions determine</i> LEVEL 2 – <i>Fortnightly or as growth conditions determine</i> LEVEL 3 – <i>4 to 6 weeks or as growth conditions determine</i>
Visual tree inspection	ALL LEVELS – <i>Completed in response to CRMS inspection request.</i>
Respond to emergency callout	ALL LEVELS – <i>Emergency callout service available 24/7</i>
Asset Classification: Natural Areas	
Ad hoc Inspections	ALL LEVELS – <i>Before commencing works at site</i>
Worksite WH&S Hazard Inspection	
Formal Asset Inspection	LEVEL 1 – <i>Monthly</i> LEVEL 2 – <i>6 monthly</i>
Customer Service Request Inspection	ALL LEVELS – <i>All customer service requests are responded to in accordance with adopted CRMS response standards</i>
Technical Inspection	ALL LEVELS – <i>As required</i>
Maintain seats & furniture	
Maintain fencing and gates	
Maintain regulatory signs	
Collect rubbish from reserve	LEVEL 1 – <i>When on site completing planned maintenance works</i> LEVEL 2 – <i>Nil</i>
Complete grass mowing operations	LEVEL 1 – <i>As seasonally required</i>
Complete trimming operations	LEVEL 2 – <i>Nil</i>
Pruning of shrubs and trees	LEVEL 1 – <i>Pruning only conducted for safety reasons, otherwise natural growth</i> Level 2 – <i>Nil</i>
Watering of vegetation & grass surrounds	ALL LEVELS – <i>Natural precipitation only</i>
Visual tree inspection	ALL LEVELS – <i>Completed in response to CRMS inspection request</i>
Respond to emergency callout	ALL LEVELS – <i>Emergency callout service available 24/7</i>
Asset Classification: Precinct – Bathurst Aquatic Centre	
Contract Manager to complete scheduled Ad hoc inspection of asset	<i>As noted during everyday management of facility</i>
Formal Asset Inspection	<i>As per Contract Requirements</i>
Customer Service Request Inspection	<i>All customer service request are responded to in accordance with adopted CRMS response standards</i>
Technical Inspection	ALL LEVELS – <i>As required</i>
Maintain precinct including buildings, infrastructure and or grounds	<i>Refer to contract</i>
Clean buildings, amenities and change room	
Maintain pool water quality	<i>Daily in accordance with contract requirements</i>
Maintain adequate precinct supervision	<i>Patrols completed on an ongoing basis during pool operation and as per contract requirements</i>

Indicative action	Indicative frequency
Maintain precinct security	<i>At all times</i>
Asset Classification: Precinct – Indoor Sports Stadium	
Ad hoc Inspections	<i>Daily or before organised utilisation of facility</i>
Formal Asset Inspection	<i>6 monthly</i>
Customer Service Request Inspection.	<i>All customer service request are responded to in accordance with adopted CRMS response standards</i>
Technical Inspection	<i>As required</i>
Worksite WH&S Hazard Inspection	<i>Before commencing works at site</i>
Maintain precinct in a clean and tidy condition at all times. Arrange organised sporting activities and events	<i>As determined by precinct manager</i>
Respond to emergency callout	<i>Emergency callout service available 24/7</i>
Asset Classification: Road Reserves	
Ad hoc Inspections	<i>ALL LEVELS – Before commencing works at site.</i>
Formal Asset Inspection	<i>LEVEL 1 & 2 - 6 monthly LEVEL 3 - 12 monthly LEVEL 4 - NIL</i>
Customer Service Request Inspection.	<i>ALL LEVELS – All customer service request are responded to in accordance with adopted CRMS response standards</i>
Technical Inspection	<i>ALL LEVELS – As required</i>
Worksite WH&S Hazard Inspection	<i>ALL LEVELS – Before commencing work at site</i>
Collect rubbish from reserve	<i>ALL LEVELS – As required</i>
Maintain garden beds	<i>LEVEL 1- maintained at 2 to 4 weekly intervals LEVEL 2 & 3 – NIL</i>
Complete grass mowing operations	<i>LEVEL 1 & 2 - 2 to 4 Weekly or as seasonally required LEVEL 3 & 4 - 4-6 weekly during or as seasonally required in front of un occupied premises only. Other areas Nil</i>
Pruning of shrubs and trees	<i>ALL LEVELS – As required</i>
Complete trimming operations	<i>LEVEL 1 & 2 - 2 to 4 Weekly or as seasonally required LEVEL 3 & 4 - 4-6 weekly during or as seasonally required in front of un occupied premises only. Other areas Nil</i>
Watering of gardens and trees	<i>LEVEL 1 & 2 – as required LEVEL 3 & 4 – natural precipitation only</i>
Maintain automatic irrigation systems	<i>LEVEL 1 & 2 - As required LEVEL 3 & 4 - NIL</i>
Visual tree inspection	<i>ALL LEVELS - Completed in response to CRMS inspection request</i>
Respond to emergency call-out	<i>ALL LEVELS - Emergency callout service available 24/7</i>


Appendix B - Data Sheets

Site specific Data Sheets sorted by Category with sites in alphabetical order by Common name of the “Community” lands subject to this Plan of Management.

Data Sheets refer to the Management Considerations in Section 1.10 and Asset Maintenance by Classification in Appendix A.

SPORTSGROUND





Property name Bathurst Indoor Sports Stadium				
Ownership: Crown		Classification: N/A		Category: Sportsground
Zone: RE1 Public Recreation				
Alexander Street, West Bathurst NSW 2795		Reserve ID: 79362 Part of BROOKE-MOORE OVAL AND ORANGE ROAD COMMON Reserve		Reserve purpose: Public Recreation
Lot / Section / DP 234/-/750357			Land site code: RD00308	
Assets:	Number	Id	Feature type	Location
	8000154	PK154	PK – Landscaped building surround	Bathurst Indoor Sports Stadium Surrounds, Mitchell Highway
	4900190	BLD190	BD – Indoor stadium	Indoor Basketball Stadium, Alexander Street
Heritage: No				
Maintenance level		Precinct – Indoor Sports Stadium Landscaped Building Surrounds Level 2 – Non-irrigated Formal Landscape Surrounds		
Associated plans, strategies and improvements		Bathurst 2040 Open Space Strategy (2019) listed facility		
Management considerations				





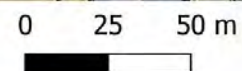
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Property name Bathurst Sportsground					
Ownership: Crown		Classification: N/A		Category: Sportsground	Zone: RE1 Public Recreation
Durham Street, Bathurst NSW 2795		Reserve ID: 590116 & 67511		Reserve purpose: Athletic sportsground Public Recreation	
Lot / Section / DP 92/-/820990				Land site code: PK00001	
Assets:	Number	Id	Feature type	Location	
	4900051	BLD051	BD – Toilets/amenities	Toilet block and kiosk, Sportsground, Howick & Havannah Streets	
	4900052	BLD052	BD – Sheds	Mains Switch Room, Sportsground, Howick & Havannah Streets	
	4900053	BLD053	BD – Sheds	Shed and Lunchroom, Sportsground, Howick & Havannah Streets	
	4900054	BLD054	BD – Sheds	Store, at rear of grandstand, Sportsground, Howick & Havannah Streets	
	4900240	BLD240	BD – Sheds	Little athletics storage shed (6m x 9m) – Sportsground, Howick & Havannah Street	
	7707005	CRICK02 B	PK – Sporting facility/court	Cricket practice nets within sportsground complex – Corner of Durham & Havannah Streets	
	7707006	LIGHTS01	PK.C – Lighting	4 towers, each with 6 light heads	
	7707076	TRACK01	PK – Sporting facility/court	Cycling track – asphalt surface	
	8000115	PK115	PK – Active parks/sportsground	Bathurst sportsground	
	9070019	STR002	OS – Grandstands	Grandstand, Sportsground, Howick & Havannah Streets	
Heritage: Yes - LEP Item General. 'Bathurst Sportsground Grandstand, Gates and Memorial' Item No. I19					
Maintenance level		Active Parks / Sports grounds Level 1 – Regional Facilities			
Associated plans, strategies and improvements		Bathurst 2040 Open Space Strategy (2019) listed facility			
Management considerations					




Note: Whole site is flood prone



Property name				
Brian Booth Recreational Ground				
Ownership: Crown		Classification: N/A		Category: Sportsground
				Zone: RU4 Primary Production
Seldon Street, Perthville NSW 2795		Reserve ID: 46347		Reserve purpose: Public Recreation
Lot / Section / DP 7003/-/1028774			Land site code: PK00007	
Assets:	Number	Id	Feature type	Location
	4900101	BLD101	BD – Toilets/amenities	Toilet block and changerooms, Recreation ground, North Street, Perthville
Heritage: No				
Maintenance level		Active Parks / Sports grounds Level 3 – Un-irrigated Residential Sports Fields		
Associated plans, strategies and improvements		Bathurst 2040 Open Space Strategy (2019) Listed as Off leash dog area. <i>Flagged potential for a creek side trail (Charlotte Creek) linking Bridge Park to Brian Booth Recreation Ground.</i>		
Management considerations				






Property name Carrington Park				
Ownership: Crown		Classification: N/A	Category: Sportsground	Zone: RE1 Public recreation
Durham Street, Bathurst NSW 2795		Reserve ID: 590075	Reserve purpose: Public recreation	
Lot / Section / DP 7305/-/1153071			Land site code: PK0005	
Assets:	Number	Id	Feature type	Location
	4900001	BLD001	BD - Toilets/amenities	Amenities Block, Carrington Park, Durham Street - Will be demolished 2019/2020 - subject to budget - decision pending
	4900002	BLD002	BD - Kiosks-Building	Kiosk 1, Carrington Park, Durham Street
	4900003	BLD003	BD - Kiosks-Building	Kiosk 2, Carrington Park, Durham Street
	4900004	BLD004	BD - Kiosks-Building	Beer Kiosk, Carrington Park, Durham Street
	4900006	BLD006	OS - Grandstands	Grandstand, Carrington Park, Durham Street
	4900514	BLD514	BD - Toilets/amenities	New Amenities building
	5010091	LEAGUE7032	PK - Sporting Facility/Court	Natural Turf-Rugby League
	7701005	STR005	BD - Other Buildings	Scoreboard, Carrington Park, Durham Street - To be demolished 2019/2020 depending on budget - decision pending
Heritage: Yes - LEP Conservation Area – General. ‘Bathurst Sportsground Grandstand, Gates and Memorial’ Item No. I19				
LEP Conservation Area – General. ‘Bathurst Conservation Area’ Item No. C1				
Maintenance level		Active Parks / Sports grounds Level 1 – Regional Facilities		
Associated plans, strategies and improvements		Bathurst 2040 Open Space Strategy (2019) Actions for Sport: <i>“Bring Carrington Park up to playing and broadcast standard for NRL”</i>		
Management considerations				




Property name Eglinton Oval				
Ownership: Crown		Classification: N/A		Category: Sportsground
				Zone: RE1 Public recreation
Alexander Street, Eglinton NSW 2795		Reserve ID: 590071		Reserve purpose: Public park
Lot / Section / DP 72/-/1136842			Land site code: PK00003	
Assets:	Number	Id	Feature type	Location
	4900019	BLD019	BD – Toilets/amenities	Toilet block, Eglinton Showground, Alexander Street
	4900020	BLD020	BD – Sheds	Stamps, Coins and Collectables, Eglinton Showground, Alexander Street
	4900022	BLD022	BD – Sheds	Tennis Clubhouse Shed, Eglinton Showground, Alexander Street
	4900503	BLD503	BD – Sheds	New (2013) storage shed, Eglinton Tennis Club
	5020171	LI171	PK – Sporting facility/Court	Mini-tennis court Eglinton Tennis Club
	7701514	STR514	OS – Structure: shelter shed	Picnic shelter next to basketball court and playground south west corner of Eglinton Oval including BBQ and table with bench seats
	7705001	PG01	PK.C – playground	Eglinton Oval Playground
	7707104	CRT104	PK – Sporting facility/court	½ Basketball court – Eglinton Oval
Heritage: No				
Maintenance level		Parks / Playgrounds Level 3 – Residential Playground		
		Active Parks / Sports grounds Level 2 – Community Sports Fields		
Associated plans, strategies and improvements		Bathurst 2040 Open Space Strategy (2019) - Listed facility		
Management considerations		 		




Property name George Park				
Ownership: Crown		Classification: N/A	Category: Sportsground	Zone: RE1 Public recreation
Browning Street, Bathurst NSW 2795		Reserve ID: 84697	Reserve purpose: Public recreation	
Lot / Section / DP 7324/-/1157012			Land site code: RD00366	
Assets:	Number	Id	Feature type	Location
	4900090	BLD090	BD – Toilets/amenities	Toilet block/Clubroom/Changeroom, George Park, Browning Street (Demolished AFL Clubhouse, George Park)
	4900466	BLD466	BD – Clubhouse	AFL Clubhouse, George Park
	4900492	BLD492	BD Toilets/amenities	Toilet block in George Park face Browning Street near Rankin St intersection (under construction 2013)
	4900552	BLD052	BD – Sheds	Double bay Storage shed
	7705002	PG02	PK.C playground	George Park Playground
	7707217	CRICKET04	PK – Sporting facilities/court	George Park Practice nets (3 pitches), Corner of Browning St and Rankin St
	8000050	PK050	PK – Active parks/sportsground	Georges Park
Heritage: Yes - LEP Conservation Area – General. Bathurst Conservation Area Item No. C1				
Maintenance level		Parks / Playgrounds Level 3 – Residential Playground Active Parks / Sports grounds Level 2 – Community Sports Fields		
Associated plans, strategies and improvements		<p>Bathurst 2040 Open Space Strategy (2019) <i>Action for Sport – AFL - Prepare a Masterplan for George Park (2018-19) including upgrades and provide lighting</i></p> <p><i>Access for people with disabilities - Review and improve access to parks including Proctor Park and George Park.</i></p> <p>Recommendation for Mitchell-Robin Hill-Mount Panorama-</p> <p><i>2. Consider enhancing the local play area in George Park and increase local park opportunities here- possibly in the Rankin-Brilliant Street corner.</i></p>		
Management considerations				



Property name		Police Paddock		
Ownership: Crown		Classification: N/A	Category: Sportsground	Zone: RE1 Public recreation
Russell Street, Bathurst NSW 2795		Reserve ID: 78500	Reserve purpose: Public recreation	
Lot / Section / DP 1/154/758065		Land site code: RD00743		
Assets:	Number	Id	Feature type	Location
	4900038	BLD038	BD – Toilets/amenities	Police Paddock, Public Toilet blocks, Cnr Russell St and Alpha St
Heritage: No				
Maintenance level		Active Parks / Sports grounds Level 2 – Community Sports Fields		
Associated plans, strategies and improvements		Bathurst 2040 Open Space Strategy (2019) listed facility		
Management considerations				







Property name Ralph Cameron Oval				
Ownership: Crown	Classification: N/A	Category: Sportsground	Zone: RE1 Public recreation	
Frome Street, Raglan NSW 2795		Reserve ID: 96591	Reserve Purpose: Public Recreation	
Lot / Section / DP	1/9/758864	4/8/758864	Land site code: RD00484	
1/-/47246	2/8/758864	4/9/758864		
1/-/667874	2/9/758864	(No assets)		
Assets:	Number	Id	Feature type	Location
Lot / Section / DP 3/8/758864 & 3/9/758864				
	8000107	PK107	PK - Active parks/sportsground	Ralph Cameron Oval Raglan
Lot / Section / DP 5/8/758864 & 5/9/758864				
	4900498	BLD498	BD - Toilets/amenities	Amenities block Ralph Cameron Oval
	7701556	SHADE556	OS - Structure: Shelter shed	Shade structure Ralph Cameron Oval
	7705004	PG04	PK.C - playground	Ralph Cameron Oval Raglan Playground
	7707026	SPCR7026	PK - Sporting Facility/Court	Cricket Nets Corner of Frome & Eugenie St
Lot / Section / DP 6/8/758864				
	7707059	TENNIS20	PK - Sporting Facility/Court	Tennis Courts Ralph Cameron Oval, Raglan
	4900026	BLD026	BD - Halls	New Raglan Community Hall, Ralph Cameron Oval, Nile Street
Heritage: No				
Maintenance level Parks / Playgrounds Level 3 – Residential Playground Active Parks / Sports grounds Level 3 – Un-irrigated Residential Sports Fields				
Associated plans, strategies and improvements Bathurst 2040 Open Space Strategy (2019) – Recommendation for Raglan <i>2. Develop a district park at Ralph Cameron Oval with larger play area, youth activity Node and picnic and community gathering facilities.</i>				
Management considerations				





Property name Rockley Sportsground				
Ownership: Crown		Classification: N/A		Category: Sportsground
				Zone: RU1 Primary Production
Budden Street, Rockley NSW 2795		Reserve ID: 84116		Reserve purpose: Public Recreation
Lot / Section / DP 7002/-/1028627			Land site code: RD00228	
Assets:	Number	Id	Feature type	Location
	4900241	BLD241	BD - Halls	Community Hall, Rockley Park, East Street
	4900242	BLD242	BD - Toilets/amenities	Amenities Block, Rockley showground East Street
	4900243	BLD243	BD - Sheds	Store Shed, Rockley Park, East Street
	4900246	BD246	BD - Kiosks-Building	"2 Bay Kiosk, Rockley Sportsground, East Street, Rockley [destroyed in storm 3/8/2016]"
	7701248	STR248	BD - Kiosks-Building	Admin Shelter/kiosk, Rockley Sportsground, East Street, Rockley
	7707009	CRICKET 01	PK - Sporting Facility/Court	Cricket Nets-Rockley Sportsground
	7707010	GPGP00 2	PK - Sporting Facility/Court	Combination soccer/league goal posts, Rockley Sportsground
	7707011	RODEO0 1	PK - Sporting Facility/Court	Rodeo Cattle Yards and Pens, Rockley Showground
Heritage: yes- Rockley Conservation Area Significance: Local Item Number C7				
Maintenance level		Active Parks / Sports grounds Level 4 – Village / Rural Facilities		
Associated plans, strategies and improvements		Bathurst 2040 Open Space Strategy (2019) – Listed facility <i>Bathurst Regional Council (2015) Rockley Village Plan.</i>		
Management considerations				



Property name Trunkey Creek Recreation Ground				
Ownership: Crown		Classification: N/A		Category: Sportsground
				Zone: RE1 Public Recreation
Carlyle Street, Trunkey Creek NSW 2795		Reserve ID: 590131		Reserve purpose: Public Recreation
Lot / Section / DP 7310/-/1142395		Land site code: RD00229		
Assets:	Number	Id	Feature type	Location
	4900263	BLD263	BD - Sheds	Park Maintenance Shed with stock pens attached, Trunkey Sportsground.
	7707013	TENNIS 02	PK - Sporting Facility/Court	Tennis Court-Trunkey Sportsground
Heritage: No				
Maintenance level		Active Parks / Sports grounds Level 4 – Village / Rural Facilities		
Associated plans, strategies and improvements		Bathurst Regional Council (2015) <i>Trunkey Creek Village Plan</i> . Bathurst 2040 Open Space Strategy (2019) Recommendation for Trunkey Creek 7. <i>Investigate opportunities to improve the Trunkey Creek Recreation Ground for informal recreation.</i>		
Management considerations				






PARK



Property name		Alexander Street Reserve	
Ownership: Crown	Classification: N/A	Category: Park	Zone: RE1 Public Recreation
Vittoria Street, West Bathurst NSW 2795		Reserve ID: 79362	Reserve purpose: Public recreation
Lot / Section / DP 7014/-/1114435		Assets: N/A	
Heritage: No			
Maintenance level	General Community Level 1 – Maintained Land Areas		
Associated plans, strategies and improvements	N/A		
Management considerations			






Property name Archery Field					
Ownership: Crown		Classification: N/A		Category: Park	Zone: E2 Environmental Conservation
Boundary Road, Mitchell NSW 2795		Reserve ID: 96320		Reserve purpose: Public Recreation	
Lot / Section / DP 283/-/47960				Land site code: N/A	
Assets:	Number	Id	Feature type	Location	
	Community buildings		Club facilities		
Heritage: No					
Maintenance level		Natural Areas Level 1 – Maintained Land Areas			
Associated plans, strategies and improvements		Bathurst 2040 Open Space Strategy (2019) as listed facility			
Management considerations					






Property name		Ashelford Apex Park	
Ownership: Crown	Classification: N/A	Category: Park	Zone: RE1 Public Recreation
Lambert Street, Bathurst NSW 2795		Reserve ID: 590091	Reserve purpose: Public Recreation
Lot / Section / DP 41/-/1141177		Land site code: N/A	
Assets:	Number	Id	Feature type
			Playground
Heritage: Yes - LEP Conservation Area – General. ‘Bathurst Conservation Area’ Item No. C1			
Maintenance level		Parks / Playgrounds Level 3 – Residential Playground Passive Parks and Reserves Level 3 – Non-Irrigated local Parks	
Associated plans, strategies and improvements		N/A	
Management considerations			







Property name Bathurst Aquatic Centre				
Ownership: Crown		Classification: N/A	Category: Park	Zone: RE1 Public recreation
Elizabeth Street, Bathurst NSW 2795		Reserve ID: 66907	Reserve purpose: Public recreation	
Lot / Section / DP 702/-/1000995			Land site code: PR00015	
Assets:	Number	Id	Feature type	Location
	4900329	BLD32 9	BD – Aquatic Centre	Indoor aquatic centre, Elizabeth Street, Bathurst
	7707127	SOLAR 127	BD.C Solar Panel Array/Struc	100kw solar array at Bathurst Aquatic Centre
Heritage: Yes - LEP Conservation Area – General. ‘Bathurst Conservation Area’ Item No. C1				
Maintenance level		Precinct – Bathurst Aquatic Centre		
Associated plans, strategies and improvements		Bathurst 2040 Open Space Strategy (2019) listed facility		
Management considerations				

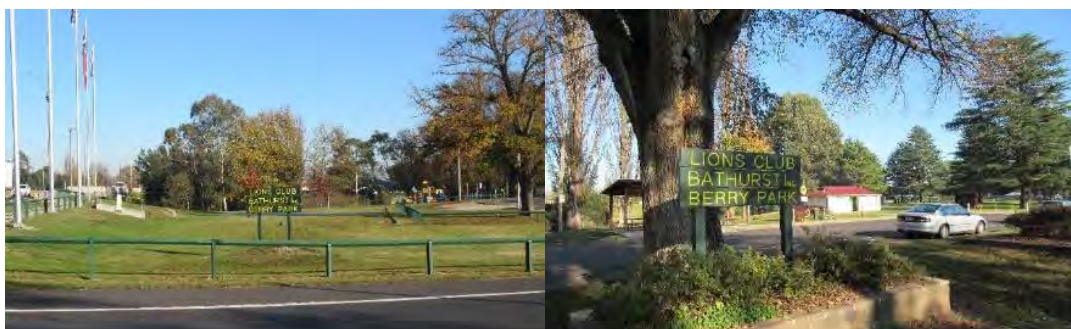


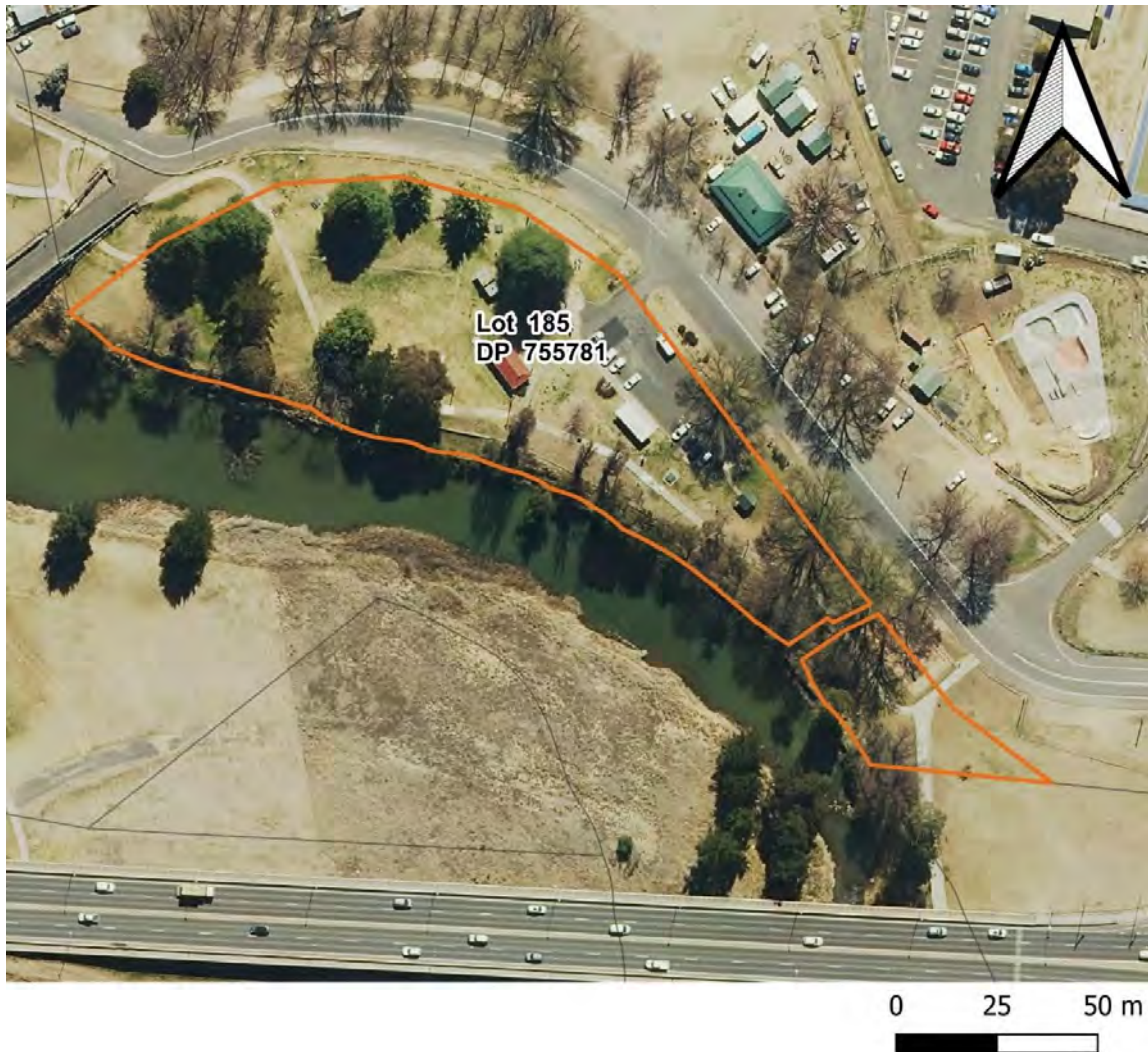



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Property name Berry Park				
Ownership: Crown		Classification: N/A	Category: Park	Zone: RE1 Public recreation
Lions Club Drive, Kelso NSW 2795		Reserve ID: 86964	Reserve purpose: Public recreation	
Lot / Section / DP 185/-/755781			Land site code: RD00605	
Assets:	Number	Id	Feature type	Location
	7701542	BLD54 2	OS – Structure: shelter shed	Picnic shelter with 3 x tables. New construction 2016, replace old picnic shelter
	7701552	BLD55 2	OS – Structure: shelter shed	Berry Park. Eastern end of carpark, constructed by Bathurst Lions Club.
	7705082	PG82	PK.C Playground	Berry Park Fitness station exercise equipment 2020
	7705101	PG101	PK.C playground	Berry Park Playground, Lions Club Drive
	8000008	PK008	PK – Passive parks/reserves	Berry Park
Heritage: Yes - LEP Conservation Area – General. 'Bathurst Conservation Area' Item No. C1				
Maintenance level		Passive Parks and Reserves Level 2 – Irrigated local Parks Parks / Playgrounds Level 3 – Residential Playground		
Associated plans, strategies and improvements		Bathurst 2040 Open Space Strategy (2019) as part of Riverside Parks networks		
Management considerations				






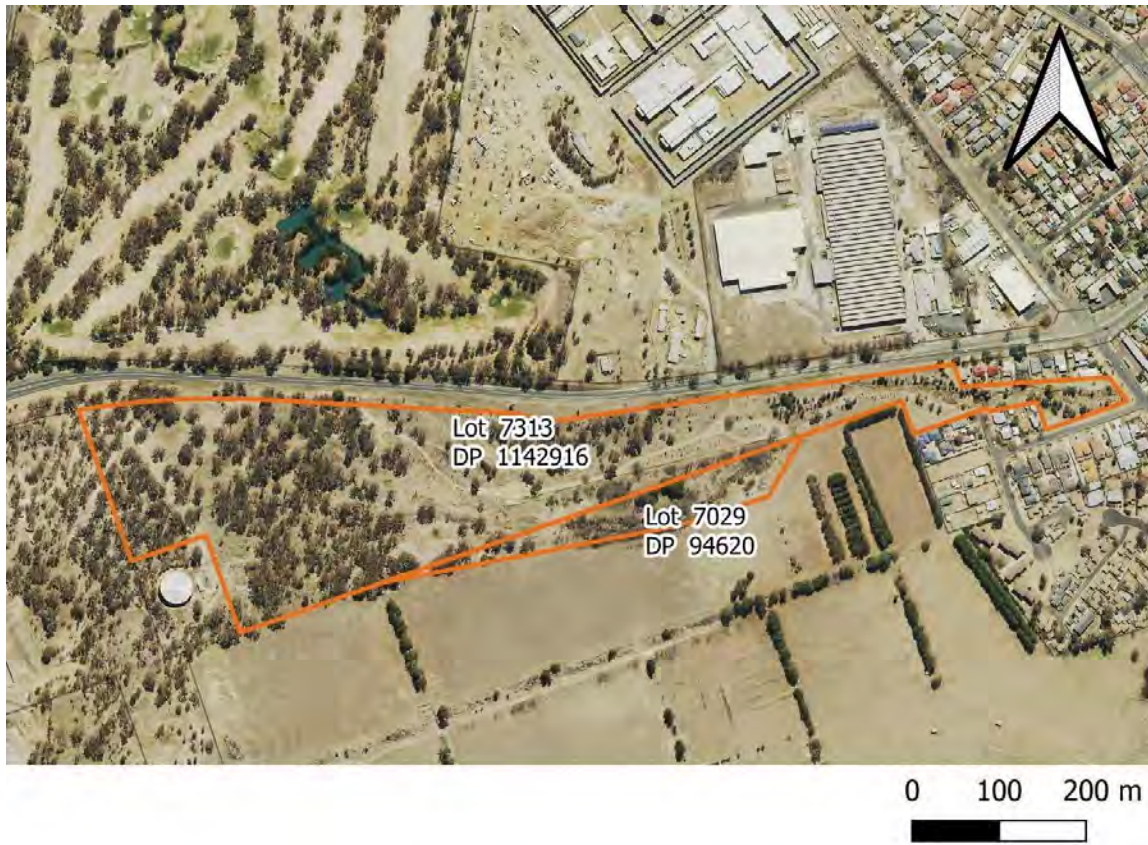
Property name		Bicentennial River Park		
Ownership: Crown		Classification: N/A	Category: Park	Zone: RE1 Public Recreation
Stanley Street, Bathurst NSW 2795		Reserve ID: 190119	Reserve purpose: Public Recreation	
Lot / Section / DP 7039/-/1052368			Land site code: RD00764	
Assets:	Number	Id	Feature type	Location
	9070022	MON3 18	Monuments	"Conversations" Sculpture 1988
Heritage: Yes - LEP Conservation Area – General. 'Denison Bridge' Item No. I53 Conservation Area – General 'Bathurst Conservation Area' Item No. C1				
Maintenance level		Passive Parks and Reserves Level 1 – Community Parks		
Associated plans, strategies and improvements		Bathurst 2040 Open Space Strategy (2019) Planning recommendations- <i>1. Long term strategic planning for the Macquarie River corridor to become a major regional open space corridor with public access, pathways and recreation Nodes from Gorman's Hill to Abercrombie-Eglinton.</i> <i>2. Short- to medium term master planning for the eastern side of the river corridor to link multiple areas of public open space and provide links and informal recreation use.</i> <i>3. Develop an extended running/walking/cycling path network along the river and levee banks.</i>		
Management considerations				






Property name		Blayney Road Common	
Ownership: Crown	Classification: N/A	Category: Park	Zone: E2 Environmental Conservation
Stewart Street, Mitchell NSW 2795		Reserve ID: 28704	Reserve purpose: Public recreation
Lot / Section / DP	7313/-/1142916 & 7029/-/94620		Assets: N/A
Heritage: No			
Maintenance level	General Community Level 1 – Maintained Land Areas		
Associated plans, strategies and improvements	Bathurst 2040 Open Space Strategy (2019) listed as valuable natural area. Request for <i>“investment in the creek area behind the dog slip. Incorporation of walking tracks and further investment to improve the quality of the natural environment – woodland and creek.”</i>		
Management considerations			






Property name		Boundary Road Reserve	
Ownership: Crown	Classification: N/A	Category: Park	Zone: E3 Environmental Conservation
Boundary Road, Mitchell NSW 2795		Reserve ID: 96320	Reserve purpose: Public recreation
Lot / Section / DP 7020/-/1001283, 284/-/47960 & 285 DP 47960			Assets: N/A
Heritage: No			
Maintenance level		Natural Areas Level 1 – Maintained Land Areas	
Associated plans, strategies and improvements		Bathurst 2040 Open Space Strategy (2019) highlights Boundary Road Reserve as “Bathurst’s “premier” public natural area. Boundary Road Reserve (40.7 ha) is the one of the few remaining Box-Gum Grassy Woodland patches at a regional scale, and the last such habitat within the City.”	
Management considerations			






Property name Centennial Park				
Ownership: Crown		Classification: N/A	Category: Park	Zone: RE1 Public recreation
Bentinck Street, Bathurst NSW 2795		Reserve ID: 590113	Reserve purpose: Public recreation	
Lot / Section / DP 1/-/134733			Land site code: RD00344	
Assets:	Number	Id	Feature type	Location
	4900490	BLD490	BD – Toilets/amenities	Centennial Park, Public Toilet blocks, Rocket Street
	7705016	PG16	PK.C – Playground	Centennial Park Playground
	7707073	LIGHT01	PK.C – Lighting	Street light style lighting – 14 private poles with single lamp heads
	8000029	PK029	PK – Passive parks/reserves	Centennial Park
Heritage: Yes - LEP Conservation Area – General. 'Bathurst Conservation Area' Item No. C1 LEP Conservation Area General 'Centennial Park' Item No. I332				
Maintenance level		Passive Parks and Reserves Level 3 – Non Irrigated local Parks Parks / Playgrounds Level 3 – Residential Playground		
Associated plans, strategies and improvements		Bathurst 2040 Open Space Strategy (2019) Actions for sport- <i>"Embellish land for active recreation, Implement the preferred concept option for Centennial Park in Bathurst"</i> as well as <i>"4. Implement the Centennial Park Master Plan."</i> - Listed unleashed dog exercise areas Centennial Park Scoping Study 2017		
Management considerations				



Property name		Christie Street Drainage Reserve	
Ownership: Crown	Classification: N/A	Category: Park	Zone: RE1 Public recreation
Christie Street, Raglan NSW 2795		Reserve ID: 190066	Reserve purpose: Public Recreation
Lot / Section / DP 28/5/758864		Assets: N/A	
Heritage: No			
Maintenance level	General Community Level 1 – Maintained Land Areas		
Associated plans, strategies and improvements	Bathurst 2040 Open Space Strategy (2019) Planning recommendation for Raglan- “1. Develop a local play opportunity in the west of the planning area at either Christie Street dual use open space, Elmo Lavis Park, or Landseer Street Park.”		
Management considerations			



Property name Cousens Park				
Ownership: Crown		Classification: N/A	Category: Park	Zone: RE1 Public recreation
Kendall Avenue, Bathurst NSW 2795		Reserve ID: 26087	Reserve purpose: Public recreation	
Lot / Section / DP 1521/-/1134894			Land site code: RD00573	
Assets:	Number	Id	Feature type	Location
	7705011	PG11	PK.C playground	Cousens Park Fitness Station
	7705033	PG33	PK.C playground	Cousens Park Fitness Station exercise equipment 2020
	8000039	PK039	PK – passive park/reserves	Cousens Park
Heritage: Yes. LEP Conservation Area – General. ‘Bathurst Conservation Area’ Item No. C1				
Maintenance level		Passive Parks and Reserves Level 2 – Irrigated local Parks Parks / Playgrounds Level 3 – Residential Playground		
Associated plans, strategies and improvements		Bathurst 2040 Open Space Strategy (2019) - Listed park		
Management considerations				














Property name		Elmo Lavis Park	
Ownership: Crown	Classification: N/A	Category: Park	Zone: RE1 Public recreation
Napoleon Street, Raglan NSW 2795		Reserve ID: 96860	Reserve purpose: Public recreation
Lot / Section / DP	189/-/46450	Assets: N/A	
Heritage: No			
Maintenance level	General Community Level 1 – Maintained Land Areas		
Associated plans, strategies and improvements	Bathurst 2040 Open Space Strategy (2019) – <i>Recommendation for Raglan 1. Develop a local play opportunity in the west of the planning area at either Christie Street dual use open space, Elmo Lavis Park, or Landseer Street Park.</i> Listed unleashed dog exercise area		
Management considerations			



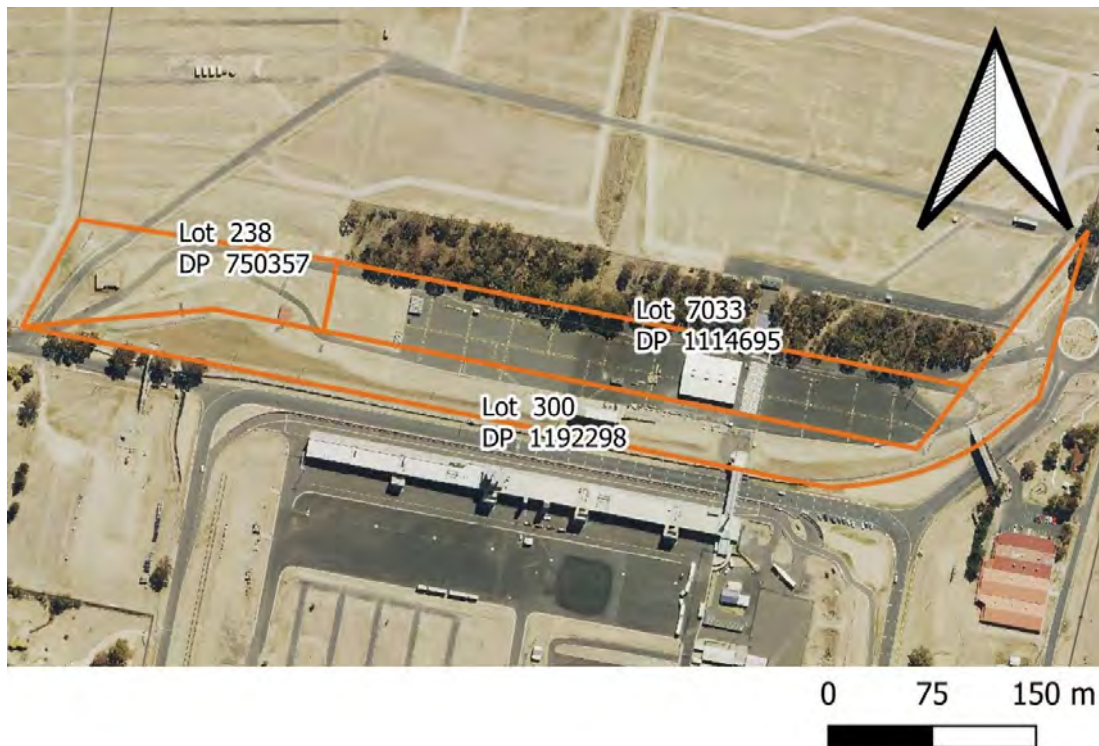









Property name			
Girl Guide Hall Peace Park			
Ownership: Crown	Classification: N/A	Category: Park	Zone: RE1 Public recreation
William Street, Bathurst NSW 2795		Reserve ID: 190032	Reserve purpose: Public recreation
Lot / Section / DP		4/-/728893	Assets: N/A
Heritage: Yes - LEP Conservation Area – General. ‘Bathurst Conservation Area’ Item No. C1			
Maintenance level	Parks / Playgrounds Level 2 – Community Playgrounds		
Associated plans, strategies and improvements	Bathurst 2040 Open Space Strategy (2019) - Riverside park recommendations		
Management considerations			



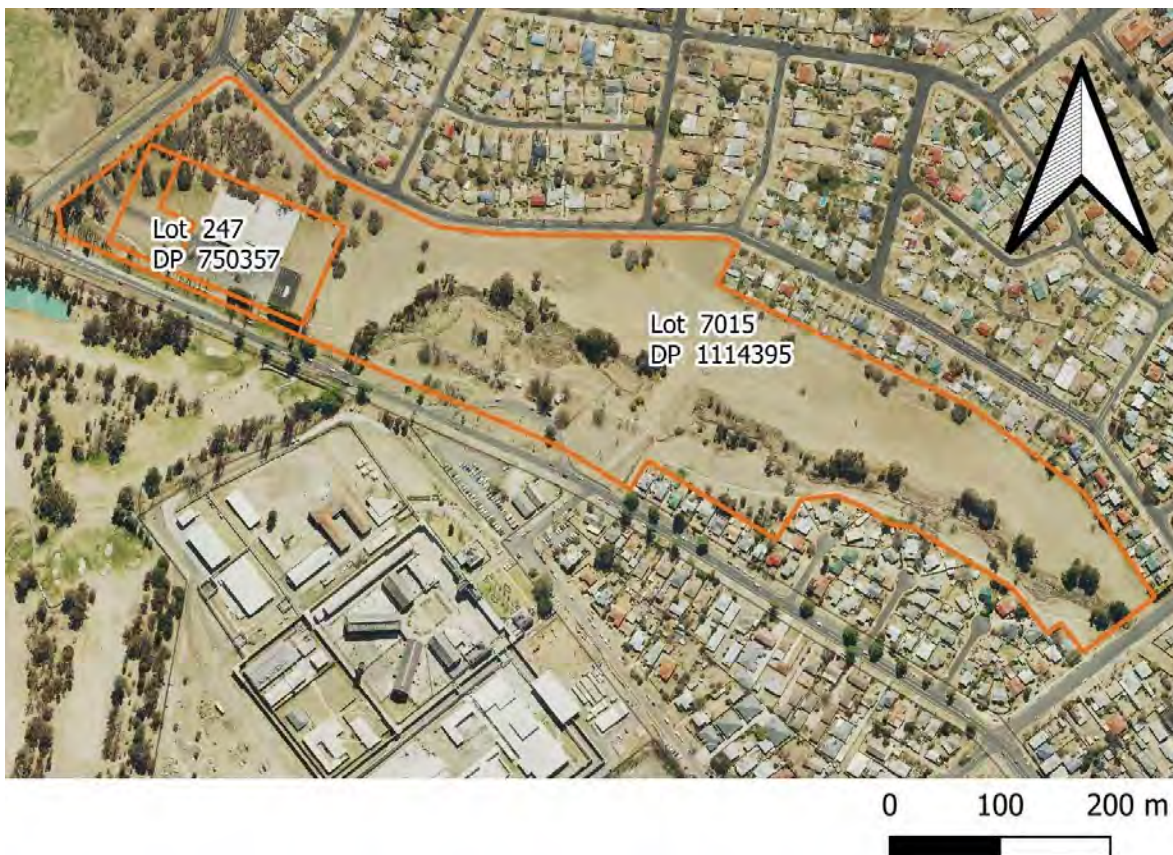
Property name Harris Park					
Ownership: Crown		Classification: N/A		Category: Park	Zone: SP3 Tourist
Pit Straight, Mount Panorama NSW 2795		Reserve ID: 83473		Reserve purpose: Public recreation	
					Land site code: RD01040
Assets:	Number	Id	Feature type	Location	
Lot / Section / DP 238/-/750357					
Toilets					
Lot / Section / DP 7033/-/1114695					
	8000053	PK053	PK - Passive parks/reserves	Harris Park	
Lot / Section / DP 300/-/1192298					
	7704103	MTPAN LIGHT	PK.C Lighting	Pit Straight Lighting – opposite NMRM to Hell Corner on Harris Park side of track (15 lights) Ivan Stibbard Grandstand	
Heritage: No					
Maintenance level		Passive Parks and Reserves Level 3 – Non Irrigated local Parks			
Associated plans, strategies and improvements		Bathurst 2040 Open Space Strategy (2019) as part of the Mount Panorama precinct. Mount Panorama Regional Tourism and Recreation Strategy 2003			
Management considerations		<div><div></div></div>			







Property name		Hector Park		
Ownership: Crown		Classification: N/A	Category: Park	Zone: RE1 Public recreation
Vittoria Street, West Bathurst NSW 2795		Reserve ID: 79362 (Part- BROOKE-MOORE OVAL AND ORANGE ROAD COMMON)		Reserve purpose: Public recreation
Lot / Section / DP		7015/-/1114395		Land site code: RD00803
Assets:	Number	Id	Feature type	Location
	7705020	PG20	PK.C Playground	Hector Park Playground
	8000057	PK057	PK – Passive parks/reserves	Hector Park -
Lot / Section / DP		247/-/750357		
	8000154	PK154	PK – Landscaped building surro	Bathurst Indoor Sports Stadium Surrounds, Mitchell Highway
Heritage: No				
Maintenance level		Passive Parks and Reserves Level 3 – Non Irrigated local Parks		
Associated plans, strategies and improvements		Bathurst 2040 Open Space Strategy (2019) - listed facility, including as tourist rest area. Listed unleashed dog exercise area.		
Management considerations		Dogs, playground, drainage, community buildings		
<div></div>				






Property name		Hill End English Lane	
Ownership: Crown	Classification: N/A	Category: Park	Zone: RU5 Village
English Lane, Hill End NSW 2850		Reserve ID: 90886	Reserve purpose: Public recreation
Lot / Section / DP 368/-/756905		Assets: N/A	
Heritage: No			
Maintenance level		N/A	
Associated plans, strategies and improvements		Bathurst Regional Council (2015) Hill End Village Plan	
Management considerations			




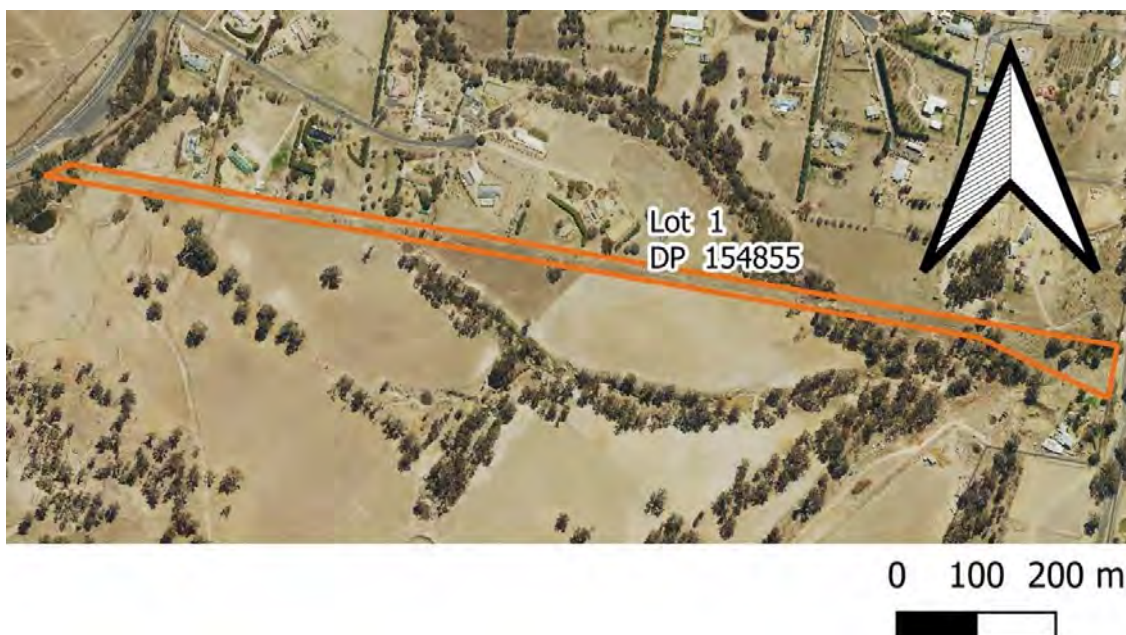
Property name Hill End/Tambaroora Racecourse			
Ownership: Crown	Classification: N/A	Category: Park	Zone: E2 Environmental Conservation
Andersons Road, Hill End NSW 2850	Reserve ID: 90886	Reserve purpose: Public recreation	
Lot / Section / DP	7300/-/1143098	Assets:: N/A	
Heritage: No			
Maintenance level	Active Parks / Sports grounds Level 4 – Village / Rural Facilities		
Associated plans, strategies and improvements	Bathurst Regional Council (2015) <i>Hill End Village Plan</i> .		
Management considerations			



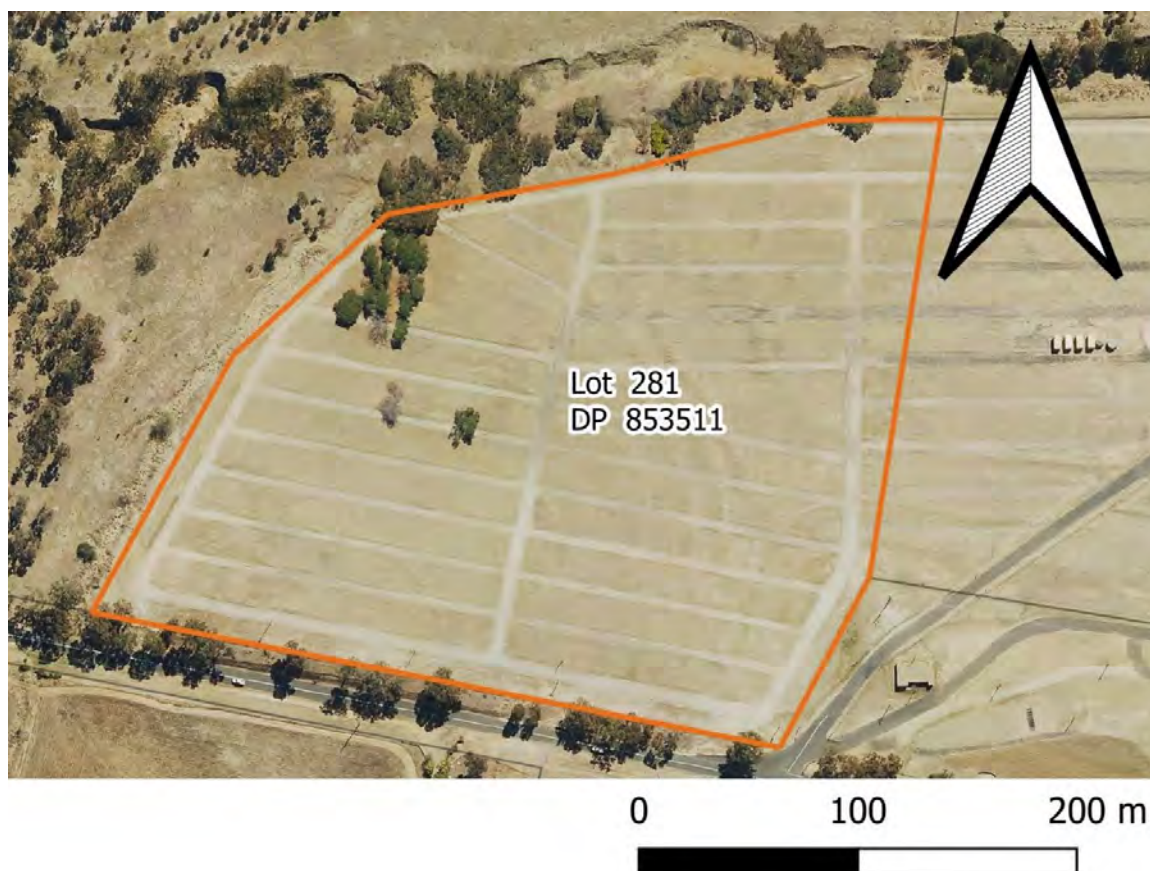
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Property name		Hinton Road Reserve	
Ownership: Crown	Classification: N/A	Category: Park	Zone: R1 Primary Production
Boundary Road, Evans Plains NSW 2795		Reserve ID: 1011908	Reserve purpose: Public recreation
Lot / Section / DP 1/-/154855		Assets: N/A	
Heritage: No			
Maintenance level		Passive Parks and Reserves Level 3 – Non Irrigated local Parks	
Associated plans, strategies and improvements		N/A	
Management considerations			




Property name			
Hinton Road Reserve Open Space			
Ownership: Crown	Classification: N/A	Category: Park	Zone: SP3 Tourist
Boundary Road, Evans Plains NSW 2795	Reserve ID: 96320 (Part of VIETNAM VETS, ARCHERY, BOUNDARY RD RESERVE)	Reserve purpose: Public recreation	
Lot / Section / DP 281/-/853511		Assets: No	
Heritage: No			
Maintenance level	Passive Parks and Reserves Level 3 – Non Irrigated local Parks		
Associated plans, strategies and improvements	N/A		
Management considerations			



Property name John Matthews Complex				
Ownership: Crown		Classification: N/A	Category: Park	Zone: RE1 Public Recreation
Durham Street, Bathurst NSW 2795		Reserve ID: 89788	Reserve purpose: Public recreation	
Lot / Section / DP 7005/-/1057676 (No assets)			Land site code: PK00010	
Assets:	Number	Id	Feature type	Location
Lot / Section / DP 7006/-/1057676				
			PK – Active parks/sportsground	
	8000065	PK065	und	John Matthews Complex
	4900060	BLD060	BD – Other Buildings	Railway station and signal box, John Matthews Sports Complex, Durham Street
	4900061	BLD061	BD – Other buildings	Guard Sitevan, John Matthews Sports Complex, Durham Street
	7701013	STR013	OS – Structure: Shelter shed	Picnic shelters (4 rotundas and 3 bench seats and tables) John Matthews Sports Complex, Durham Street
	7707047	TENNIS16	PK – Sporting facility/court	Tennis courts (16)
	7707058	LIGHT07	PK.C Lighting	Lights at Miniature Railway (4 poles, 6 heads total)
Heritage: No				
Maintenance level		Active Parks / Sports grounds Level 2 – Community Sports Fields		
Associated plans, strategies and improvements		Bathurst 2040 Open Space Strategy (2019) Listed facility, Proposed improvements under Sport – □ <i>John Matthews Complex: restoration of netball courts, replace synthetic tennis court surfaces</i>		
Management considerations		 		






Property name		Kings Parade		
Ownership: Crown		Classification: N/A	Category: Park	Zone: RE1 Public recreation
Russell Street, Bathurst NSW 2795		Reserve ID: 590110	Reserve purpose: Public Recreation	
Lot / Section / DP 1/71/758065		Land site code: RD00743		
Assets:	Number	Id	Feature type	Location
	7701027	STR027	BD – Other buildings	Carillon War Memorial Monument, Carillon Kings Parade, Russell Street
	8000068	PK068	PK – Passive parks/reserves	Kings Parade
	9070017	MON314	Monuments	Boer War Memorial Statue – Kings Parade
	9070018	MON313	Monuments	Evans Memorial Statue – Kings Parade
	9070073	H.LIGHT 06	PK.C Lighting	(14) heritage cast iron light standard, 12 single, 12 double
Heritage: Yes - LEP Conservation Area – General. ‘Kings Parade Group (part of Bathurst Town Square’ Item No. I18				
LEP Conservation Area – General. ‘Bathurst Conservation Area’ Item No. C1				
Maintenance level		Passive Parks and Reserves Level 1 – Community Parks		
Associated plans, strategies and improvements		Bathurst 2040 Open Space Strategy (2019) – Listed facility		
Management considerations				





Property name Laffing Waters Park				
Ownership: Crown		Classification: N/A	Category: Park	Zone: RE1 Public recreation
Laffing waters Lane, Kelso NSW 2795		Reserve ID: 1011909	Reserve purpose: Public recreation	
Lot / Section / DP 7005/-/1028076			Land site code:	
Assets:	Number	Id	Feature type	Location
			Playground	
Heritage: No				
Maintenance level		Passive Parks and Reserves Level 3 – Non Irrigated local Parks Parks / Playgrounds Level 3 – Residential Playground		
Associated plans, strategies and improvements		Bathurst 2040 Open Space Strategy (2019) – Listed facility Laffing Waters Master Plan		
Management considerations				






Property name		Lagoon Oxford St Reserve	
Ownership: Crown	Classification: N/A	Category: Park	Zone: RU1 Primary production
Lagoon Road, The Lagoon NSW 2795		Reserve ID: 33510	Reserve purpose: Public Recreation
Lot / Section / DP	7006/-/1054567	Assets: No	
Heritage: No			
Maintenance level	N/A		
Associated plans, strategies and improvements	N/A		
Management considerations			

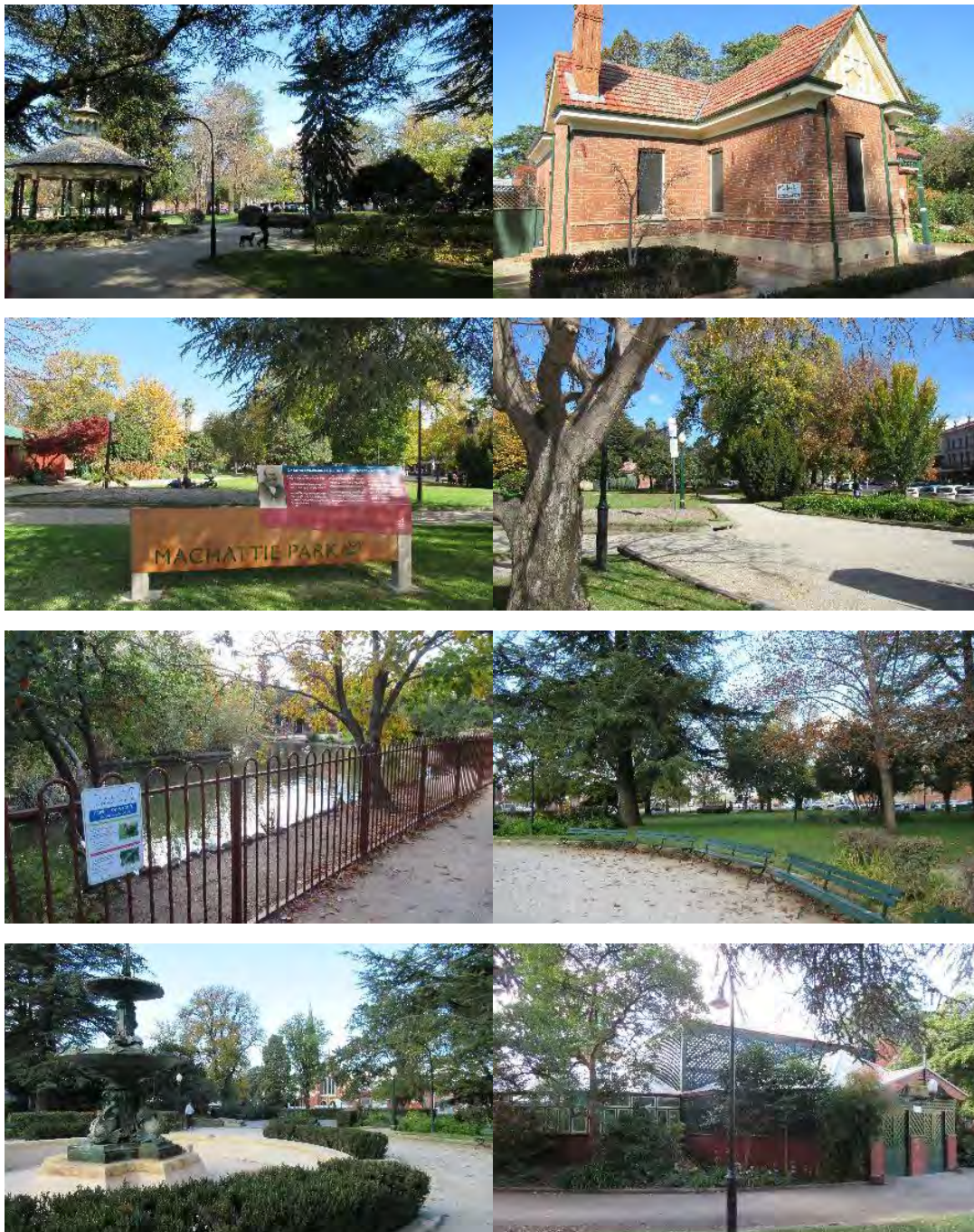


Property name		Lucky Point Reserve	
Ownership: Crown	Classification: N/A	Category: Park	Zone: RU5 Village
Hill End Road, Sofala NSW 2795	Reserve ID: 85383	Reserve purpose: Public recreation	
Lot / Section / DP	7021/-/1124360 & 124/-/755790		Assets: No
Heritage: Yes - LEP Conservation Area – General. ‘Sofala Conservation Area’ Item No. C8			
Maintenance level	No		
Associated plans, strategies and improvements	N/A		
Management considerations			






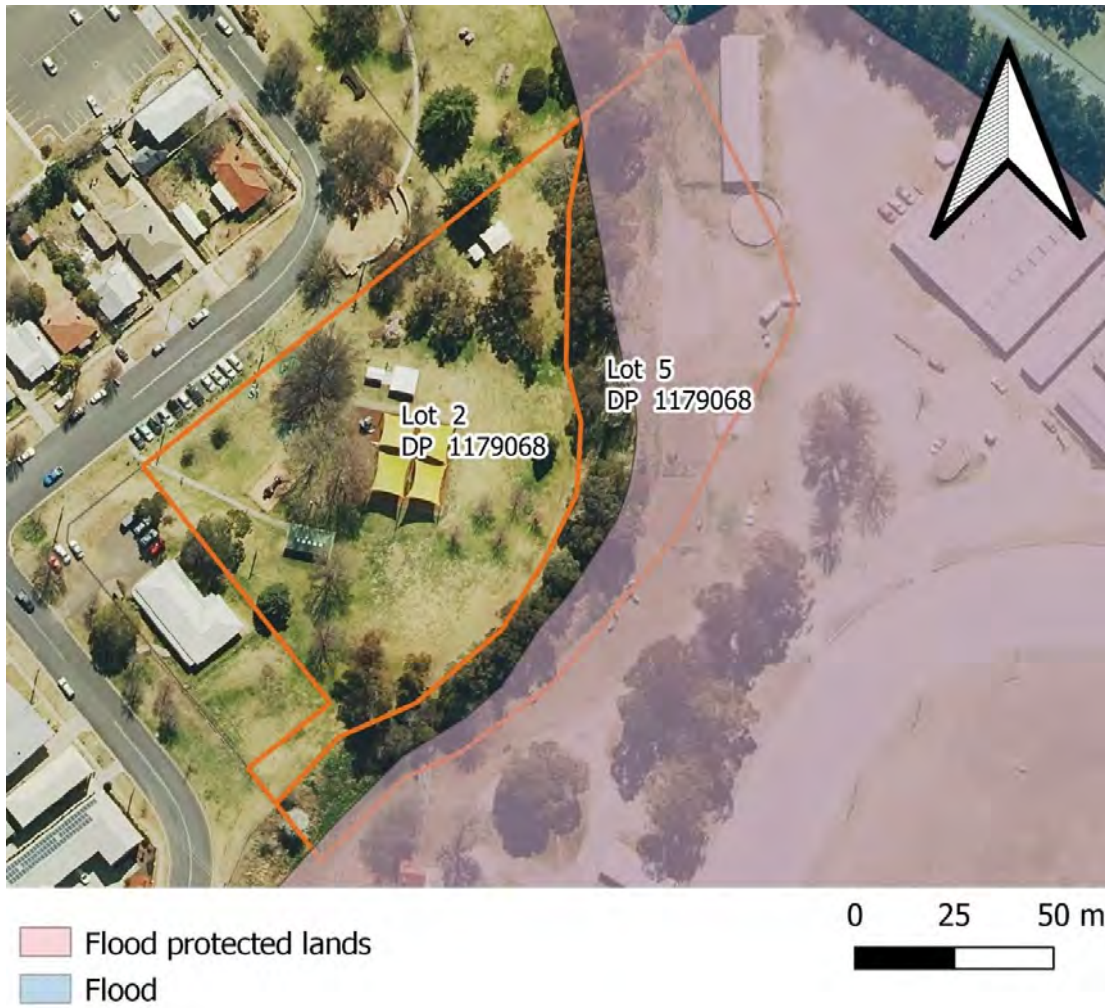
Property name Machattie Park				
Ownership: Crown		Classification: N/A	Category: Park	Zone: RE1 Public recreation
William Street, Bathurst NSW 2795		Reserve ID: 590114	Reserve purpose: Public recreation	
Lot / Section / DP 1/6/758065			Land Site Code: PK00077	
Assets:	Number	Id	Feature type	Location
	4900042	BLD042	BD - Cottages/residence	Cottage, Machattie Park, Keppel Street
	4900043	BLD043	BD - Other Buildings	Begonia House, Machattie Park, Keppel Street
	4900044	BLD044	BD - Toilets/amenities	Workmans Garage/Amenities, Machattie Park, Keppel Street
	4900045	BLD045	BD - Sheds	Fernery/ Toolrooms, Machattie Park, Keppel Street
	4900047	BLD047	BD - Sheds	Propagating Houses, Machattie Park, Keppel Street
	4900048	BLD048	BD - Toilets/amenities	Storage Building (Old Ladies Toilet), Machattie Park, Keppel Street
	4900374	BLD374	BD - Toilets/amenities	Toilet Block, Machattie Park, Court House Ln
	7707037	PARK LIGHTS01	PK.C - Lighting	55 new lights-whole of park (operational)
	8000076	PK076	PK - Passive parks/reserves	Machattie Park
	9070002	MON039	Monuments	Crago Memorial Fountain
	9070003	STR001	BD - Other Buildings	Band Stand, Machattie Park, Keppel Street
	9070006	MON11	Monuments	Lake Spencer (Duck Pond) Incl Howard Fountain
	9070007	MON02	Monuments	Monro Memorial Drinking Fountain
Heritage: Yes - LEP Conservation Area – General. ‘Machattie Park Group’ Item No. I69 LEP Conservation Area – General. ‘Bathurst Conservation Area’ Item No. C1				
Leases, licences or other estates: N/A				
Maintenance level		Passive Parks and Reserves Level 1 – Community Parks		
Associated plans, strategies and improvements		Bathurst 2040 Open Space Strategy (2019) - Listed facility (regional showcase Park) <i>Machattie Park Management Plan</i>		
Management considerations				





Property name		Macquarie Playground Park		
Ownership: Crown		Classification: N/A	Category: Park	Zone: RE1 Public recreation
William Street, Bathurst NSW 2795		Reserve ID: 590117	Reserve purpose: Public recreation	
Lot / Section / DP		5/-/1179068 & 2/-/1179068	Land site code: PK00102	
Assets:	Number	Id	Feature type	Location
Lot / Section / DP		2/-/1179068		
	7705010	PG10	PK.C – Playground	Macquarie Playground
Heritage: Yes - LEP Conservation Area – General. ‘Bathurst Conservation Area’ Item No. C1				
LEP Conservation Area – General. ‘Bicentennial Ohkuma and Peace Parks, Macquarie River and Bathurst Flagstaff Site’ Item No. I67				
Maintenance level		Parks / Playgrounds Level 2 – Community Playgrounds		
Associated plans, strategies and improvements		Bathurst 2040 Open Space Strategy (2019) - Listed facility Riverside park recommendations		
Management considerations				






Property name		McPhillamy Park		
Ownership: Crown		Classification: N/A	Category: Park	Zone: SP3 Tourist
Brocks Skyline, Mount Panorama NSW 2795		Reserve ID: 67658 & 67906	Reserve purpose: Public recreation	
Lot / Section / DP 227/-/750357 (Reserve 67906) & 1685/-/1085547 (Reserve 67658)				
Assets:	Number	Id	Feature type	Location
Lot / Section / DP 1685/-/1085547		Land site code: RD01042		
			BD – Toilets/amenities	
4900138		BLD138		Shower block, McPhillamy Park
			BD – Toilets/amenities	
4900139		BLD139		Toilet block, McPhillamy Park
			BD – Other buildings	
4900140		BLD140		Castrol Tower, Brocks Skyline, McPhillamy Park
			OS – Structure – shelter shed	
7701142		STR142		Picnic shelter #1, McPhillamy Park, Brocks Skyline
			OS – Structure – shelter shed	
7701319		STR319		Picnic shelter #4 (incl bench seat with table) – central area of McPhillamy Park
			OS – Structure – shelter shed	
7701320		STR320		Picnic shelter #5 McPhillamy Park, central area
			OS – Structure – shelter shed	
7701321		STR321		Picnic shelter #6 (incl bench seat with table), central area, McPhillamy Park
			OS – Structure – shelter shed	
7701322		STR322		Picnic shelter #7 (incl two bench seats with tables) – central area McPhillamy Park
			OS – Structure – shelter shed	
7701323		STR323		Picnic shelter #8 – central area McPhillamy Park
			OS – Structure – shelter shed	
7701458		STR458		BBQ Shelter #1, Central Area, McPhillamy Park
			PK.C Playground	
7705032		PG32		McPhillamy Park Playground
			PK – Passive parks/playground	
8000081		PK081		McPhillamy Park
Heritage: No				
Maintenance level		Passive Parks and Reserves Level 3 – Non Irrigated local Parks Parks / Playgrounds Level 2 – Community Playgrounds		
Associated plans, strategies and improvements		Bathurst 2040 Open Space Strategy (2019) – listed facility		
Management considerations		<div></div>		






Property name		Mt Panorama Track Reserve Skyline	
Ownership: Crown	Classification: N/A	Category: Park	Zone: SP3 Tourist
Brocks Skyline, Mount panorama NSW 2795	Reserve ID: 95626 (MT PANORAMA TRACK RESERVE SKYLINE)	Reserve purpose: Public recreation	
Lot / Section / DP part lot 92/-/750357 (as mapped)		Assets: No	
Heritage: No			
Maintenance level	Natural Areas Level 2 – Non Maintained Land Areas		
Associated plans, strategies and improvements	Kellogg Brown and Root Pty Ltd (2003) Mount Panorama Regional Tourism and Recreation Strategy: Final Draft Report. Prepared for Bathurst City Council, October. Mt Panorama Precinct Fauna Management Strategy 2012		
Management considerations			



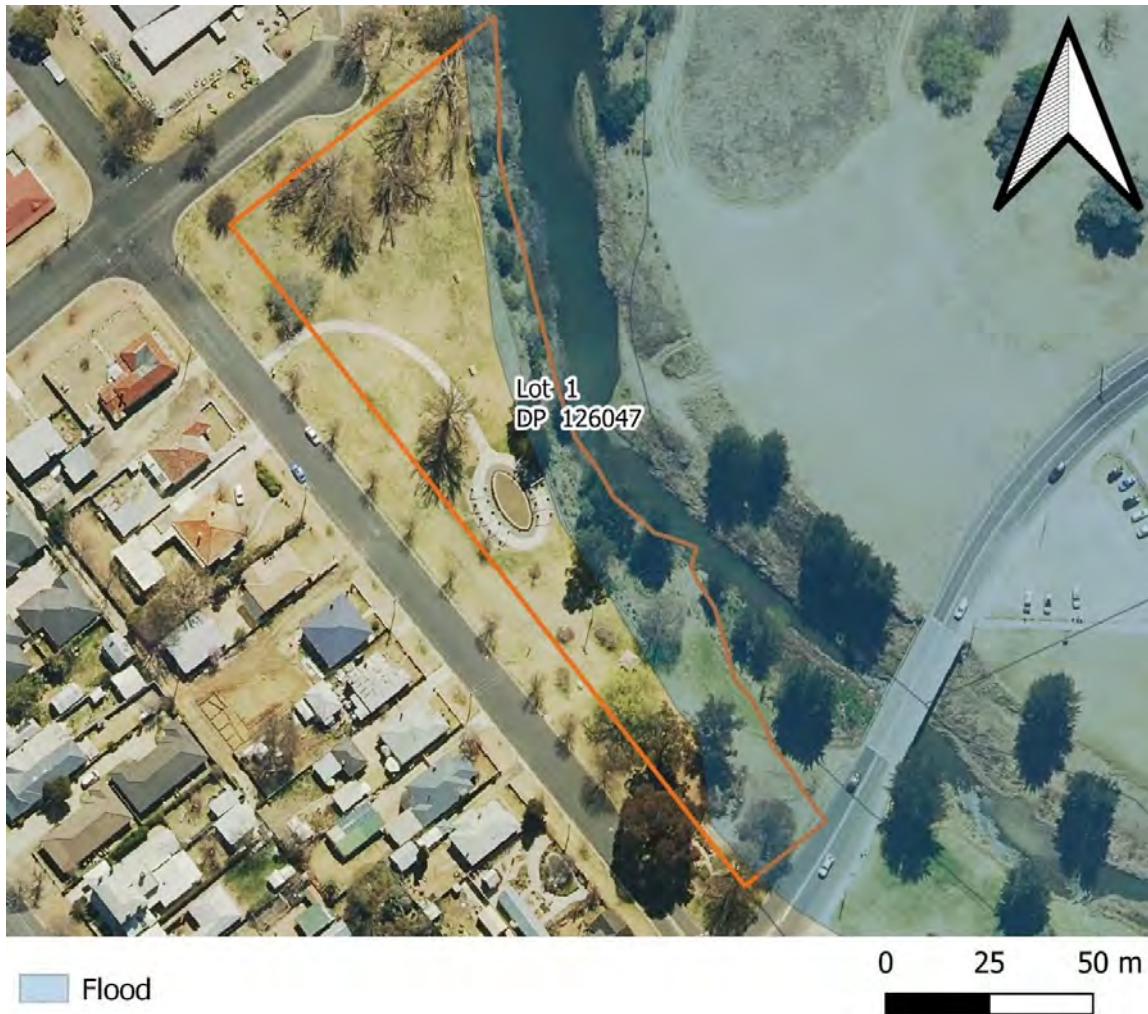



Property name		Mulgunnia Recreational Reserve	
Ownership: Crown	Classification: N/A	Category: Park	Zone: E2 Environmental Conservation
Goulburn Road, Abercrombie NSW 2795		Reserve ID: 80539	Reserve purpose: Public recreation
Lot / Section / DP 7300/-/1142397		Assets: No	
Heritage: No			
Maintenance level	Natural Areas Level 2 – Non Maintained Land Areas		
Associated plans, strategies and improvements	N/A		
Management considerations			



Property name Macquarie Park				
Ownership: Crown		Classification: N/A	Category: Park	Zone: RE1 Public recreation
Stanley Street, Bathurst NSW 2795		Reserve ID: 590112	Reserve purpose: Public Recreation	
Lot / Section / DP 1/-/126047			Land site code:	
Assets:	Number	Id	Feature type	Location
Heritage: Yes - LEP Conservation Area – General. ‘Bathurst Conservation Area’ Item No. C1 Yes - LEP Conservation Area – General. ‘Bicentennial, Okuma and Peace Parks, Macquarie River and Bathurst Flagstaff Site’ Item No. I67				
Maintenance level		Passive Parks and Reserves Level 2 – Irrigated Local Parks		
Associated plans, strategies and improvements		Bathurst 2040 Open Space Strategy (2019) –Listed facility		
Management considerations				






Property name		Old Raglan School		
Ownership: Crown		Classification: N/A	Category: Park	Zone: RE1 Public recreation
Christie Street, Raglan NSW 2795		Reserve ID: 190079	Reserve purpose: Public Recreation	
Lot / Section / DP		193/-/821845	Land site code: PR00006	
Assets:	Number	Id	Feature type	Location
	4900023	BLD023	BD - Civic/offices	Old School Building, Old Raglan Rec. Reserve, Nile Street
	4900024	BLD024	BD - Toilets/amenities	Toilet Block, Old Raglan Rec. Reserve, Nile Street
Heritage: No				
Maintenance level		Landscaped Building Surrounds Level 3 – Basic Landscape Surrounds		
Associated plans, strategies and improvements		N/A		
Management considerations				






Property name Old Raglan School Surrounds			
Ownership: Crown	Classification: N/A	Category: Park	Zone: RE1 Public recreation
Christie Street, Raglan NSW 2795	Reserve ID: 190079	Reserve purpose: Public Recreation	
Lot / Section / DP	10/3/758864	21/3/758864	Assets: N/A
1/-/44100	15/3/758864	22/3/758864	
Heritage: No			
Maintenance level	Landscaped Building Surrounds Level 3 – Basic Landscape Surrounds		
Associated plans, strategies and improvements	N/A		
Management considerations			





Property name		Quota Park	
Ownership: Crown	Classification: N/A	Category: Park	Zone: RE1 Public recreation
Howick Street, Bathurst NSW 2795		Reserve ID: 98106	Reserve purpose: Public recreation
Lot / Section / DP 7009/-/1052658		Assets: No	
Heritage: Yes - LEP Conservation Area – General. ‘Bathurst Conservation Area’ Item No. C1			
Maintenance level	Passive Parks and Reserves Level 3 – Non Irrigated local Parks		
Associated plans, strategies and improvements	N/A		
Management considerations			




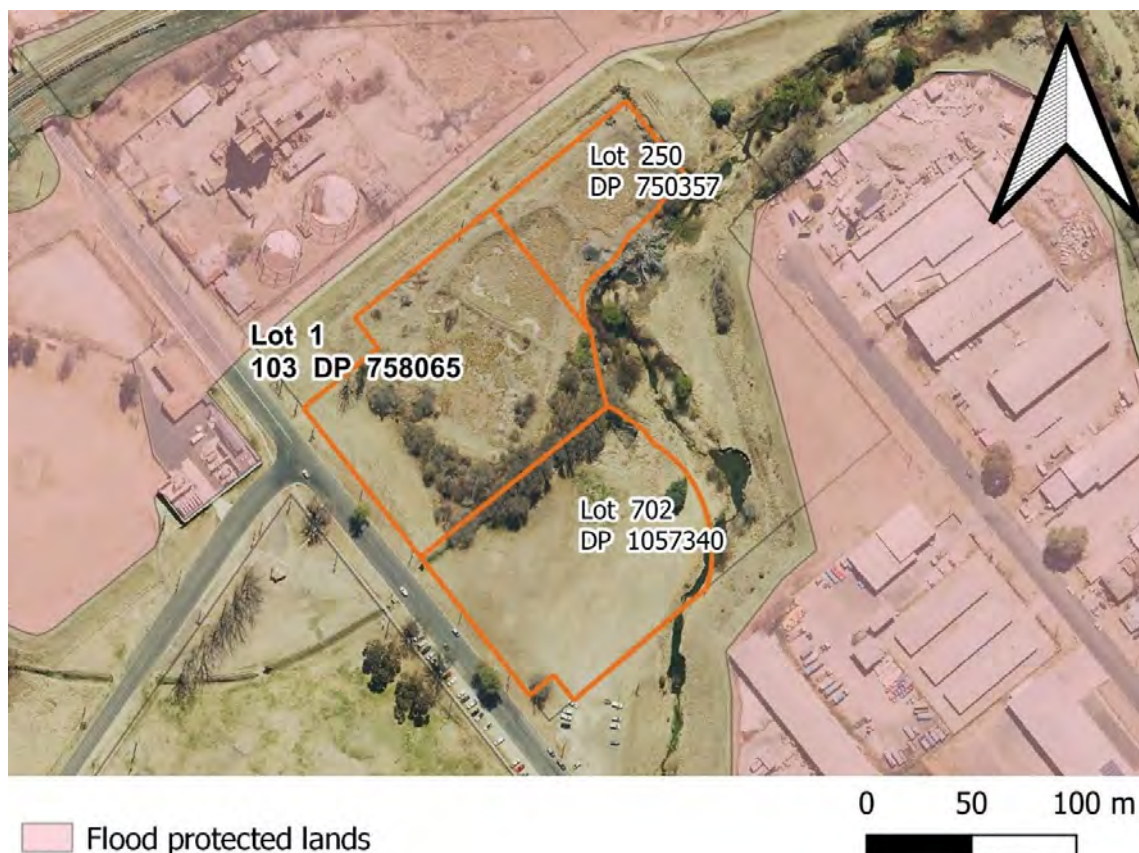
Property name Rankens Bridge Hobson Close Open Space			
Ownership: Crown	Classification: N/A	Category: Park	Zone: RE1 Public Recreation & RU4 Primary Production Small lots
Hobson Close, Eglington NSW 2795	Reserve ID: 1011910	Reserve purpose: Public recreation	
Lot / Section / DP 7004/-/1002346 (RE1), 7005/-/1002346 (RU4) & 10/-/872516 (RE1)			Assets: No
Heritage: No			
Maintenance level	Natural Areas Level 2 – Non Maintained Land Areas		
Associated plans, strategies and improvements	<p>Bathurst 2040 Open Space Strategy (2019) - Planning Recommendations for Eglington-</p> <ol style="list-style-type: none"> 1. Consider a longer term strategy to create an open space and park corridor along Saltram Creek linking the river to the Saltram Circuit open space. 2. Provide for local play in the Saltram Crescent open space and in the proposed new park mentioned in (1) above. 3. Plan in the longer term for additional investment in the riverside open space to create a new picnic and nature focused play area. Development should be complementary to the Ranken's Bridge/O'Keefe Parks on the opposite bank. 		
Management considerations			



Property name		Reid Park	
Ownership: Crown	Classification: N/A	Category: Park	Zone: SP3 Tourist
Brocks Skyline, Mount Panorama NSW 2795		Reserve ID: 67511	Reserve purpose: Public recreation
Lot / Section / DP part lot 92/-/750357 (as mapped)			Assets: No
Heritage: No			
Maintenance level		Passive Parks and Reserves Level 3 – Non Irrigated local Parks	
Associated plans, strategies and improvements		Mount Panorama Regional Tourism and Recreation Strategy 2003 Mt Panorama Precinct Fauna Management Strategy 2012	
Management considerations			



Property name			
Russell Street Open Space Reserve			
Ownership: Crown	Classification: N/A	Category: Park	Zone: RE1 Public recreation
Russell Street, Bathurst NSW 2795	Reserve ID: 97651 & 85680	Reserve purpose: Public Recreation	
Lot / Section / DP 250/103/750357 & 1/103/758065 (Reserve 97651) 702/-/1057340 (Reserve 85680)			Assets: No
Heritage: No			
Maintenance level		General Community Level 1 – Maintained Land Areas	
Associated plans, strategies and improvements		Bathurst 2040 Open Space Strategy (2019) –Listed unleashed dog exercise area	
Management considerations			




Property name			
The Domain Car Park			
Ownership: Crown	Classification: N/A	Category: Park	Zone: RE1 Public Recreation
Elizabeth Street, Bathurst NSW 2795	Reserve ID: 66907 (Part of AQUATIC CENTRE AND CAR PARK)	Reserve purpose: Public Recreation	
Lot / Section / DP 25/72/758065		Assets: No	
Heritage: Yes - Bathurst Conservation Area Significance: Local Item Number C1			
Maintenance level	Road Reserve, Level 2 – Public Car Park		
Associated plans, strategies and improvements	N/A		
Management considerations			




Property name					Stevens Park Rockley				
Ownership: Crown		Classification: N/A		Category: Park		Zone: RU5 Village & RU1 Primary Production			
Budden Street, Rockley NSW 2795		Reserve ID: 85090		Reserve purpose: Public Baths~Public Recreation					
Lot / Section / DP		7003/-/1000974 (RU5) & 7001/-/1028627 (RU1)			Land site code: RD00228				
Assets:	Number	Id	Feature type	Location					
	7701240	STR240	OS - Structure: Shelter shed	Picnic Shelter and two bench seats with tables, Stevens Park, Cnr Hill and Budden Streets					
	7705040	PG40	PK.C - playground	Stephens Park Playground					
	9070059	PK.C021	Monuments	Rockley Pioneer wall, Stevens Park					
Heritage: Yes - Stevens Park and Weir Significance: Local Item Number I338 Rockley Conservation Area Significance: Local Item Number C7									
Maintenance level		Parks / Playgrounds Level 4 – Village/Rural Playgrounds Passive Parks and Reserves Level 4 – Village/Rural Parks							
Associated plans, strategies and improvements		Bathurst 2040 Open Space Strategy (2019) Recommendation for Rockley 6. Enhance play and other recreation opportunities at Stevens Park at Rockley.							
Management considerations									






Property nameUpfold Street Open Space			
Ownership: Crown	Classification: N/A	Category: Park	Zone: RE1 Public recreation
Upfold Street, Gormans Hill NSW 2795	Reserve ID: 590115	Reserve purpose: Public Recreation	
Lot / Section / DP	701/-/1057340	Assets: N/A	
Heritage: No			
Maintenance level	General Community Level 1 – Maintained Land Areas		
Associated plans, strategies and improvements	N/A		
Management considerations			



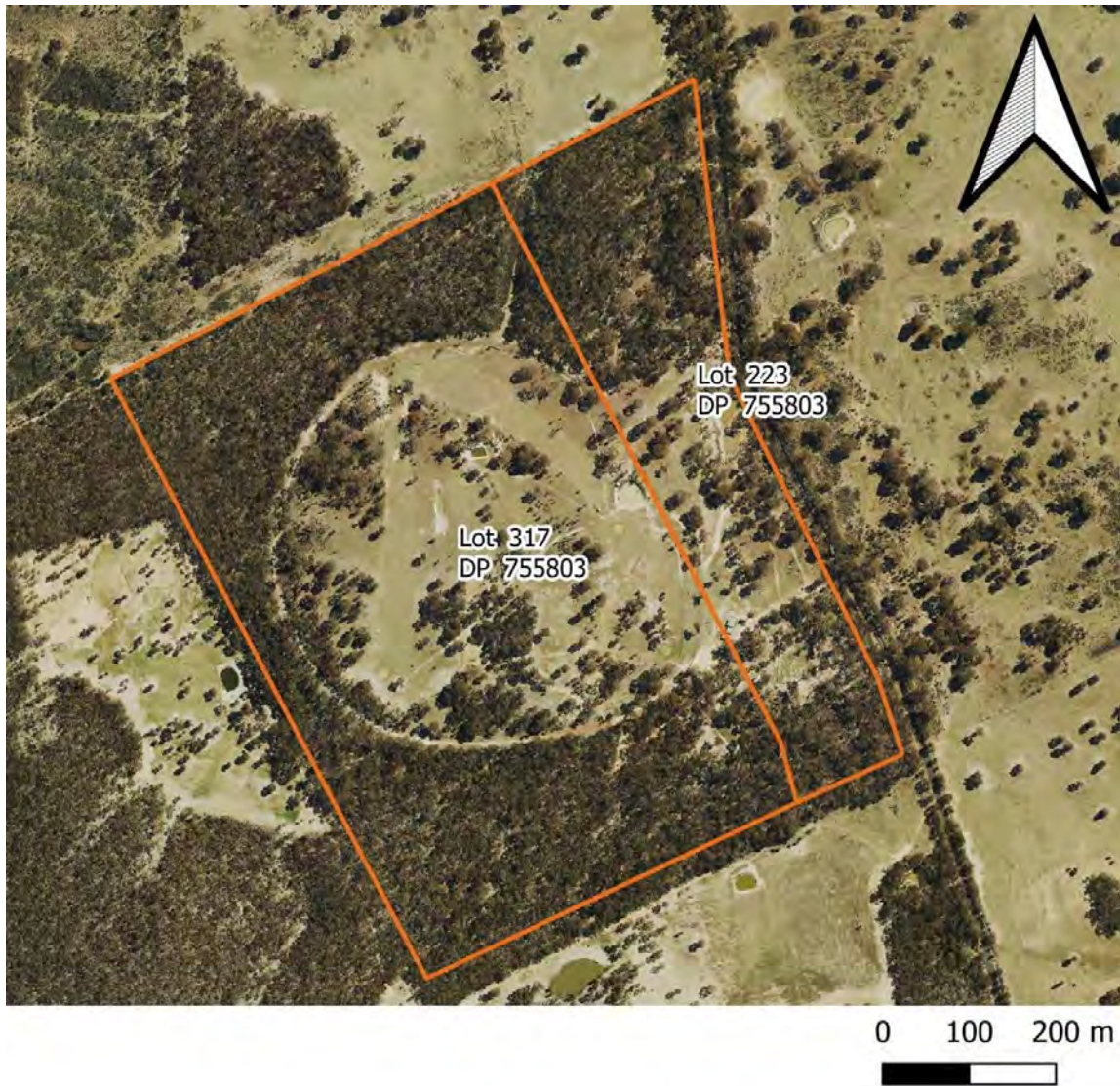
Property name		Victoria Park		
Ownership: Crown		Classification: N/A	Category: Park	Zone: RE1 Public recreation
Howick Street, Bathurst NSW 2795		Reserve ID: 590111	Reserve purpose: Public Recreation	
Lot / Section / DP		1/-/134801	Land site code: RD00547	
Assets:	Number	Id	Feature type	Location
	7701512	STR512	OS - Structure: Shelter shed	Picnic Shelter #4 (new 2011) Northern side, nearest Hospital, Victoria Park
	7701513	STR513	OS - Structure: Shelter shed	Picnic Shelter #5, (new 2011) Northern side, nearest Playground, Victoria Park
	7705028	PG28	PK.C - playground	Victoria Park Playground Playground
	7705038	PG38	PK.C - playground	Adventure Playground
	8000122	PK122	PK - Passive parks/reserves	Victoria Park
Heritage: Yes - EPI Heritage Victoria Park Significance: Local Item Number I333 Bathurst Conservation Area Significance: Local Item Number C1				
Maintenance level		Passive Parks and Reserves Level 3 – Non Irrigated local Parks Parks / Playgrounds Level 3 – Residential Playground		
Associated plans, strategies and improvements		Bathurst 2040 Open Space Strategy (2019) – Planning Recommendation for Bathurst- 5. Continue to develop Victoria Park (the Adventure Playground). Stage 2 works are proposed in the 2019/20 budget.		
Management considerations				






Property name		Wattle Flat Racecourse		
Ownership: Crown		Classification: N/A	Category: Park	Zone: E2 Environmental Conservation
Limekilns Road, Wattle Flat NSW 2795		Reserve ID: 95665	Reserve purpose: Public Recreation	
Lot / Section / DP		223/-/755803 & 317/-/755803		Land site code:
Assets:	Number	Id	Feature type	Location
			Community buildings	
Heritage: No				
Maintenance level		Active Parks / Sports grounds Level 4 – Village / Rural Facilities		
Associated plans, strategies and improvements		Bathurst 2040 Open Space Strategy (2019) listed facility		
Management considerations				





Property name Wattle Flat Recreation Ground				
Ownership: Crown		Classification: N/A	Category: Park	Zone: R5 Large Lot Residential
Brae Lane, Wattle Flat NSW 2795		Reserve ID: 5086	Reserve purpose: Public Recreation	
Lot / Section / DP 19/-/755803			Land site code:	
Assets:	Number	Id	Feature type	Location
			Community buildings	
			Multicourt facility	
Heritage: No				
Maintenance level		Passive Parks and Reserves Level 4 – Village/Rural Parks		
Associated plans, strategies and improvements		Bathurst 2040 Open Space Strategy (2019) listed facility		
Management considerations				




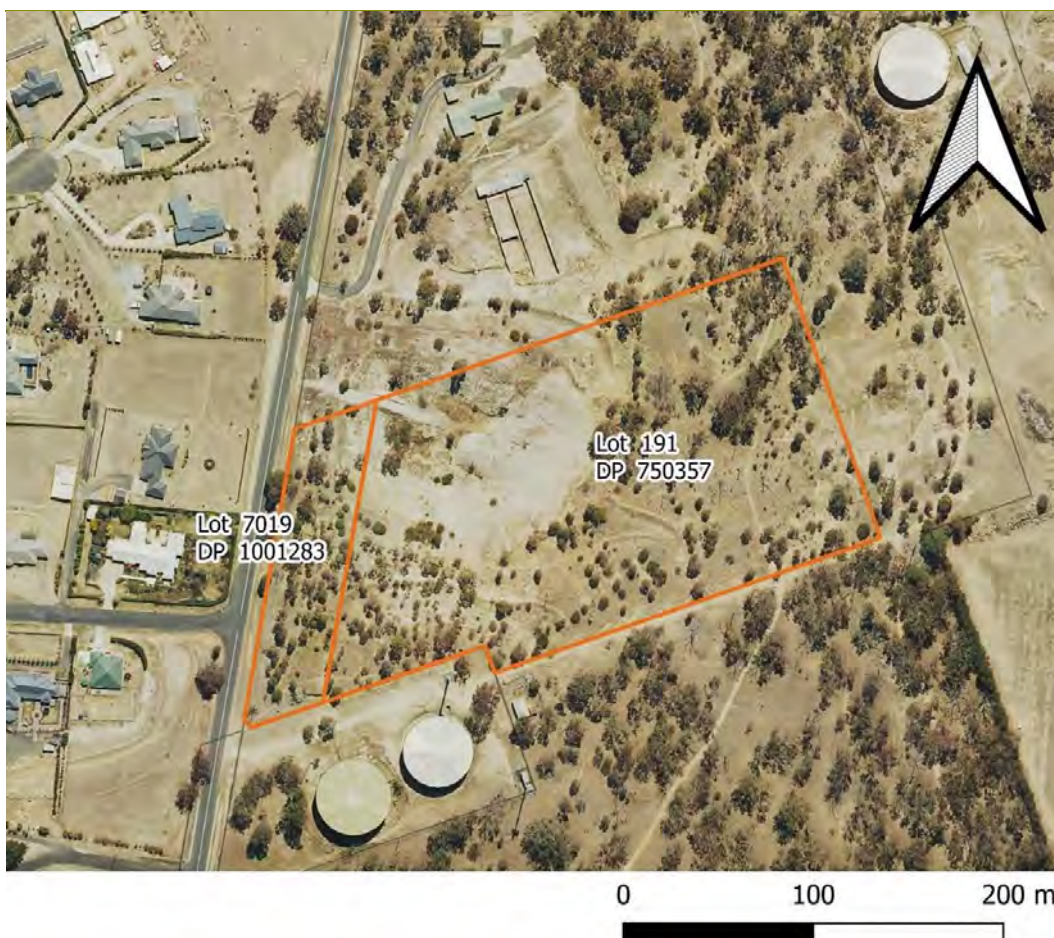



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GENERAL COMMUNITY USE



Property name		Boundary Road Quarry	
Ownership: Crown	Classification: N/A	Category: General Community Use	Zone: E2 Environmental Conservation RE1 Public Recreation
Boundary Road, Mitchell NSW 2795		Reserve ID: 96320 (Part of VITENAM VETS, ARCHERY, BOUNDARY RD RESERVE)	Reserve purpose: Public recreation
Lot / Section / DP 7019/-/1001283 (E2) & 191/-/750357 (RE1)			Assets: N/A
Heritage: No			
Maintenance level		N/A	
Associated plans, strategies and improvements		N/A	
Management considerations			



Property name				Coles Bridge Reserve			
Ownership: Crown		Classification: N/A		Category: General Community Use		Zone: RU1 Primary Production	
Turondale Road, Crudine NSW 2795		Reserve ID: 85022		Reserve purpose: Resting place			
Lot / Section / DP 7006/-/1050637 & 160/-/756878				Assets: N/A			
Maintenance level		N/A					
Associated plans, strategies and improvements		N/A					
Management considerations							



Property name					Eglinton Hall				
Ownership: Crown			Classification: N/A		Category: General community use			Zone: RE1 Public recreation	
Alexander Street, Eglinton NSW 2795			Reserve ID: 590132		Reserve purpose: War Memorial (Hall site)				
Lot / Section / DP			88/-/755779		Land site code: BD00004				
Assets:		Number	Id	Feature type		Location			
		4900017	BLD01 7	BD – Halls		Eglinton Hall, Alexander Street			
Heritage: Yes. LEP Conservation Area – General. ‘Eglinton Memorial Hall’ Item No. I115									
Maintenance level			Community maintained						
Associated plans, strategies and improvements			N/A						
Management considerations									





Property name Elizabeth Street Car Park			
Ownership: Crown	Classification: N/A	Category: General community use	Zone: B3 Commercial Core
Elizabeth Street, Bathurst NSW 2795	Reserve ID: 190063	Reserve purpose: Parking	
Lot / Section / DP	701/-/1231391	Assets: No	
Heritage: Yes. LEP Conservation Area – General. ‘Bathurst Conservation Area’ Item No. C1			
Maintenance level	Road Reserve, Level 2 – Public Car Park		
Associated plans, strategies and improvements	N/A		
Management considerations	<div><div></div><div></div></div>		




Property name				No 9 Reservoir			
Ownership: Crown		Classification: N/A		Category: General community use		Zone: SP2 Infrastructure	
Boundary Road, Mitchell NSW 2795		Reserve ID: 96542 (BOUNDARY RD NO 7 RESERVOIR)		Reserve purpose: Water Supply			
Lot / Section / DP		2/-/45350		Assets: No			
Heritage: No							
Maintenance level		N/A					
Associated plans, strategies and improvements		N/A					
Management considerations		N/A					



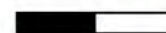
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Property name			
Oakey Creek Camping Area			
Ownership: Crown	Classification: N/A	Category: General Community Use	Zone: E2 Environmental Conservation
Upper Turon Road, Sofala NSW 2795	Reserve ID: 1003528	Reserve purpose: Public recreation	
Lot / Section / DP 519/-/755790		Assets: No	
Heritage: No			
Maintenance level	Natural Areas Level 2 – Non Maintained Land Areas		
Associated plans, strategies and improvements	N/A		
Management considerations			





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Property name		Peel RFS Shed	
Ownership: Crown	Classification: N/A	Category: General community use	Zone: RU5 Village
West Street, Peel NSW 2795		Reserve ID: 190108	Reserve purpose: Rural Services
Lot / Section / DP 7012/-/1019904		Assets: N/A	
Heritage: Yes - LEP Conservation Area – General. ‘Peel Conservation Area’ Item No. C5			
Maintenance level		N/A	
Associated plans, strategies and improvements		Bathurst Regional Council (2015) <i>Peel Village Plan</i> .	
Management considerations		 	

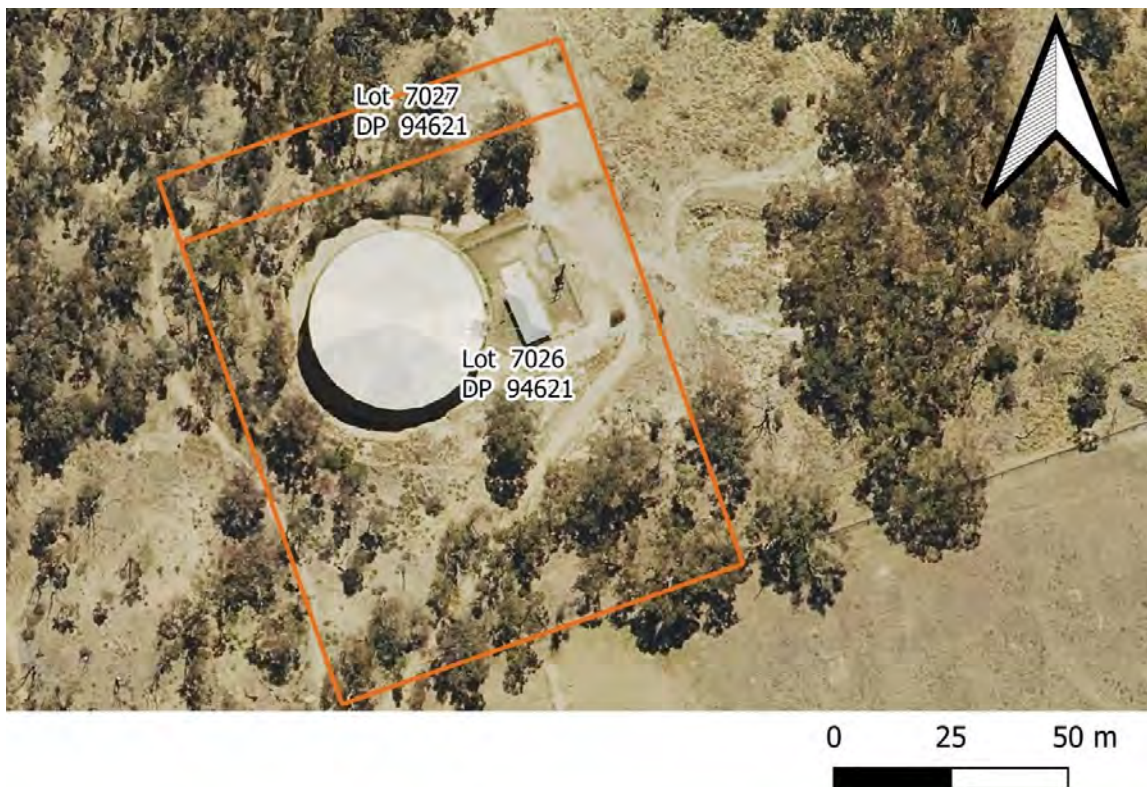



Property name Raglan Fire Station				
Ownership: Crown		Classification: N/A		Category: General Community Use
Christie Street, Raglan NSW 2795		Reserve ID: 190094		Reserve purpose: General Community Use
Lot / Section / DP 192/-/821845			Land site code: RD00867	
Assets:	Number	Id	Feature type	Location
	4900279	BLD279	BD - Bush Fire Shed	Bush Fire Shed, Christie Street, Raglan. Raglan/Whiterock
Heritage: No				
Maintenance level		Community maintained		
Associated plans, strategies and improvements		N/A		
Management considerations		 		






Property name		Reservoir No.6	
Ownership: Crown	Classification: N/A	Category: General Community Use	Zone: SP2 Infrastructure
Stewart Street, Mitchell NSW 2795	Reserve ID: 81879	Reserve purpose: Reservoir	
Lot / Section / DP	7026/-/94621 & 7027/-/94621		Assets: No
Heritage: No			
Maintenance level	N/A		
Associated plans, strategies and improvements	N/A		
Management considerations	N/A		

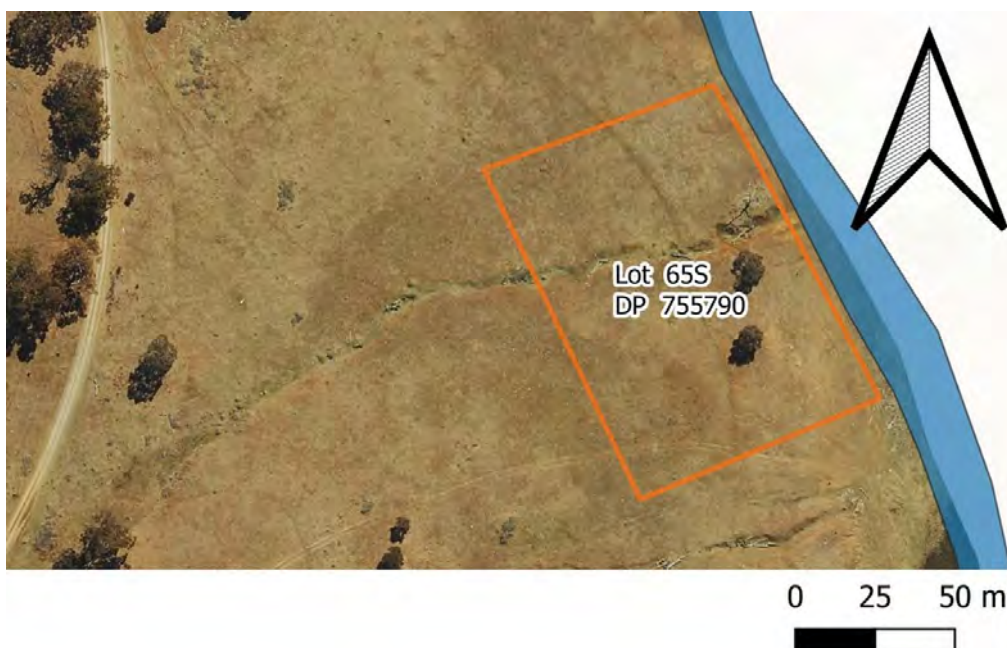




Property name Scallywags Child Care Centre				
Ownership: Crown		Classification: N/A		Category: General Community Use
				Zone: RE1 Public Recreation
William Street, Bathurst NSW 2795		Reserve ID: 97449		Reserve purpose: Community purposes
Lot / Section / DP 2/-/47260			Land site code: RD00831	
Assets:	Number	Id	Feature type	Location
	4900016	BLD01 6	BD – Civic/offices	Building, Community Child Care Centre (Scallywags), Durham Street
	7701008	SOLAR 1008	BD.C Solar Panel Array/Struc	Solar Array on top of Scallywags Childcare Building
Heritage: Yes - LEP Conservation Area – General. Bathurst Conservation Area Item No. C1				
Maintenance level		N/A		
Associated plans, strategies and improvements		N/A		
Management considerations				





Property name		Sofala Chinaman's Flat Resting	
Ownership: Crown	Classification: N/A	Category: General Community Use	Zone: RU1 Primary Production
Upper Turon Road, Sofala NSW 2795		Reserve ID: 84789	Reserve purpose: Resting Place
Lot / Section / DP 65S/-/ 755790		Assets: No	
Heritage: No			
Maintenance level	N/A		
Associated plans, strategies and improvements	N/A		
Management considerations			




Property name		Sofala Road (Davis St)	
Ownership: Crown	Classification: N/A	Category: General Community Use	Zone: RU5 Village
Sofala Road, Sofala NSW 2795		Reserve ID: 91583	Reserve purpose: Plantation
Lot / Section / DP 2/-/1155003		Assets: No	
Heritage: No			
Maintenance level	N/A		
Associated plans, strategies and improvements	N/A		
Management considerations	 		






0 25 50 m



Property name		Sofala SES/RFS Shed	
Ownership: Crown	Classification: N/A	Category: General Community Use	Zone: RU5 Village
Turon Terrace, Sofala NSW 2795		Reserve ID: 190104	Reserve purpose: Rural Services
Lot / Section / DP 1/-/821864		Land site code: N/A	
Assets:	Number	Id	Feature type Location
			RFS shed
Heritage: Yes - Sofala Conservation Area Significance: Local Item Number C8			
Maintenance level		Community maintained	
Associated plans, strategies and improvements		Bathurst Regional Council (2015) Sofala Village Plan.	
Management considerations			







Property name		Sofala Showground		
Ownership: Crown	Classification: N/A	Category: General Community Use	Zone: RU1 Primary Production	
Sofala Road, Sofala NSW 2795		Reserve ID: 91528	Reserve purpose: Public Recreation~Showground	
Lot / Section / DP 7029/-/1028097, 8/-/1171406 & 1/13/758908			Land site code:	
Assets:	Number	Id	Feature type	Location
Numerous community buildings				
Heritage: No				
Maintenance level		Passive Parks and Reserves Level 4 – Village/Rural Parks		
Associated plans, strategies and improvements		Bathurst 2040 Open Space Strategy (2019) Recommendation for Sofala - 2. Provide a multi-use sport field for Sofala at the showgrounds, Wattle Flat Heritage Grounds, or in consultation with Wattle Flat and Sofala Public Schools. Bathurst Regional Council (2015) Sofala Village Plan.		
Management considerations				






Property name The Lagoon Bushfire Brigade				
Ownership: Crown		Classification: N/A		Category: General Community Use
				Zone: RU1 Primary Production
Young Street, The Lagoon NSW 2795		Reserve ID: 190114		Reserve purpose: Rural Services
Lot / Section / DP 336/-/821820			Land site code: N/A	
Assets:	Number	Id	Feature type	Location
			Bushfire Shed	
Heritage: No				
Maintenance level		Community maintained		
Associated plans, strategies and improvements		N/A		
Management considerations		 		





Property nameTrunkey Creek Resting Reserve			
Ownership: Crown	Classification: N/A	Category: General Community Use	Zone: E2 Environmental Conservation
Trunkey Road, Trunkey Creek NSW 2795	Reserve ID: 86990	Reserve purpose: Resting Place	
Lot / Section / DP	7001/-/1124534	Assets: N/A	
Heritage: No			
Maintenance level	Natural Areas Level 2 – Non Maintained Land Areas		
Associated plans, strategies and improvements	N/A		
Management considerations	 		




Property name		Vietnam Veterans Park		
Ownership: Crown		Classification: N/A	Category: General Community Use	Zone: E2 Environmental Conservation
Boundary Road, Mitchell NSW 2795		Reserve ID: 96320 (Part of VITENAM VETS, ARCHERY,BOUNDARY RD RESERVE)		Reserve purpose: Public recreation
Lot / Section / DP		7310/-/1139638	Land site code: RD00358	
Assets:	Number	Id	Feature type	Location
	8000123	PK123	PK – Passive parks/reserves	Vietnam Veterans Park -
	4900162	BLD162	BD – Toilets/amenities	Toilet block, Blayney Road, Common, Blayney Road Vietnam Vets Park
	7701163	STR163	OS – Structure – shelter shed	Shelters, Blayney Road Common, Blayney Road
	7701164	STR164	OS – Structure – shelter shed	Shelters, Blayney Road, Common, Blayney Road
Heritage: No				
Maintenance level		Passive Parks – Level 3 Non-irrigated Local Parks		
Associated plans, strategies and improvements		Bathurst 2040 Open Space Strategy (2019) listed as valuable natural area.		
Management considerations				






Property name		Wattle Flat Bushfire Shed	
Ownership: Crown	Classification: N/A	Category: General Community Use	Zone: RU5 Village
Sofala Road, Wattle Flat NSW 2795		Reserve ID: 96380	Reserve purpose: Bush Fire Brigade Purposes
Lot / Section / DP 3102/-/1144949		Land site code:	
Assets:	Number	Id	Feature type
			Bushfire shed
Heritage: yes – Wattle Flat Conservation Area Significance: Local Item Number C10			
Maintenance level		Community maintained	
Associated plans, strategies and improvements		Bathurst Regional Council (2015) Wattle Flat Village Plan.	
Management considerations		 	




Property name		Wattle Flat Rubbish Depot	
Ownership: Crown	Classification: N/A	Category: General Community Use	Zone: R5 Large Lot Residential
Thompson Street, Wattle Flat NSW 2795		Reserve ID: 87791	Reserve purpose: Rubbish Depot
Lot / Section / DP 182/-/755790		Assets: N/A	
Heritage: No			
Maintenance level	N/A		
Associated plans, strategies and improvements	N/A		
Management considerations			





0 25 50 m




Property name		Wattle Flat Toilets (Near School)	
Ownership: Crown	Classification: N/A	Category: General Community Use	Zone: RU5 Village
Thompson Street, Wattle Flat NSW 2795		Reserve ID: 11705	Reserve purpose: Public Buildings
Lot / Section / DP Part lot 2/-/1107301 as mapped		Land site code:	
Assets:	Number	Id	Feature type Location
			Picnic tables
Heritage: yes – Wattle Flat Conservation Area Significance: Local Item Number C10			
Maintenance level		N/A	
Associated plans, strategies and improvements		Bathurst Regional Council (2015) Wattle Flat Village Plan.	
Management considerations			



Property name Yetholme Bush Fire Shed				
Ownership: Crown		Classification: N/A		Category: General Community Use
				Zone: RE1 Public recreation
Stafford Street, NSW 2795		Reserve ID: 190092		Reserve purpose: Rural Services
Lot / Section / DP 7001/-/1030982			Land site code: RD00274	
Assets:	Number	Id	Feature type	Location
	4900280	BLD280	BD - Bush Fire Shed	RFS Bush Fire Shed, 8 Stafford Street, Yetholme.
Heritage: No				
Maintenance level		N/A		
Associated plans, strategies and improvements		Bathurst Regional Council (2015) <i>Yetholme Village Plan</i> .		
Management considerations		 		




0 7.5 15 m




NATURAL AREA – BUSHLAND

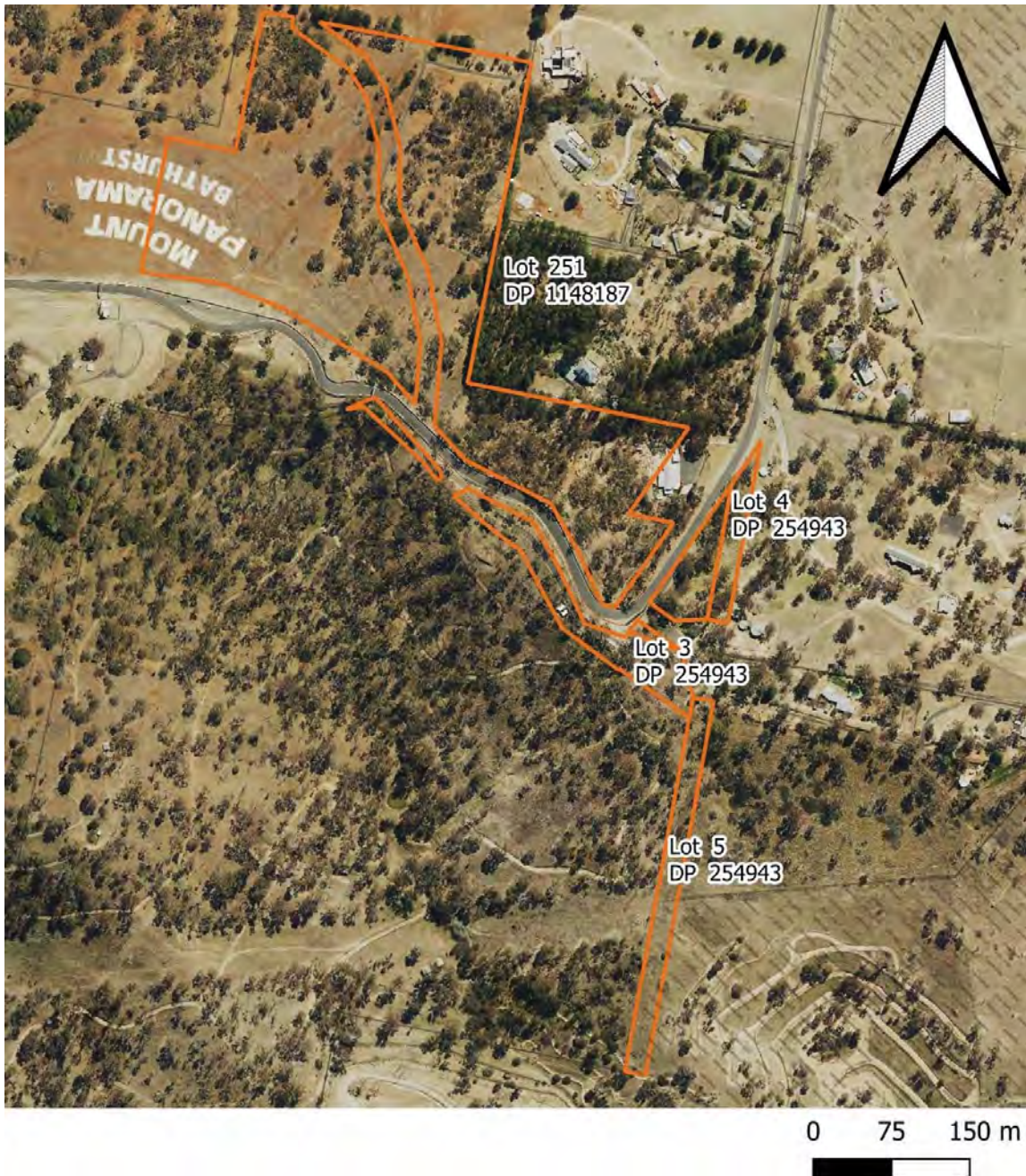


Property name		Eusdale Public Recreation Reserve	
Ownership: Crown	Classification: N/A	Category: Natural Area (Bushland)	Zone: E2 Environmental Conservation
Tarana Road, Tarana NSW 2787		Reserve ID: 20897	Reserve purpose: Public recreation
Lot / Section / DP	7002/-/1025708	Assets: N/A	
Heritage: No			
Maintenance level	N/A - Public access <i>Not encouraged to reduce impacts on the natural ecosystem.</i>		
Associated plans, strategies and improvements	Office of Environment and Heritage (2012) <i>Eusdale Nature Reserve Plan of Management.</i>		
	Bathurst 2040 Open Space Strategy (2019) – Public access <i>Not encouraged to reduce impacts on the natural ecosystem.</i>		
	218.2 ha undeveloped recreation reserve at Eusdale. Crown land managed by BRC. Council is negotiating the transfer of land with OEH to be managed by NPWS		
Management considerations			




Property name		Mt Panorama Track Reserve	
Ownership: Crown	Classification: N/A	Category: Natural Area (bushland)	Zone: SP3 Tourist
Conrod Straight, Mount Panorama NSW 2795	Reserve ID: 86313 (MT PANORAMA CONROD STRAIGHT EASEMENTS)	Reserve purpose: Preservation of native flora & Public Recreation	
Lot / Section / DP 3/-/254943, 4/-/254943, 5/-/254943 & 251/-/1148187			Assets: No
Heritage: No			
Maintenance level		Natural Areas Level 2 – Non Maintained Land Areas	
Associated plans, strategies and improvements		<i>Kellogg Brown and Root Pty Ltd (2003) Mount Panorama Regional Tourism and Recreation Strategy: Final Draft Report. Prepared for Bathurst City Council, October.</i> <i>Mt Panorama Precinct Fauna Management Strategy 2012</i>	
Management considerations			






MULTIPLE CATEGORIES

Property name		Alan Morse Park		
Ownership: Crown		Classification: N/A	Category: Park & Sportsground (see lot description)	Zone: RE1 Public recreation
Kendall Avenue, Bathurst NSW 2795		Reserve purpose: Public Recreation	Reserve ID: 590075 (Under CARRINGTON PARK Reserve)	Land site code: RD00573
Assets:	Number	Id	Feature type	Location
Lot / Section / DP 701/-/1057062			Category: Park	
	4900101	BLD101	BD – Toilets/amenities	Toilet block, Alan Morse Park, Durham Street
Lot / Section / DP 1/-/1153077			Category: Sportsground	
	8000002	PK002	PK – Active parks/sportsground	Alan Morse park
Heritage: Yes - LEP Conservation Area – General. Bathurst Conversation Area Item No. C1				
Maintenance level		Active Parks / Sports grounds Level 2 – Community Sports Fields		
Associated plans, strategies and improvements		Bathurst 2040 Open Space Strategy (2019) - Listed facility		
Management considerations				






Property name		Brooke Moore Oval		
Ownership: Crown		Classification: N/A	Category: Natural Area (Bushland) & Sportsground (See mapped areas)	Zone: E2 Environmental Conservation
Vittoria Street, West Bathurst		Reserve ID: 79362	Reserve purpose: Public recreation	
Lot / Section / DP		7013/-/1114435	Land site code: RD00803	
Assets:	Number	Id	Feature type	Location
	7704088	SEAT088	PK.C – bench seat	Grandstand seating Brooke Moore Oval
	7705099	PG99	PK.C – playground	Brooke Moore Oval playground
	8000023	PK023	PK – active parks/sportsground	Brooke Moore Oval sportsground
Heritage: No				
Maintenance level		Parks / Playgrounds Level 3 – Residential Playground Level 2 – Community Sports Fields		
Associated plans, strategies and improvements		Bathurst 2040 Open Space Strategy (2019) - Additional development of nature-based recreation opportunities in the Northern part of Brooke Moore Reserve.		
Management considerations				





Property name Haymarket Reserve				
Ownership: Crown		Classification: N/A		Category: Park & Sportsground (as mapped)
		Zone: RE1 Public Recreation		
William Street, Bathurst NSW 2795		Reserve ID: 590067		Reserve purpose: Public recreation
Lot / Section / DP 2/-/47260			Land site code: PK00087	
Assets:	Number	Id	Feature type	Location
	4900055	BLD055	BD - Clubhouse	Clubhouse, Croquet Club, Durham St
	7704025	POOL4025	PK.C - Water Feature	Reflection Pool - Haymarket Reserve
	7706077	CROQ01	PK - Sporting facility/court	Croquet Greens (2)
	8000056	PK056	PK - Passive parks/reserves	Haymarket Reserve
Heritage: Yes - LEP Conservation Area - General. Bathurst Conservation Area Item No. C1				
Maintenance level		Passive Parks and Reserves Level 1 - Community Parks		
Associated plans, strategies and improvements		Bathurst 2040 Open Space Strategy (2019) - listed facility		
Management considerations				







Bathurst Regional Council



Council Community Land PLAN OF MANAGEMENT

October 2020

Locale Consulting acknowledges the Wiradjuri people and all members of the Wiradjuri nation, the traditional custodians of the land subject to this report.

We pay our respects to all Elders past, present and emerging.

localé consulting

ABN: 73 140 973 735

T 0419 700 401
A 1/27 River Street Woolgoolga NSW 2456
P PO Box 53 Woolgoolga NSW 2456
E info@localeconsulting.com.au
W www.localeconsulting.com.au

Document Control

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Client: Bathurst Regional Council

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1 - Draft	24.08.2020	Lelia Kamphorst	Steve Thompson	Cinnamon Dunsford
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APPENDIX A - Asset Maintenance

APPENDIX B - Data Sheets

EXECUTIVE SUMMARY

A Plan of Management is an important statutory document that provides information for the effective long-term management of public land. It also establishes directions for planning, resource management and maintenance of that land. Bathurst Regional Council (and its predecessors) has developed this generic Plan of Management, to comply with the requirements of the *Local Government Act 1993* to assist in their management of Council owned "Community" land and an accompanying Plan of Management for all Crown land for which Council is the appointed 'Council Crown Land Manager'.

All land that is classified as "Community" land requires a Plan of Management to guide future use and management of the land and, where this land is not Crown land, it is captured within this Plan of Management.

This Plan of Management addresses the subject land as it is today and establishes clear direction for future management and development of this important public resource to meet the diverse needs of the community.

This generic Plan of Management includes five main parts:

Part 1: Contains common sections for all categories of "Community" land – provides key information, legislative context and administrative/ management requirements. It also identifies Council's broader management framework for "Community" land including objectives and management approach which will guide implementation of the Plan of Management. This section also contains "management considerations" which link to more site-specific information contained within Data Sheets in the appendices.

Parts 2 - 5: Contains detailed sections for each category of "Community" land – provides for specific management concerns in each land category, key aspects of legislative influence and how the land, its use and management will respond over time. These parts also identify category-specific management frameworks which guide implementation of the Plan of Management.

Overall, this Plan of Management allows Council to meet its legislative obligations for the management of "Community" land in accordance with their objectives to:

1. Ensure that "Community" land is maintained to the expectations of the community whilst recognising budgetary constraints.
2. Plan for the progressive improvement of the recreational quality and appearance of "Community" land, based on demand and as funds become available.
3. Ensure that the community can contribute to the development and implementation of the Plan of Management.
4. Ensure integration of the Plan of Management with Council's strategic land management planning and be consistent with other Plans of Management.
5. Pursue various external and government grants to enable major or minor improvements to be undertaken to improve "Community" land.

6. Protect and enhance the natural assets of the Bathurst region for and with the community.
7. Enable community access wherever possible and consistent with the categorisation of the land.

As identified above, the body of this Plan of Management is also complemented by some detailed appendices.

Council has a comprehensive Asset Management System, key points of which have been captured in Appendix A. These provide an indication of the maintenance and management levels for types of assets and sites which is then linked to the specific site.

The land subject to this Plan of Management is captured in “Data Sheets” in Appendix B. These Data Sheets provide more detail than a traditional land schedule identifying the land, its category, purpose, land use zoning, assets, maintenance, as well as heritage considerations, relevant Council planning directions and management considerations for each site.

The set out of this Plan of Management, including the relationship between the sections and the site specific Data Sheets is identified in Figure 1.

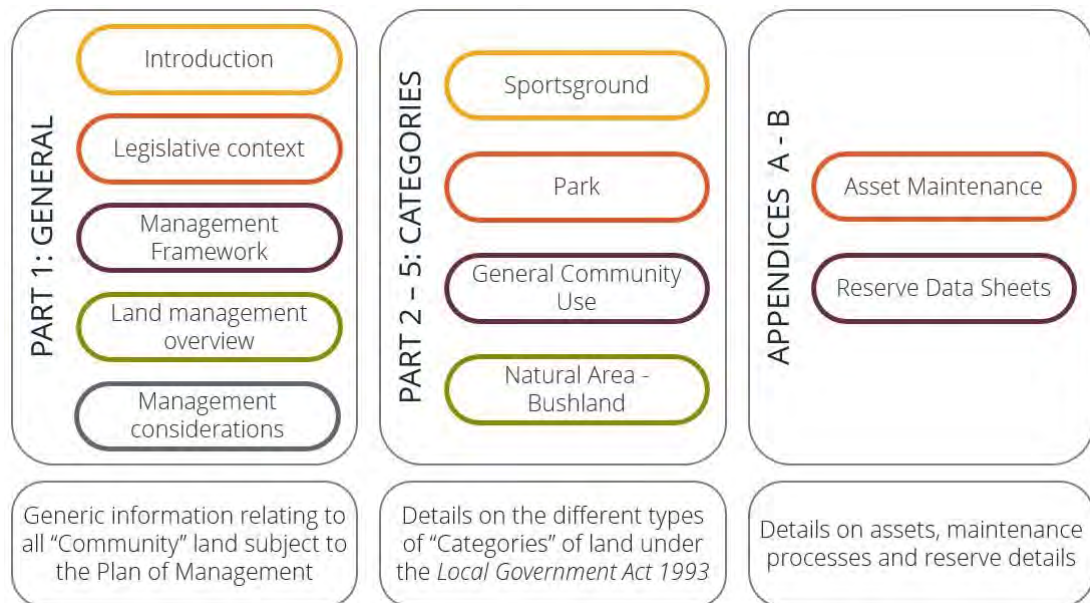
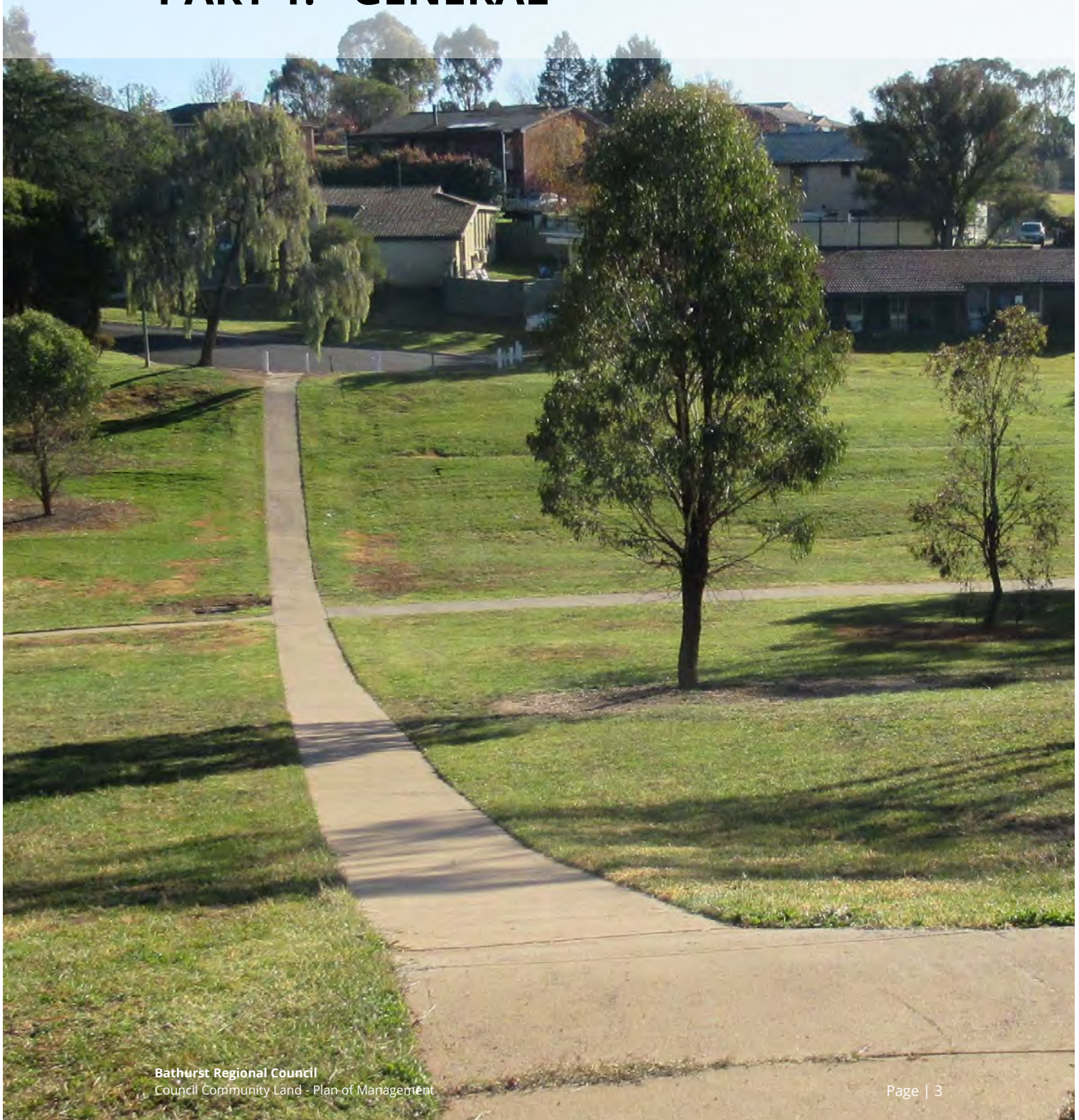


Figure 1: Plan overview

PART 1: GENERAL



1.1 Key Information

LAND OWNER	BATHURST REGIONAL COUNCIL
APPLICABLE LAND	103 SITES 204 LOTS
LOCAL GOVERNMENT AREA	BATHURST REGIONAL
LAND CATEGORY	PARK, SPORTSGROUND, GENERAL COMMUNITY USE, NATURAL AREA - BUSHLAND
DATE OF ADOPTION	[TO BE CONFIRMED]
REVIEW PERIOD	5 – 10 YEARS

1.2 Introduction

Bathurst Regional Council (Council) is responsible for a range of Council owned lands that extend across its local government area (LGA). Under the *Local Government Act 1993*, Council owned land is managed as either "Community" or "Operational" land, with a range of "categories" being applied to "Community" land to guide its ongoing management. All "Community" land is required to be captured within a Plan of Management, which provides the details of how that land will be managed.

This relationship is shown in Figure 2.



Figure 2: Legislative relationship to Plan of Management requirements

The Categories that apply to "Community" land in the Bathurst LGA are:

- Sportsground
- Park
- General Community Use
- Natural Area (Bushland)

The land covered by this generic Plan of Management is identified in Appendix B.

This Plan of Management does not cover all public land. Land that is not covered by this Plan of Management includes:

- “Community” land that is covered by other generic or site specific Plans of Management (refer to Council's website <https://www.bathurst.nsw.gov.au>)
- public open spaces and recreation facility assets which are on “Operational” land or owned or managed by other entities
- Crown land managed or not managed by Council (note: Crown land for which Council is the appointed ‘Council Crown Land Manager’ is identified in separate generic Plan of Management)
- privately owned land which is made available for public use
- road reserves that have been closed.

Site specific Plans of Management may be developed over time and this generic Plan of Management will be updated to reflect any such change.

1.2.1 Council's Corporate Objectives

Bathurst Regional Council's overarching corporate objectives

Vision

A vibrant regional centre that enjoys a rural lifestyle, the Bathurst Region achieves health and well-being through strengthening economic opportunities, planning for sustainable growth, protecting and enhancing our assets, and encouraging a supportive and inclusive community. A Region full of community spirit and shared prosperity.

Mission

The equitable development and maintenance of services provided for the general health and wellbeing of the citizens of the Bathurst Region and the adjustment of these services to meet the changing needs.

1.2.2 Land to which this Plan applies

“Community” land in the Bathurst LGA covers a diverse network of parks, reserves, buildings, sports fields and natural areas which are significant from local to regional level. These are spread across the LGA with the majority of sites and reserves focused around the city of Bathurst as well as its surrounding suburbs and villages as shown in Figure 3.

The Council owned “Community” land subject to this Plan of Management is included in the Data Sheets provided in Appendix B. These Data Sheets identify the land, its category, purpose, land use zoning, assets, maintenance, as well as Heritage considerations, relevant Council planning directions and long term management considerations for each location.



Figure 3: Council owned “Community” land in Bathurst LGA

1.3 Legislative Context

This Plan of Management has been prepared in accordance with relevant legislation, primarily relating to the *Local Government Act 1993*. This provides the core framework to enable the future management and improvement of the “Community” land to which this Plan of Management applies. This section also includes other relevant legislation and associated policies, regulations, guidelines and strategies.

1.3.1 Local Government Act 1993

Under Section 36(1) of the *Local Government Act 1993*, Plans of Management must be prepared for all “Community” land. In general terms, Plans of Management:

- are prepared by a council in consultation with the community
- identify the important features and attributes of the land, including how it is used at the current time
- identify how the council will manage the land
- indicate how the land may be used or developed in the future

This Act also sets out a range of associated activities and processes under various sections. A summary of the key provisions are provided in the table below, though a number of other sections also apply, generally being captured under Chapter 6, Part 2, Division 2 of the Act.

Requirement	Act Section
To prepare plans of management for all community land	35, 36(1)
What a plan of management for council owned land must include and how it is to be categorised for use	36(3), 36(4)
Community land comprising the habitat of endangered species, threatened species, significant natural features and areas of cultural significance	36A, 36B, 36C, 36D
Core objectives for management of all community land categories	36E – 36N
Process for community land that is not owned by the council (i.e. Crown land)	37, 39
A draft must be exhibited prior to adoption and may be re-exhibited if amended prior to adoption	38, 39, 40
Use and nature of community land must not change prior to the preparation of a plan of management	44

1.3.2 Other Legislation

A range of other legislation also applies to the management of public land. Application of these will typically depend on the activities or uses being undertaken, and the attributes of the land - for example, the presence of native vegetation. Legislation that is typically relevant to the land management process includes:

- *Environmental Planning & Assessment Act 1979* and the Environmental Planning Instruments (EPIs) that it enables including:
 - Bathurst Regional Local Environmental Plan (LEP) 2014 (as amended)
 - Bathurst Regional Development Control Plan (DCP) 2014 (as amended)

- relevant State Environmental Planning Policies (SEPPs), including SEPP (Infrastructure) 2007 and SEPP (Exempt and Complying Development Codes) 2008
 - o *Biodiversity Conservation Act 2016*
 - o *Rural Fires Act 1997*
 - o *Environment Protection and Biodiversity Conservation Act 1999* (Commonwealth)
 - o *National Parks & Wildlife Act 1974*
 - o *Heritage Act 1977*

1.3.3 Heritage

The Wiradjuri people are the traditional custodians of the land on which Bathurst now resides and their history and culture are integral to the story of the Bathurst community. Bathurst city and the region's rural villages also have significant historic claim with a history rich in early settlement, mining and pastoralism.

This history has resulted in legislated Heritage status and guidance being a factor for many areas of "Community" land. Schedule 5 of the Bathurst LEP lists sites in the LGA containing heritage items and heritage conservation areas. Where applicable, these along with any State Heritage listed items have been captured for the specific site in the Data Sheets at Appendix B. Further direction and detail regarding the heritage of the Bathurst Region can also be found in the *Bathurst Region Heritage Plan 2017-2020*.

Known Aboriginal Places should be registered on the Aboriginal Heritage Information Management System (AHIMS) and are protected by the *National Parks & Wildlife Act 1974*. Local context and further detail including potential places of Aboriginal heritage significance are also identified in the *Bathurst Regional Local Government Area Aboriginal Heritage Study*¹.

¹ *Bathurst Regional Local Government Area Aboriginal Heritage Study 2017* prepared by Extent Heritage PTY LTD for Bathurst Regional Council

1.4 Council Plans and Strategies

In addition to formal legislative directions, there are also a number of broader strategic directions that have been established by Bathurst Regional Council which are also important to this Plan of Management. Key documents are highlighted below:

Bathurst 2040 Community Strategic Plan

The Bathurst 2040 Community Strategic Plan is Council's guiding document over the next 10-20 years. The Plan identified a vision of Bathurst as:

A vibrant and innovative region that values our heritage, culture, diversity and strong economy.

This is reflected in the six objectives, many of which align with the implementation of this Plan of Management. This alignment extends from:

- managing and protecting the heritage and environment of the area under objectives one and three
- delivery of spaces and services for a changing community to be healthy and safe in objective five
- prioritisation and future focus of Bathurst as applied to certain areas in objective two, and
- the application of sustainability and engagement principles in objectives four and six.



Figure 4: Community Strategic Plan Objectives

The Community Strategic Plan also identifies a range of key infrastructure relevant to “Community” lands to be delivered over the life of the plan (with State and Federal Government assistance) including:

- Flood free Macquarie River crossing joining Kelso and Bathurst
- Mount Panorama infrastructure (including Mount Panorama Business Park & second circuit)
- Footpaths and cycleways
- Environmental restoration and sustainability programs (Urban waterways, biodiversity programs, vegetation management)

- Sporting and recreation facilities (regional parks, sports stadiums, open space purchase)
- Local and district playground provision and upgrades
- Cultural & community infrastructure (including library, art gallery, community spaces/halls, childcare facilities, youth facilities, public toilets)

Bathurst 2040 Open Space Strategy

Council's Open Space Strategy² was prepared in 2019 and is a comprehensive planning document which sets the direction and actions for the delivery of the LGA's open space over the next 10-20 years. In addition to some LGA-wide directives of relevance, including setting minimum standards for sporting and recreation facilities and spaces, the Strategy also includes a number of actions specific to the sites subject to this Plan of Management. Where these Actions apply to a specific site, this has been captured in the Data Sheets found in Appendix B.

Other plans and strategies

A range of other Council plans and strategies are relevant to the management of the "Community" land subject to this Plan of Management, including:

- Bathurst Regional Local Government Area Aboriginal Heritage Study 2017
- Bathurst Region Heritage Plan 2017-2020
- Bathurst Community Access and Cycling Plan 2011
- Bathurst Vegetation Management Plan 2019
- Companion Animals Management Plan
- Disability Inclusion Action Plan 2017 – 2021
- Village plans for Hill End, Peel, Rockley, Sofala, Sunny Corner, Trunkey Creek, Wattle Flat and Yetholme

Where specific directions exist within these documents or where site specific studies and plans have been undertaken, these have been captured wherever possible in the Data Sheets found in Appendix B. Future plans and strategies may also apply to land subject to this Plan of Management, and these should be consistent with this document and this document otherwise reviewed and revised where required.

1.4.1 Community Consultation

Consultation to develop this Plan of Management was conducted in line with Council's approach as outlined in the *Bathurst Regional Council Community Engagement Strategy* (2017) - the principles of which are highlighted in the adjoining image.

Council has applied these principles in planning for "Community" land over a number of years. Council will continue to liaise and involve key stakeholders and the broader community in the ongoing development of the land into the future.

² Bathurst 2040 Open Space Strategy 2019 prepared by Parkland Planners and Otium Planning Group for Bathurst Regional Council

A key part of the process in developing this Plan of Management was recognising the input and ongoing conversations Council has with the community regarding public land. In particular, this included consultation undertaken in the recent the development of the Open Space Strategy in 2019.

This Plan of Management is to be exhibited in its draft form in accordance with Section 38 of the *Local Government Act 1993*. This will entail Council giving public notice of the draft Plan of Management exhibiting it for a minimum of 28 days, and providing an opportunity for the community to respond for a period of not less than 42 days.

Under Section 40A, Council is also required to hold a public hearing where the category of land is to be altered. Some changes have been identified and a public hearing therefore forms part of the exhibition process.

[NOTE: THIS SECTION WILL BE UPDATED TO REFLECT THE OUTCOMES OF THE EXHIBITION PERIOD PRIOR TO ADOPTION]

Community Engagement Guiding Principles:

1. To provide genuine support for meaningful and effective consultation by recognising consultation as a valued part of strategic decision making
2. To consult before making decisions
3. To provide feedback
4. Be representative
5. Don't over consult



1.5 Management Framework

Consistent with Council's corporate objectives, the general approach and framework for the management of land classified as "Community" land is outlined below.

1.5.1 Management Objectives

Seven overarching objectives for management of Council owned "Community" land provide the framework for identifying and responding to the community's values for public land. These integrate management and maintenance expectations, as well as the physical environment and assets that are present. The management objectives for this Plan of Management are:

1. Ensure that "Community" land is maintained to the expectations of the community whilst recognising budgetary constraints.
2. Plan for the progressive improvement of the recreational quality and appearance of "Community" land, based on demand and as funds become available.
3. Ensure that the community can contribute to the development and implementation of the Plan of Management.
4. Ensure integration of the Plan of Management with Council's strategic land management planning and be consistent with other Plans of Management.
5. Pursue various external and government grants to enable major or minor improvements to be undertaken to improve "Community" land.
6. Protect and enhance the natural assets of the Bathurst region for and with the community.
7. Enable community access wherever possible and consistent with the categorisation of the land.

How these objectives will be achieved and assessed over time are identified in Table 1.

Table 1: Generic Management Framework for "Community" Land

Management Objectives	Means of Achievement	Manner of Assessment
1. Ensure that "Community" lands are maintained to the expectations of the community whilst recognising budgetary constraints.	Implementation of Council's Recreational Asset Management Plan. Ongoing assessment of maintenance standards based on a life cycle approach and risk management. Those areas that are leased exclusively to a group or organisation may be required to be maintained by the lessee.	Reduced number of complaints from the community. Audit shows no major asset management issues.

Management Objectives	Means of Achievement	Manner of Assessment
2. Plan for the progressive improvement of the recreational quality and appearance of "Community" land as funds become available.	Implement outcomes of the Bathurst 2040 Open Space Strategy Implement Bathurst 2040 Community Strategic Plan. Funding allocated to identified actions in Council's Delivery program.	Increased level of use of "Community" land. Open Space Strategy 2040 recommendations completed. Council's Community Strategic Plan vision & six key objectives realised.
3. Ensure that the community can contribute to the development and implementation of the Plan of Management.	Implementation of the <i>Bathurst Regional Community Engagement Strategy</i> to achieve consistency in community consultation and ensure the community is well informed and involved. Implementation of the <i>Bathurst 2040 Community Strategic Plan</i> , in particular Strategies 6.1 <i>Communicate and engage with the community, government and business groups on important matters affecting the Bathurst region</i> ; 6.4 <i>Meet legislative and compliance requirements</i> and 6.5 <i>Be open and fair in our decisions and our dealings with people</i> . Where "Community" lands are regularly used by the community or associated organisation (e.g. sports groups) the community may manage these lands on behalf of Council.	Community engagement and participation opportunities undertaken in accordance with Council's adopted policies and plans. Public exhibition according to legislative requirements. Lease and/or licence arrangements in place for management of "Community" land with community user groups.
4. Ensure integration of the Plan of Management with Council's strategic land management planning and be consistent with other Plans of Management.	Consistency with broader Council planning including <i>Bathurst 2040 Open Space Strategy</i> , master plans and related documents as applicable. Impacts on / from adjoining land use zonings and associated uses minimised through Council's development control practices. LEP amendments to respond to Council adopted forward planning for "Community" land.	Regular progress reviews of this Plan of Management. Appropriate cross-references made to related strategic planning documents.
5. Pursue various external and government grants to enable major or minor improvements to be undertaken to improve "Community" land.	Identify grants, sponsorship and other funding sources to enhance the ongoing development and improvement of "Community" land.	Additional funding obtained and projects completed over the life of the Plan of Management.

Management Objectives	Means of Achievement	Manner of Assessment
6. Protect and enhance the natural assets of the Bathurst region for and with the community.	Undertake regular vegetation assessment and weed control on "Community" lands. Retention of important vegetation, habitat and corridors across "Community" land. Implementation of the <i>Bathurst Region Vegetation Management Plan 2019</i> .	Extent of retained vegetation. Extent of lands subject to active natural area improvement.
7. Enable community access wherever possible and consistent with the categorisation of the land.	All "Community" is accessible to members of the public, except where there is a visitor risk, sensitive environment or lease/or licence in place. Future works / improvements, and the ongoing management of assets, provide for access to members of the public, wherever appropriate.	Relevant actions from Council's <i>Disability Inclusion Action Plan 2017 – 2021</i> and <i>Bathurst Regional Council Access and Cycling Plan 2011</i> are implemented. All new works meet applicable access standards.



RIVER ROAD PARK IN BATHURST CITY

1.6 Land Management Overview

Council's approach to the use and management of "Community" land is outlined in detail in the following sections. In the context of "Community" land, this approach to land management comprises of four main areas:

- Maintenance – as directed by Council's Asset Management System
- Development and Use – as directed by broader legislative and planning directions
- Leases, Licenses and Other Estates – as directed by legislative and strategic directions and community needs
- Management considerations – responding to use trends and responses at a site or reserve level

This overarching method is informed by wider strategic planning and legislative requirements as well as the objectives for the land – both Council's management objectives and those 'core objectives' related to the land category under the *Local Government Act 1993* (these core objectives are provided within each of the category sections in Part 2 to Part 5 of this Plan of Management). Overall, ongoing management is tailored to the land type, assets present, usage type and frequency within the context of the broader public land network.



O'KEEFE PARK IN ABERCROMBIE, BATHURST CITY

1.7 Maintenance

The extent and frequency of the maintenance of “Community” land is informed by Council’s asset management goals and objectives as follows:

- Taking a life cycle approach
- Developing cost-effective management strategies for the long term
- Providing a defined level of service and monitoring performance
- Understanding and meeting the demands of growth through demand management and infrastructure investment
- Managing risks
- Sustainable use of physical resources
- Continuous improvement in asset management practices, including environmental impact.

Council’s ongoing maintenance of “Community” land along with other Council assets is undertaken predominantly by internal staff as well as by community groups and lessees. The approach to asset management is outlined in Council’s *Recreation Asset Management Plan 2018* and Council’s *Asset Management System* (the relevant categories and actions from which have been summarised in Appendix A). These have been applied to the “Community” land assets as captured in the Data Sheets at Appendix B. In general:

- All assets are subject to a minimum annual inspection in addition to ad hoc inspections as required
- Rubbish management is reflective of level of usage and available resourcing (of both Council and community groups)
- Grass and vegetation management is responsive to levels and type of use as well as seasonal conditions
- Worksite work, health and safety (WH&S) hazard Inspections precede any works on site
- Customer service requests for inspections, as well as response to emergency callouts, occurs as required in a timely manner
- Basic infrastructure such as regulatory signs and fencing or gates are regularly maintained

1.8 Development and Use

This Plan of Management enables the development and use of the associated “Community” land consistent with the land category assigned under the *Local Government Act 1993*. This includes development that may be required from time to time that is not specifically identified by this Plan of Management. In particular this Plan of Management allows for the implementation of infrastructure under the following:

- *SEPP (Infrastructure) 2007* provides for certain infrastructure works to be exempt development, complying development or development that is permitted with consent. Division 12 of the SEPP applies to parks and other public reserves and includes a wide range of infrastructure works such as pathways, amenities and sporting infrastructure.
- Division 1, Part 2 of *SEPP (Exempt and Complying Development Codes) 2008* provides for a range of works and activities to be exempt including, but not limited to:
 - Temporary event signs
 - Community notice and public information signs
 - Tents, marquees or booths for community events
 - Stage or platforms for community events

1.8.1 Permitted activities and development

Due to the variation in land use zones, from public recreation to rural uses, with four *Local Government Act* land categories across the “Community” land subject to this Plan of Management, permitted and prohibited activities and development is best considered on a site by site basis.

In this regard, the permitted activities, development and uses of the land subject to this Plan of Management must be:

- consistent with the land use zoning of the site under Bathurst Regional LEP 2014 and Bathurst Regional DCP 2014
- consistent with the land category assigned to the site under this Plan of Management and in accordance with the *Local Government Act 1993*
- consistent with this Plan of Management
- consistent with wider Council planning priorities and direction, in particular the *Bathurst 2040 Open Space Strategy*.



1.9 Leases, Licences and Other Estates

This Plan of Management expressly authorises the issue of leases, licences and other estates, over any parcel of “Community” land to which this plan applies, for the purpose for which that land was being used at the date of commencement of this plan, or for any other purpose authorised under this plan. Due to the changing nature of these agreements and to maintain the relevance of this document, leases and licences applying to the land subject to this Plan of Management are available upon request from Council.

This Plan of Management authorises Council to grant leases and licences over the land subject to this Plan of Management provided that:

- Bathurst Regional Council is the owner of the land
- the purpose is consistent with the core objectives for the category of the land
- the lease, licence or other estate is permitted as described in Section 46 of the *Local Government Act 1993* or Part 4 Division 3 of the *Local Government Regulations 2005*
- the lease, licence or other estate is prepared and advertised in accordance with the provisions of the *Local Government Act 1993*, specifically Sections 46, 46A, 47, & 47A-D and/or the *Local Government Regulations 2005*

Maximum term and public notice

The maximum term of a lease, licence or other estate is 30 years under the *Local Government Act 1993*. The consent of the Minister for Local Government is required if the lease or licence exceeds 21 years or the term will be greater than five years and objections have been lodged against the proposal. Council must give public notice of the proposal and exhibit notice of it on the land to which the proposal relates. Council must consider all submissions made in response.

Council's approach

This Plan of Management authorises Council to enter into the most appropriate management arrangement for “Community” land and facilities with consideration of:




- Current and future benefit to the relevant community and/or sporting activities, where applicable, and the local community and visitors to the area more broadly
- Capacity for the management organisation to respond to the respective facility needs including:
 - Long term asset maintenance requirements
 - Staffing needs and associated considerations
- Potential financial cost to Council of the facilities in their entirety or by segregation of the respective aspects of the facility
- Consistency with the criteria in this Section of this Plan of Management.






1.10 Management considerations





In addition to Council's overarching approach to land management as outlined in the preceding sections, there are a number of uses, activities and conditions which do not apply uniformly to "Community" land. These are described along with Council's management approach in alphabetical order in Table 2 below.

Where any of the following warrant special consideration on a site specific basis, they have been identified by the use of the icon on the specific site Data Sheets presented in Appendix B. The consideration of these is intended to provide initial guidance for a reserve in a non-prescriptive manner. They are likely to change in relevance and applicability across reserves over the lifetime of this Plan. These management considerations are designed to complement Council's more detailed and ongoing management of "Community" land as identified by its *Recreation Asset Management Plan 2018* and *Asset Management System*.

Table 2: Management considerations

Use, activity or condition	Description	Management approach
Camping 	Camping is a core or ancillary use for a number of sites associated with events, passing travellers or as tourism destinations. The frequency and intensity of use is also reflected in the amenities provided.	Permitted at Council's discretion and subject to approval where required. Considerations include: community expectations, available amenities, impact on neighbours, sustainability of that level of access to a site, required maintenance regime, compliance with the <i>Local Government Act</i> and associated regulations.
Community buildings 	"Community" land contains a variety of community buildings such as halls, storage sheds and fire stations. This management consideration includes maintenance, programming of events, access, usage, and establishment of new facilities.	Collaborative approach to management, consistent with Council policies. Includes support for lease and license holders and user groups, as well as coordination across various internal Council units.
Dogs 	Use of public spaces by dog owners in the community is a popular pastime. This can come with some conflicts of use if not provided for and managed appropriately.	According to Council's designated Dog off leash areas and the <i>Companion Animals Act 1998</i> . Provision of dedicated spaces reflects balance of community demand, availability of space and mitigation of potential use conflicts.

Use, activity or condition	Description	Management approach
Events 	Many sites are popular locations and host a wide range of events from weddings, major sporting events to music and cultural events.	<p>Permitted at Council's discretion at identified sites following the booking process on Council's website and subject to approval where required (i.e. for larger scale events).</p> <p>Council policy regarding alcohol in public places also applies including applications for licenses and exemptions.</p>
Heritage 	Many of the sites are subject to heritage provisions or contain heritage listed items which need to be considered in their ongoing maintenance and development.	Maintenance, conservation and any development works conducted satisfy all relevant heritage requirements, which may include strategies, studies, other Council policies and approvals processes, with projects and works occurring as resources permit.
Leases, licenses, and user groups 	Many sites have a range of user groups as well as lease and license holders associated with them. The administration of appropriate agreements and arrangements enables access to community assets in a fair and transparent manner.	<p>Ensure appropriate agreements (or alternative agreed arrangements) are in place as well as compliance with terms.</p> <p>Aim to enable access in a safe and coordinated manner as well as provide a clear understanding of roles and responsibilities e.g. maintenance, other users, costs etc.</p>
Playgrounds 	Playgrounds are a popular feature of many sites which due to their variable nature, scale and use require a tailored approach.	Provision and maintenance in line with wider Council planning (including the <i>Bathurst 2040 Open Space Strategy</i> where relevant), policies, available resources and community expectations.
Promotion and awareness 	The large open space and "Community" land network caters for both locals and visitors. Consistent and accessible information both on site and online regarding availability, permitted activities and wayfinding are important to ensure areas are used to their full potential.	<p>Increase community awareness of Council's "Community" land resources including natural areas, open space resources, community facilities as well as sporting facilities and groups.</p> <p>This may include: identifying signage, availability of accurate information online, and promotion and programming of activities and uses.</p>

Use, activity or condition	Description	Management approach
Sporting uses 	<p>"Community" land caters for a wide variety of sporting codes, clubs, uses and levels with their various requirements. The "Community" land network is also expected to provide for future uses and changes in interests over time.</p>	<p>Provision and maintenance guided by wider Council planning, policies and other available resources, including consistency with the <i>Bathurst 2040 Open Space Strategy</i>.</p> <p>The allocation of playing fields is also undertaken in an open and transparent manner. Council will promote dedicated sports precincts and encourage the multiple use of existing recreation and sports facilities wherever practical through shared allocation.</p>
Toilets 	<p>Many parks, sportsgrounds, community buildings and travelling stops/ rest areas have public toilets associated with them.</p>	<p>Provision and maintenance conducted in line with wider Council plans, policies and reflects usage level. Information available on the <i>National Public Toilet Map</i> including Master Locksmiths Access Key (MLAK) status.</p>
Vegetation 	<p>A variety of natural and modified vegetation types and plantings form important parts of the "Community" land network from central parkland gardens to remnant woodland.</p>	<p>Maintenance regime, planting, infrastructure provision and permitted access or use is reflective of the status of the vegetation present.</p>
Water management 	<p>A number of sites are drainage reserves, flood ways or located near bodies of water which impact their use and management.</p>	<p>Use and development is considerate of water in the landscape and maintenance is adaptable to changing seasonal conditions.</p>



FREEMAN PARK PLAYGROUND IN LLANARTH

PART 2: SPORTSGROUND



2.1 Introduction

This section applies to the lands under this Plan of Management that are categorised as “Sportsground” under Section 36F of the *Local Government Act 1993*.

2.1.1 Categorisation and Core Objectives

Table 3 establishes the guidance on the categorisation of “Community” land as “Sportsground” under the *Local Government Regulation 2005* and the core objectives for the category under the *Local Government Act 1993*.

Table 3: Sportsgrounds categorisation and core objectives

Guidelines for categorisation	Core objectives for “Sportsground” category
Land should be categorised as a sportsground under section 36(4) of the Act if the land is used or proposed to be used primarily for active recreation involving organised sports or the playing of outdoor games.	<p>(a) to encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games, and</p> <p>(b) to ensure that such activities are managed having regard to any adverse impact on nearby residences</p>

2.1.2 Purpose and value of Sportsgrounds

The prime function of reserves categorised as “Sportsground” under this Plan of Management is to provide open space for sporting facilities to allow the community to participate in active recreation endeavours. The prime value of sportsground areas is that they allow members of the community to participate in sporting activities which they enjoy, along with others with similar sporting interests.

2.1.3 Status and condition of Sportsgrounds

Sportsgrounds are predominantly spaces for active recreation hosting formal and informal sport activities and games, typically with associated built infrastructure and fields. They host a variety of recreational and sporting interests in the community from casual through to professional levels and covering codes such as cricket, tennis, netball, basketball, the various football codes through to horse sports and croquet.

This array of use is matched by the diversity of sportsgrounds spaces and facilities in the area. These include formal pitches, courts and fields, practice nets, multi-court areas, riding arenas as well as more significant venues such as the *Bathurst Indoor Sports Stadium* and the *Bathurst Aquatic Centre*. Many of these facilities are supported by clubhouses, change rooms, seating, lighting and the like. The clubs and committees involved in these facilities often have an active role in their ongoing management and maintenance. The status and condition of these lands and facilities is monitored and managed by Council in accordance with its Asset Management System or the terms and conditions of an applicable lease or license with assistance from lessees, Clubs and community groups.

2.2 Development and use

In addition to the requirements outlined in Section 1.9, Council may also consider the granting of a lease or licence for all or part of a sportsground area to a club, organisation or individual for the purpose of operating and managing the facility. This may require a Service Agreement with Council to document and guarantee terms of community access and to outline the maintenance works to be undertaken by the lessee and Council.

To encourage multi-use spaces and enable greater community access, various other uses or facilities also exist and are supported on reserves that are categorised as “Sportsground”. For example, these include community halls and other community facilities that are also used for sports clubhouses.

For this category of “Community” land, individuals or organisations wishing to undertake formal activities must obtain Council approval before commencing. This process may be straightforward for some and others may require a management plan or more formal approvals process e.g. for events. Approval for works on “Community” land must be obtained in writing from Bathurst Regional Council on every occasion.



PROCTOR PARK FIELDS IN BATHURST CITY

2.3 Management Framework

In addition to the broad management framework presented in Section 1.5, the following additional management objectives are provided for land categorised as “Sportsground”.

Table 4: Management framework for land categorised as “Sportsground”

Management Objective	Means of Achievement	Manner of Assessment
Implement the recommendations of Council's <i>Open Space Strategy</i> relating to formal sporting activities.	Funding allocated to identified actions in Council's Delivery Program and Operational Plan.	Projects completed in accordance with Strategy delivery recommendations.
Activities are managed with regard to neighbours and associated impacts.	Use, development and improvements to sportsgrounds consider the noise, visual, lighting and use impacts on neighbouring properties. Council approval be required for certain development. Council community engagement processes and policies are followed.	Number of complaints from neighbours. Approvals processes followed and approvals obtained where required.
Recreational use of sportsgrounds is encouraged and facilitated.	Booking and allocation of fields and facilities is facilitated by Council as per the process outlined on Council's website.	Shared use facilities are maximised. Number of community complaints received.
Sporting clubs and organisations are supported in their management of sportsgrounds.	A close relationship and communication is established between Council and sporting groups. Clear process for approvals and support for works is established.	Maintenance and improvements activities are completed in accordance with Council requirements.
The most effective management model is facilitated for reserves categorised as Sportsground.	Delegation of management through a lease or other arrangement to a sporting organisation, or combined committee. Council to manage sites where no other option is possible.	Number of sportsgrounds managed under a lease or other agreement.
Fees and charges for the use/ hire are set and publicly available.	Council will set all fees and charges annually for the use/hire of public sporting facilities (except where leased) and these are available on Council's website.	Fees set and reviewed annually in consultation with user groups.

PART 3: PARK

3.1 Introduction

This section applies to those lands under this Plan of Management that are categorised as “Park” under Section 36G of the *Local Government Act 1993*.

3.1.1 Categorisation and Core Objectives

Table 5 establishes the guidance on the categorisation of “Community” land as “Park” under the *Local Government Regulation 2005* and the core objectives for the category under the *Local Government Act 1993*.

Table 5: Park categorisation and core objectives

Guidelines for categorisation	Core objectives for “Park” category
Land should be categorised as a park under section 36(4) of the Act if the land is, or is proposed to be, improved by landscaping, gardens or the provision of non-sporting equipment and facilities, for use mainly for passive or active recreational, social, educational and cultural pursuits that do not unduly intrude on the peaceful enjoyment of the land by others.	<p>(a) to encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities, and</p> <p>(b) to provide for passive recreational activities or pastimes and for the casual playing of games, and</p> <p>(c) to improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management.</p>

3.1.2 Purpose and value of Parks

The primary value and function of reserves categorised as “Park” under this Plan of Management is to provide open space for the community to participate in passive recreation endeavours for people of all ages. Parks also provide strong visual amenity which can be enjoyed and adds value to its surrounds. Another key value of these areas is to enable recreation pursuits and the use of spaces that are accessible and generally available to the community at all times.

3.1.3 Status and condition of Parks

Parks are predominantly used for passive recreation and are of various size and character ranging from small “pocket” parks with basic improvements to regionally significant features such as the historic Machattie Park in the centre of Bathurst.

Some Parks may include extensive improvements, such as playgrounds, seasonal gardens and picnic facilities, while others are more nature based with only limited improvements. Parks throughout the Bathurst LGA are upgraded and maintained in response to growing seasons, usage and the lifecycle of assets with thought going into plantings and materials used for long term sustainability. The status and condition of these lands and facilities is monitored and managed by Council in accordance with its Asset Management System or the terms and conditions of an applicable lease or license.

Parks are also developed to enhance specific recreation opportunities and to consolidate opportunities within the wider area by providing access to regional through to local level facilities. Aside from recreation, land categorised as “Park” can be host to a range of events

from family BBQs through to weddings and markets. These are generally welcoming, adaptable and readily accessible spaces for the community.

3.2 Development and use

In addition to the requirements outlined in Section 1.9, a lease or licence may also be considered in relation to a recreation or leisure pursuit in any of the reserves categorised as “Park” if in keeping with the design, use characteristics and general theme of the park.

3.3 Management Framework

In addition to the broad management framework presented in Section 1.5, the following additional management objectives are provided for land categorised as “Park”.

Table 6: Management Framework for land categorised as “Park”

Management Objective	Means of Achievement	Manner of Assessment
Use of Parks is promoted and facilitated for the general enjoyment of residents and visitors.	Events, signage and promotional activities are undertaken. The catchment and appropriate infrastructure for users will be considered, especially for areas experiencing demographic change.	Events undertaken according to Council's booking system and approvals process as outlined on Council's website. Extent of visitation to key Park sites.
Implement Council's <i>Open Space Strategy</i> to address changing recreation needs and improvements or development of Parks.	Funding allocated under Councils Delivery Program and Operational Plan.	Projects and improvement works are in accordance with Strategy delivery recommendations.
Community groups are able to operate in select areas where sustainable and involved in management and maintenance.	Long term viability and sustainability of groups such as community gardens will be improved through prior planning before activities commence. Appropriate forms of agreement (preferably lease or license) are implemented to capture roles and responsibilities. Opportunities for community involvement is promoted and enabled.	No failed gardens or enterprises passed onto Council for care. Agreements including leases and licenses are in place for regular users. Community groups are involved in ongoing management of some parks.

PART 4: GENERAL COMMUNITY USE



4.1 Introduction

This Section applies to those lands under this Plan of Management that are categorised as “General Community Use” under Section 36I of the *Local Government Act 1993*.

4.1.1 Categorisation and Core Objectives

Table 7 establishes the guidance on the categorisation of “Community” land as “General Community Use” under the *Local Government Regulation 2005* and the core objectives for the category under the *Local Government Act 1993*.

Table 7: General Community Use categorisation and core objectives

Guidelines for categorisation	Core objectives for “General Community Use”
<p>Land should be categorised as general community use under section 36(4) of the Act if the land—</p> <p>(a) may be made available for use for any purpose for which community land may be used, whether by the public at large or by specific sections of the public, and</p> <p>(b) is not required to be categorised as a natural area under section 36A, 36B or 36C of the Act and does not satisfy the guidelines under clauses 102–105 for categorisation as a natural area, a sportsground, a park or an area of cultural significance.</p>	<p>The core objectives for management of community land categorised as general community use are to promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public:</p> <p>(a) in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public, and</p> <p>(b) in relation to purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities).</p>

4.1.2 Purpose and value of General Community Use

The value and function of reserves categorised as “General Community Use” under this Plan of Management is to provide adaptable spaces that cater to a wide range of community uses, interests and needs across the “Community” land portfolio. These areas enable the community to participate in passive and active recreation endeavours, get from one place to another, provide a space for community groups, not for profits, volunteer and emergency organisations as well as commercial enterprises that provide public benefit to be based with opportunity for long term certainty and sustainability.

4.1.3 Status and condition of General Community Use areas

General Community Use land caters for the widest range of uses for the community and may house built infrastructure or cater for a wide range of activities and uses not otherwise covered by other categories. These areas often contain a wide range of community and recreation facilities that may or may not be managed by a lease or licence. Examples of typical facilities include community halls, fire stations or RFS sheds, community centres,

childcare centres as well as a wide range of recreation or sporting facilities such as clubhouses and change rooms.

These General Community Use areas can also include land dedicated as drainage reserves or with easements that do not fit within other categories. The status and condition of these lands and facilities is monitored and managed by Council in accordance with its Asset Management System or the terms and conditions of an applicable lease or license. The prevalence of community managed facilities in General Community Use areas also means there are a number of facilities and assets that are managed directly by the community under various arrangements with limited involvement from Council.

4.2 Development and use

The wide variety of land use zonings, uses and types of land covered by this category means permissible activities and development need to be considered on a site by site basis according to their consistency with the core objectives of this category in addition to the requirements outlined in Section 1.91.8.

To that end, specific Council approval before commencing activities is typically required. This process will often be straightforward, but may require a management plan or other approvals e.g. for long-term lease or licence arrangements.

4.3 Management Framework

In addition to the broad management framework presented in Section 1.5, the following additional management objectives are provided for land categorised as “General Community Use”.

Table 8: Management Framework for General Community Use Areas

Management Objective	Means of Achievement	Manner of Assessment
Space and facilities are provided to meet community needs.	Sites are identified for development or placement if user groups where needs cannot be met elsewhere Sharing of assets between users is facilitated to meet community needs.	Number of formalised user groups utilising Council managed facilities.
Leases, License and other estates are granted to enable use of community land for the benefit of the community, consistent with the purpose of the land.	Existing leases and licenses are renewed or transferred to the most appropriate form of agreement subject to Council approval. New leases and licenses are similarly dealt with to ensure consistency.	All facilities with appropriate lease / licence agreements in place and uses approved by Council.

Management Objective	Means of Achievement	Manner of Assessment
Buildings and other assets are accounted for and subject to Council approvals.	Implementation of recommendations in Council's Asset Management Plan including the recommendation that <i>A full and comprehensive audit of recreation assets should be carried out as soon as possible.</i> Audit result of community buildings are incorporated into relevant plans and strategies.	Audit completed and action plan established. Process established and utilised by users groups for any improvements to assets.



DRAINAGE RESERVES ARE TYPICAL COMMUNITY GENERAL USE AREAS

PART 5: NATURAL AREA – BUSHLAND

5.1 Introduction

This section applies to those lands under this Plan of Management that are categorised as a “Natural Area” under Section 36E of the *Local Government Act 1993*.

Land categorised as a “Natural Area” must be further categorised as bushland, wetland, escarpment, watercourse or foreshore under Section 36(5). For the purposes of this Plan of Management, the “Bushland” sub-category is the only relevant category applying to “Natural Area” land.

5.1.1 Categorisation and Core Objectives

Table 9 establishes the guidance on the categorisation of “Community” land as “Natural Area” under the *Local Government Regulation 2005* and the core objectives for the category under the *Local Government Act 1993*.

Table 9: Natural Area categorisation and core objectives

Guidelines for categorisation	Core objectives for “Natural Area” category
Land should be categorised as a natural area under section 36(4) of the Act if the land, whether or not in an undisturbed state, possesses a significant geological feature, geomorphological feature, landform, representative system or other natural feature or attribute that would be sufficient to further categorise the land as bushland, wetland, escarpment, watercourse or foreshore under section 36(5) of the Act.	<p>(a) to conserve biodiversity and maintain ecosystem function in respect of the land, or the feature or habitat in respect of which the land is categorised as a natural area, and</p> <p>(b) to maintain the land, or that feature or habitat, in its natural state and setting, and</p> <p>(c) to provide for the restoration and regeneration of the land, and</p> <p>(d) to provide for community use of and access to the land in such a manner as will minimise and mitigate any disturbance caused by human intrusion, and</p> <p>(e) to assist in and facilitate the implementation of any provisions restricting the use and management of the land that are set out in a recovery plan or threat abatement plan prepared under the <i>Threatened Species Conservation Act 1995</i> or the <i>Fisheries Management Act 1994</i>.</p>

As outlined above, land categorised as “Bushland” must also be sub-categorised. Table 10 establishes the guidance on the categorisation of “Natural Area” land as “Bushland” under the *Local Government Regulation 2005* and the core objectives for the sub-category under the *Local Government Act 1993*.

Table 10: Bushland categorisation and core objectives

Guidelines for categorisation	Core objectives for “Bushland” sub-category
<p>(1) Land that is categorised as a natural area should be further categorised as bushland under section 36(5) of the Act if the land contains primarily native vegetation and that vegetation—</p> <p>(a) is the natural vegetation or a remainder of the natural vegetation of the land, or</p> <p>(b) although not the natural vegetation of the land, is still representative of the structure or floristics, or structure and floristics, of the natural vegetation in the locality.</p> <p>(2) Such land includes—</p> <p>(a) bushland that is mostly undisturbed with a good mix of tree ages, and natural regeneration, where the understorey is comprised of native grasses and herbs or native shrubs, and that contains a range of habitats for native fauna (such as logs, shrubs, tree hollows and leaf litter), or</p> <p>(b) moderately disturbed bushland with some regeneration of trees and shrubs, where there may be a regrowth area with trees of even age, where native shrubs and grasses are present in the understorey even though there may be some weed invasion, or</p> <p>(c) highly disturbed bushland where the native understorey has been removed, where there may be significant weed invasion and where dead and dying trees are present, where there is no natural regeneration of trees or shrubs, but where the land is still capable of being rehabilitated.</p>	<p>(a) to ensure the ongoing ecological viability of the land by protecting the ecological biodiversity and habitat values of the land, the flora and fauna (including invertebrates, fungi and micro-organisms) of the land and other ecological values of the land, and</p> <p>(b) to protect the aesthetic, heritage, recreational, educational and scientific values of the land, and</p> <p>(c) to promote the management of the land in a manner that protects and enhances the values and quality of the land and facilitates public enjoyment of the land, and to implement measures directed to minimising or mitigating any disturbance caused by human intrusion, and</p> <p>(d) to restore degraded bushland, and</p> <p>(e) to protect existing landforms such as natural drainage lines, watercourses and foreshores, and</p> <p>(f) to retain bushland in parcels of a size and configuration that will enable the existing plant and animal communities to survive in the long term, and</p> <p>(g) to protect bushland as a natural stabiliser of the soil surface.</p>

5.1.2 Purpose and Value of Natural Area - Bushland

The primary value and function of land categorised as “Natural Area - Bushland” is their contribution to the cultural and rural identity of the Bathurst area with natural landscapes providing many environmental and ecological benefits. These areas are significant for their strong aesthetic appeal for local residents and visitors as well as being key natural landscapes which support vegetation and habitat for the region’s biodiversity. Bushland areas provide some recreation opportunities while also contributing to water and air quality.

5.1.3 Status and condition of Natural Area - Bushland

Land categorised as “Natural Area - Bushland” is for reserves that are generally undeveloped, have important biodiversity values and are usually characterised by being vegetated with few formalised assets or improvements. In the Bathurst Regional LGA, reserves categorised as “Natural Area – Bushland” range from large areas of remnant native vegetation, smaller historically disturbed or restored pockets as well as areas of successful conservation restoration.

While most are located away from urban areas, some remnant vegetation is found and protected on the outskirts of Bathurst. The status and condition as well as ongoing improvements and management of bushland areas is led by Council's *Bathurst Region Vegetation Management Plan 2019*. This, along with other site specific considerations, ensures the wider network of vegetation that Council manages is maintained and protected where necessary.

5.2 Physical environment

The Bathurst LGA is bounded in the east by the Great Dividing Range with plateaus, hills and mountains. To the north is the Macquarie and Turon Rivers, with the Abercrombie River in the south and the Fish River in the southeast. The central floodplains are surrounded by agricultural land and vegetated timber ridges which provide valued visual landscape amenity and vistas for the Region and surrounds.

The remnant native vegetation across the region is important, particularly due to the widespread clearing and fragmentation that has occurred. Four ecological communities known or predicted to occur in the Bathurst Region have been listed as endangered ecological communities under State and/or Federal legislation. These include the 'Box-Gum Woodland', 'Tableland Basalt Forest', 'Tablelands Snow Gum, Black Sallee, Candlebark and Ribbon Gum Grassy Woodland' and the 'Montane Peatlands and Swamps' endangered ecological communities. Some of the LGA's parks and Reserves contain remnant or restored vegetation achieved through ongoing conservation works.

5.3 Development and use

To ensure the core objectives of the “Natural Area – Bushland” category are not compromised, limited facilities and activities are generally permitted in these locations. Considering the potential for impacts, individuals and community organisations wishing to undertake activities must obtain specific Council approval before commencing that activity. This process may be straightforward for some and others may require a management plan or Council's advice on undertaking activities e.g. environmental restoration works.

In addition to the requirements outlined in Section 1.9, specific requirements for leasing and licensing in natural areas are required under Section 47B of the *Local Government Act 1993*. In essence, a lease, licence or other estate must not be granted to authorise the erection or use of a building or structure except where the building or structure is:

- a walkway
- a pathway
- a bridge
- a causeway
- an observation platform
- a sign
- an information kiosk, refreshment kiosk (but not a restaurant)
- work shed or storage shed required in connection with the maintenance of the land
- toilets or rest rooms

5.4 Management Framework for Natural Area - Bushland

In addition to the broad management framework presented in Section 1.5, the following additional management objectives are provided for land categorised as “Natural Area - Bushland”.

Table 11: Management Framework for Natural Area - Bushland

Management Objective	Means of Achievement	Manner of Assessment
Manage “Community” Land consistent with Council’s environmental planning strategies including the <i>Vegetation Management Plan</i> and site-specific directions.	Council adopted environment planning directions are programmed for implementation. Firewood collection prohibitions signposted and enforced where applicable.	Council adopted environmental planning directions implemented for the Reserves. No unauthorised vegetation cleared on “Community” lands. Weeds present subjected to a control regime.
Retain bushland in a size and arrangement that will enable the existing flora and fauna communities to survive long-term.	Existing bushland areas to be enhanced. Connections between bushland area to be established.	Size of existing bushland areas is retained and enlarged. Connections to surrounding areas of bushland are preserved or enhanced.
Manage the land in ways that protect and enhance its natural value whilst facilitating public enjoyment in a controlled and regulated way.	Community access arrangements will be considered and trails rationalised or provided only where required.	Walking trails and fire trails combined where possible. Trails assessed, upgraded or rehabilitated and removed within bushland areas where not sustainable.
Restore degraded bushland areas and protect existing features such as watercourses and drainage lines.	Support works of community groups such as Landcare. Seek funding for regeneration works. Investigate gully and vegetation rehabilitation options where required.	Landcare and other volunteer groups are active in bushland areas and supported to undertake works. Water sensitive design is implemented.

Appendix A - Asset Maintenance

Note: the maintenance activities presented are an indication only and are implemented as part of various routines or as required. Further, these timeframes are subject to change due to seasonal variations, weather conditions or resource availability and are revised as required as part of Council's ongoing asset maintenance planning.

APPENDIX A - ASSET MAINTENANCE BY ASSET CLASSIFICATIONAdapted from *Bathurst Regional Council Asset Management System - Recreation Section (2017)*

Indicative action	Indicative frequency
Asset Classification: Playgrounds	
Ad hoc Inspections Worksite WH&S Hazard Inspection	ALL LEVELS – <i>Before commencing works at site</i>
Formal Asset Inspection	LEVELS 1 & 2 – <i>Weekly</i> LEVEL 3 – <i>Monthly and 6 monthly</i>
Customer Service Request Inspection	ALL LEVELS – <i>All customer service requests are responded to in accordance with adopted CRMS response standards</i>
Technical Inspection Maintain soft fall material Maintain fencing and gates Maintain regulatory signs	ALL LEVELS – <i>As required</i>
Collect rubbish from playground	ALL LEVELS – <i>When completing planned maintenance works to parks and reserves</i> <i>When completing formal inspections</i>
Respond to emergency callout	ALL LEVELS – <i>Emergency callout service available 24/7</i>
Asset Classification: Sportsgrounds	
Ad hoc Inspections Worksite WH&S Hazard Inspection	ALL LEVELS – <i>Before commencing works at site</i>
Formal Asset Inspection	LEVELS 1 & 2 – <i>Monthly</i> LEVEL 3 – <i>6 monthly</i> LEVEL 4 – <i>12 monthly</i>
Customer Service Request Inspection	ALL LEVELS – <i>All customer service requests are responded to in accordance with adopted CRMS response standards</i>
Technical Inspection Maintain automatic irrigation systems Pruning of shrubs and trees Maintain fencing and gates Maintain hard courts & synthetic surfaces Maintain Buildings Maintain seats & furniture Maintain regulatory signs Respond to emergency callout	ALL LEVELS – <i>As required</i>
Collect rubbish from reserve	LEVELS 1, 2 & 3 – <i>Weekly basis (where bins provided)</i> LEVEL 4 – <i>Works to be performed by village community groups as required</i>
Complete irrigated turf mowing operations	LEVELS 1 & 2 – <i>Weekly during sporting use or as seasonally required</i> LEVEL 3 – <i>Nil</i> LEVEL 4 – <i>Works to be performed by village community groups as required</i>

Indicative action	Indicative frequency
Complete grass mowing operations Complete trimming operations	LEVELS 1 & 2 – <i>Weekly during sporting use or as seasonally required</i> LEVEL 3 – <i>Weekly during sporting use or as seasonally required</i> LEVEL 4 – <i>Works to be performed by village community groups as required</i>
Fertilize turf fields	ALL LEVELS – <i>As required – irrigated fields only</i>
Watering of playing surface	LEVELS 1 & 2 – <i>As required with irrigation systems</i> LEVELS 3 & 4 – <i>Ground condition is dependant upon natural precipitation or watering by village groups</i>
Watering of grass surrounds	ALL LEVELS – <i>Natural precipitation only</i>
Asset Classification: Passive Parks and Reserves	
Ad hoc Inspections Worksite WH&S Hazard Inspection	ALL LEVELS – <i>Before commencing works at site</i>
Formal Asset Inspection	LEVEL 1 – <i>Weekly</i> LEVEL 2 – <i>Monthly</i> LEVEL 3 – <i>Monthly</i> LEVEL 4 – <i>6 monthly</i>
Customer Service Request Inspection	ALL LEVELS – <i>All customer service requests are responded to in accordance with adopted CRMS response standards</i>
Technical Inspection Maintain fencing and gates Maintain regulatory signs Maintain small water features Fertilize trees, garden beds and lawns Pruning of shrubs and Trees Maintain automatic irrigation systems Maintain small water features Complete spraying activities Maintain seats & furniture Clean water bubblers	ALL LEVELS – <i>As required</i>
Collect rubbish from reserve	LEVELS 1, 2 & 3 – <i>Weekly basis (where bins provided)</i> LEVEL 4 – <i>Works to be performed by village community groups as required</i>
Complete lawn mowing operations	LEVELS 1 & 2 – <i>Weekly or as seasonally required</i> LEVELS 3 & 4 – <i>Nil</i>
Complete grass mowing operations Complete trimming operations	LEVEL 1 – <i>Weekly or as seasonally required</i> LEVEL 2 – <i>Fortnightly or as seasonally required</i> LEVEL 3 – <i>4 to 6 weekly during or as seasonally required</i> LEVEL 4 – <i>Works to be performed by village community groups as required</i>
Complete gravel path raking operations	LEVEL 1 – <i>Weekly</i> LEVELS 2 & 3 – <i>6 monthly</i> LEVEL 4 – <i>Nil</i>
Produce and maintain seasonal displays	LEVEL 1 – <i>Weekly</i> LEVELS 2, 3 & 4 – <i>Nil</i>
Cleaning of Duck Ponds	Level 1 – <i>Yearly</i> All other levels – <i>Nil</i>

Indicative action	Indicative frequency
Check Council provided BBQ's	LEVEL 1 – <i>Weekly</i> LEVELS 2 & 3 – <i>Monthly</i> LEVEL 4 – <i>Works to be completed by village community groups as required</i>
Maintain reserve lighting	LEVEL 1 – <i>6 monthly</i> LEVELS 2, 3 & 4 – <i>Nil as Country Energy responsibility</i>
Visual tree inspection	ALL LEVELS – <i>Completed in response to CRMS inspection request.</i>
Respond to emergency callout	ALL LEVELS – <i>Emergency callout service available 24/7</i>
Asset Classification: General Community	
Ad hoc Inspections Worksite WH&S Hazard Inspection	ALL LEVELS – <i>Before commencing works at site</i>
Formal Asset Inspection	LEVEL 1 – <i>3 monthly</i>
Customer Service Request Inspection.	ALL LEVELS – <i>All customer service requests are responded to in accordance with adopted CRMS response standards</i>
Technical Inspection Pruning of shrubs and trees Maintain fencing and gates Maintain seats & furniture Maintain regulatory signs	ALL LEVELS – <i>As required</i>
Collect rubbish from reserve	LEVEL 1 – <i>When completing planned maintenance works</i>
Complete grass mowing operations Complete trimming operations	LEVEL 1 – <i>6 to 8 weekly intervals, or as seasonally required</i>
Watering of vegetation & grass surrounds	ALL LEVELS – <i>Natural precipitation only</i>
Visual tree inspection	ALL LEVELS – <i>Completed in response to CRMS inspection request</i>
Respond to emergency callout	ALL LEVELS – <i>Emergency callout service available 24/7</i>
Asset Classification: Landscaped Building Surrounds	
Ad hoc Inspections Worksite WH&S Hazard Inspection	ALL LEVELS – <i>Before commencing works at site</i>
Formal Asset Inspection	LEVEL 1 – <i>Monthly</i> LEVEL 2 – <i>3 monthly</i> LEVEL 3 – <i>6 monthly</i>
Customer Service Request Inspection.	ALL LEVELS – <i>All customer service requests are responded to in accordance with adopted CRMS response standards</i>
Technical Inspection Fertilize trees, garden beds and lawns Maintain regulatory signs Pruning of shrubs and trees Maintain fencing and gates Maintain seats & furniture Complete gravel path raking operations Complete spraying activities Maintain water features Maintain automatic irrigation systems	ALL LEVELS – <i>As required</i>
Collect rubbish from reserve	ALL LEVELS – <i>When completing planned maintenance works</i>

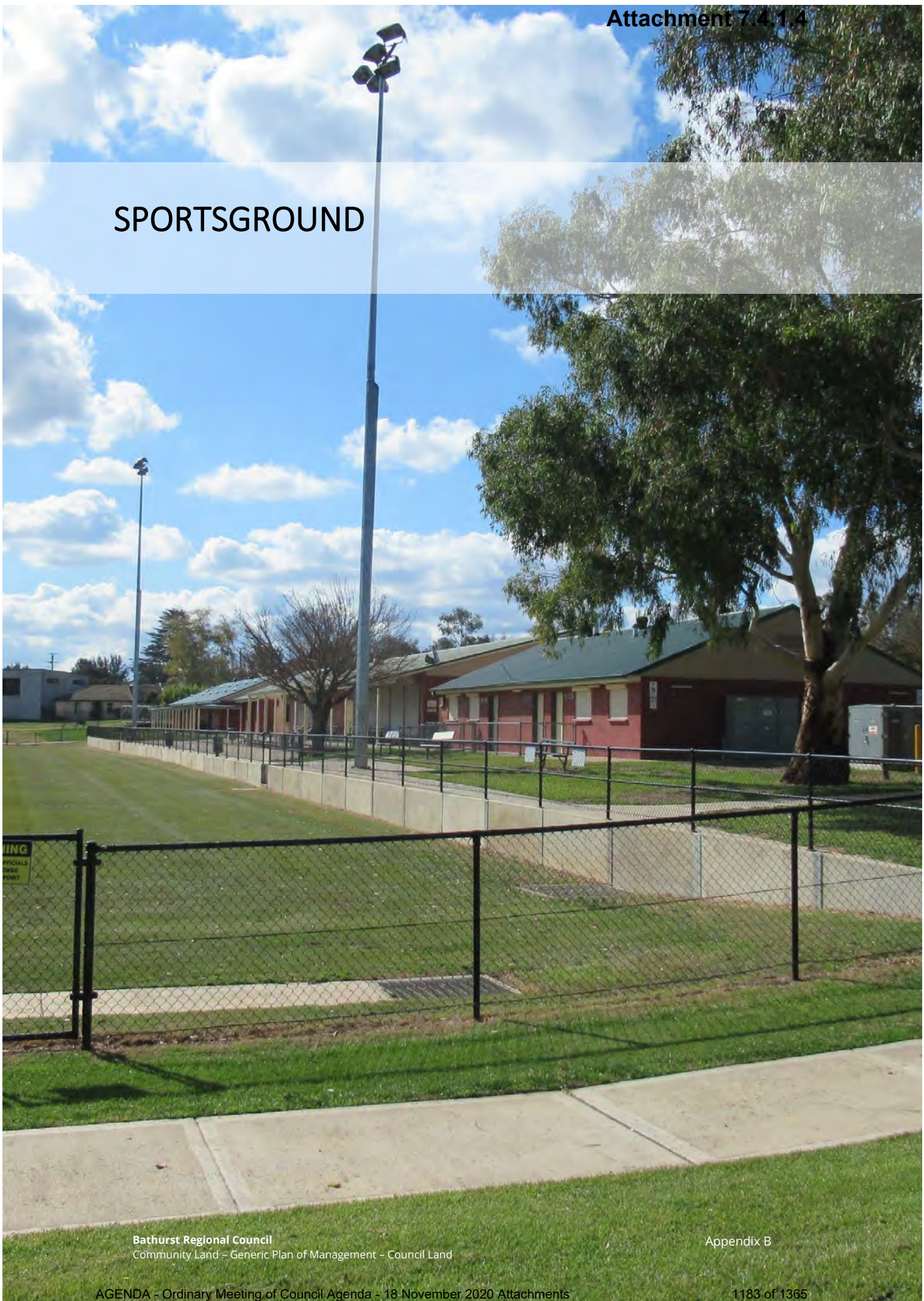
Indicative action	Indicative frequency
Complete grass mowing operations	LEVEL 1 – <i>Weekly or as seasonally required</i>
Complete lawn mowing operations	LEVEL 2 – <i>Fortnightly or as seasonally required</i>
Complete trimming operations	LEVEL 3 – <i>4 to 6 weekly during or as seasonally required</i>
Watering of lawns and gardens	ALL LEVELS – <i>Natural precipitation only</i>
Maintain garden beds	LEVEL 1 – <i>Fortnightly or as growth conditions determine</i> LEVEL 2 – <i>Fortnightly or as growth conditions determine</i> LEVEL 3 – <i>4 to 6 weeks or as growth conditions determine</i>
Visual tree inspection	ALL LEVELS – <i>Completed in response to CRMS inspection request</i>
Respond to emergency callout	ALL LEVELS – <i>Emergency callout service available 24/7</i>
Asset Classification: Natural Areas	
Ad hoc Inspections	ALL LEVELS – <i>Before commencing works at site</i>
Worksite WH&S Hazard Inspection	
Formal Asset Inspection	LEVEL 1 – <i>Monthly</i> LEVEL 2 – <i>6 monthly</i>
Customer Service Request Inspection	ALL LEVELS – <i>All customer service requests are responded to in accordance with adopted CRMS response standards</i>
Technical Inspection	ALL LEVELS – <i>As required</i>
Maintain seats & furniture	
Maintain fencing and gates	
Maintain regulatory signs	
Collect rubbish from reserve	LEVELS 1 – <i>When on site completing planned maintenance works</i> LEVEL 2 – <i>Nil</i>
Complete grass mowing operations	LEVEL 1 – <i>As seasonally required</i>
Complete trimming operations	LEVEL 2 – <i>Nil</i>
Pruning of shrubs and trees	LEVEL 1 – <i>Pruning only conducted for safety reasons, otherwise natural growth</i> Level 2 – <i>Nil</i>
Watering of vegetation & grass surrounds	ALL LEVELS – <i>Natural precipitation only</i>
Visual tree inspection	ALL LEVELS – <i>Completed in response to CRMS inspection request</i>
Respond to emergency callout	ALL LEVELS – <i>Emergency callout service available 24/7</i>


Appendix B - Data Sheets

Site specific Data Sheets in alphabetical order by Common name of the “Community” lands subject to this Plan of Management.


Data Sheets refer to the Management Considerations in Section 1.10 and Asset Maintenance by Classification in Appendix B.

SPORTSGROUND



Property name	Alec Lamberton Park		
Ownership: Bathurst Regional Council	Classification: Community	Category: Sportsground	Zone: RE1 Public recreation
Lee Street, Kelso NSW 2795			
Lot / Section / DP part lot 7/-/620655 (shaded area on map)			Assets: N/A
Heritage: No			
Maintenance level	General Community Level 1 – Maintained Land Areas		
Associated plans, strategies and improvements	Bathurst 2040 Open Space Strategy (2019) Planning recommendations		
	South Bathurst-Gormans Hill-White Rock <i>6. Prepare and implement a landscape master plan for multiple uses of Alec Lamberton Field: informal and formal sport, and informal community recreation use.</i>		
Management considerations			



Property name		Cubis Park		
Ownership: Bathurst Regional Council		Classification: Community	Category: Sportsground	Zone: RE1 Public recreation
Alexander Street, Eglinton NSW 2795				
Lot / Section / DP 3/-/819556 & 4/-/819556			Land site code: PK00004	
Assets:	Number	Id	Feature type	Location
	4900018	BLD018	BD – Clubhouse	Dog obedience training club, Eglinton Showground, Alexander Street
	4900493	BLD496	BD – Toilets/amenities	Toilet block Cubis Park facing Alexander Street
	8000041	PK041	PK – Active parks/sportsground	Cubis Park, Eglinton
Heritage: No				
Maintenance level		Active Parks / Sports grounds Level 2 – Community Sports Fields		
Associated plans, strategies and improvements		Bathurst 2040 Open Space Strategy (2019) - Listed park and unleashed dog exercise area		
Management considerations				






Property name					Learmonth Park									
Ownership: Bathurst Regional Council			Classification: Community		Category: Sportsground		Zone: RE1 Public recreation							
Sydney Road, Kelso NSW 2795														
Lot / Section / DP					2/-/506840 & 3/-/506840					Land site code: RD0MR54N2				
Assets:		Number		Id		Feature type		Location						
Lot / Section / DP										5/-/776928				
776928		7701087		STR087		OS - Structure: Shelter shed		Hockey Complex-two players shelters. (Clubhouse side of main field & Bob Roach Field-same structure type)						
776928		7701524		STR524		OS - Structure: Shelter shed		Player shelter (x2) between Main field and Sand filled field						
776928		7701525		STR525		OS - Grandstands		Bob Roach Field. Enclosed grandstands (2)						
776928		7701527		STR527		OS - Structure: Shelter shed		Brick Shelter-between Main field & Sand filled field.						
776928		7707024		SPCR7024		PK - Sporting Facility/Court		Skate Park on Lions Club Drive						
776928		7707030		HYBRI D7030		PK - Sporting Facility/Court		Hybrid Turf under lights (Field 2) Upgraded May 2018						
776928		7707035		PLIG7035		PK.C - Lighting		Training ground for Rural Fire Service-Dorman Place. 3 towers, 1 head on each.						
776928		7707098		WATER 7098		PK - Sporting Facility/Court		Bob Roach Field-water based field (Field 3)						
776928		8000072		PK072		PK - Active parks/sportsground		Learmonth Park						
Lot / Section / DP										7/-/608111				
608111		9070027		MON022		Monuments		"Foundation Cairn" Obelisk						
608111		7707031		HYBRI D7031		PK - Sporting Facility/Court		Hybrid Turf-under lights (Field 1)						
608111		7707051		PLIG7020		PK.C - Lighting		Hockey Complex-Lighting for Main Field & field behind main field. 9 towers total. 3 with 5 heads, 3 with 6 heads and 3 with 8 heads. 57 heads total.						
Heritage: 7/-/608111 & 5/-/776928														
Yes - LEP Conservation Area – General. ‘Bathurst Conservation Area’ Item No. C1														
Maintenance level		Active Parks / Sports grounds Level 2 – Community Sports Fields												
Associated plans, strategies and improvements		Bathurst 2040 Open Space Strategy (2019) - Listed facility and Planning recommendations for Kelso South: 3. Explore opportunities for cycle paths and tree planting in the open space between the rural and residential land.												

Property name	Learmonth Park
Management considerations	           






Property name		Police Paddock		
Ownership: Bathurst Regional Council	Classification: Community		Category: Sportsground	Zone: RE1 Public recreation
Alpha Street, Bathurst NSW 2795				
Lot / Section / DP 5/-/1085903			Land site code: RD00313	
Assets:	Number	Id	Feature type	Location
	7707004	LIGHT01	PK.C Lighting	Training lights (6 poles, each with 4 lights)
	7707077	PITCH01 A	PK – Sporting facility/court	2 new soccer fields
Heritage: No				
Maintenance level		Active Parks / Sports grounds Level 2 – Community Sports Fields		
Associated plans, strategies and improvements		Bathurst 2040 Open Space Strategy (2019) listed facility		
Management considerations				






Property name		Proctor Park		
Ownership: Bathurst Regional Council	Classification: Community	Category: Sportsground	Zone: RE1 Public recreation	
Gormans Hill Road, Gormans Hill NSW 2795				
Lot / Section / DP 1/-/128895		Land site code: RD00500		
Assets:	Number	Id	Feature type	Location
	4900081	BLD081	BD Clubhouse	Soccer clubrooms, Proctor Park, Gormans Hill Road
	4900477	BLD477	BD – Toilets/amenities	Changeroom and Toilet block (new 2012), Proctor Park, Gormans Hill Road
	4900495	BLD495	BD – Sheds	Storage shed at Northern end of existing club house (new 2013)
	4900516	BLD516	BD – Clubhouse	New changerooms and toilet block 2018/19
	5010096	FOOTBALL703	PK – Sporting facility/court	3 unimproved large playing fields and 8 small. All are natural turf.
	5010102	FIELD0102	PK – Sporting facility/court	Fields 1-3 (2017/18 upgrade)
	7701298	STR1298	OS Structure – Shelter shed	Proctor Park – Field 1 & 2 Shelter sheds x 4
	7701302	STR302	OS Structure Misc	Double sided Electronic scoreboard – between field 1 & 2
	7707025	LIGHTS7025	PK.C Lighting	Proctor Park Carpark lighting
	7707038	LIGHTS7038	PK.C Lighting	Lighting system for Fields 1 & 2
Heritage: No				
Maintenance level	Active Parks / Sports grounds Level 2 – Community Sports Fields			
Associated plans, strategies and improvements	Bathurst 2040 Open Space Strategy (2019) Actions for Sport- <i>Additional land for sport- Prepare a Masterplan for Proctor Park for 11 potential new fields to the south. Acquire land (approx. 15 hectares)</i> <i>Undertake planned capital works at Proctor Park football fields including a carpark and junior fields \$2,200,000 in 2018-19</i> <i>Access for people with disabilities - Review and improve access to parks including Proctor Park and George Park.</i>			
Management considerations				






Property name Walmer Park				
Ownership: Bathurst Regional Council		Classification: Community	Category: Sportsground	Zone: RE1 Public recreation
Bradwardine Road, Windrayne NSW 2795				
Lot / Section / DP 2/-/1140980			Land site code: RD00361	
Assets:	Number	Id	Feature type	Location
	4900088	BLD088	BD - Clubhouse	Clubrooms, Walmer Park, Bradwardine Road
	4900089	BLD089	BD - Sheds	L.A. Storage Shed, Walmer Park, Bradwardine Road
Heritage: No				
Maintenance level		Active Parks / Sports grounds Level 2 – Community Sports Fields		
Associated plans, strategies and improvements		Bathurst 2040 Open Space Strategy (2019) – Listed facility		
Management considerations				






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PARK




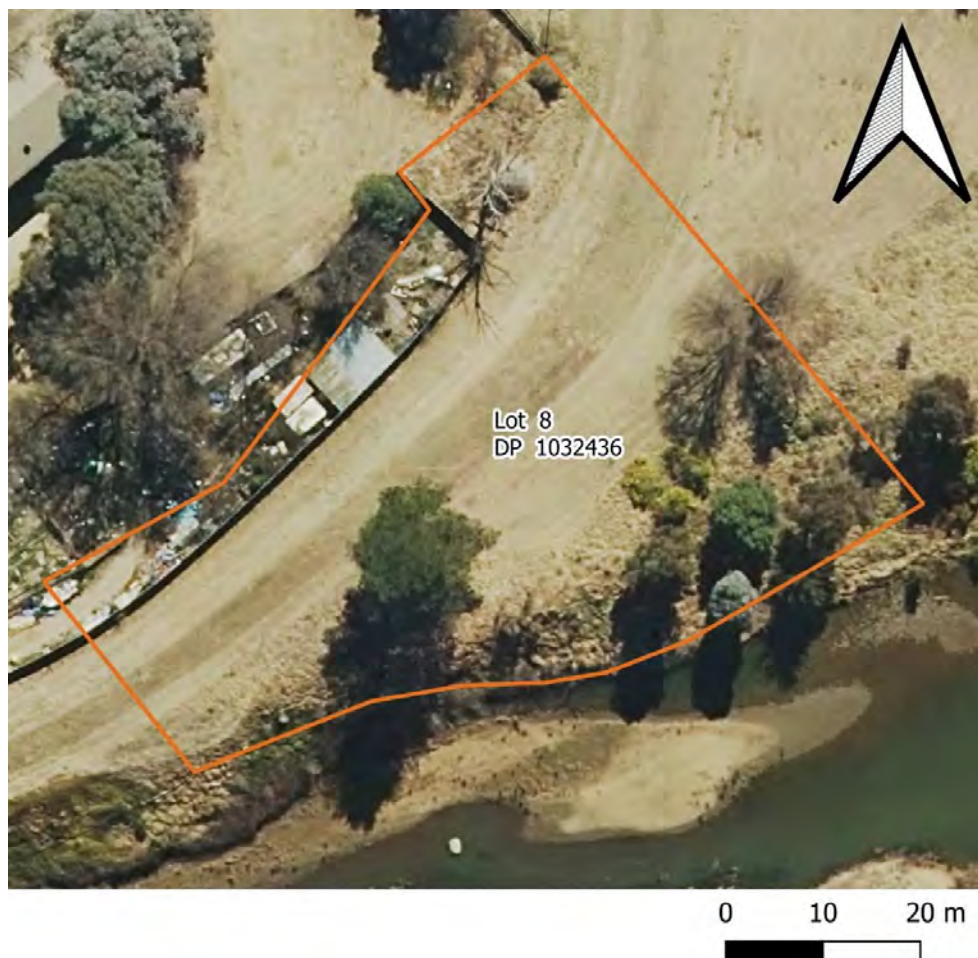
Property name		Apex Jubilee Reserve	
Ownership: Bathurst Regional Council	Classification: Community	Category: Park	Zone: RE1 Public Recreation
Ophir Road, Stewarts Mount NSW 2795			
Lot / Section / DP 9/-/701479		Assets: N/A	
Heritage: No			
Maintenance level	General Community Level 1 – Maintained Land Areas		
Associated plans, strategies and improvements	Bathurst 2040 Open Space Strategy (2019) Planning recommendations regarding riverside parks (End of cycleway).		
Management considerations			











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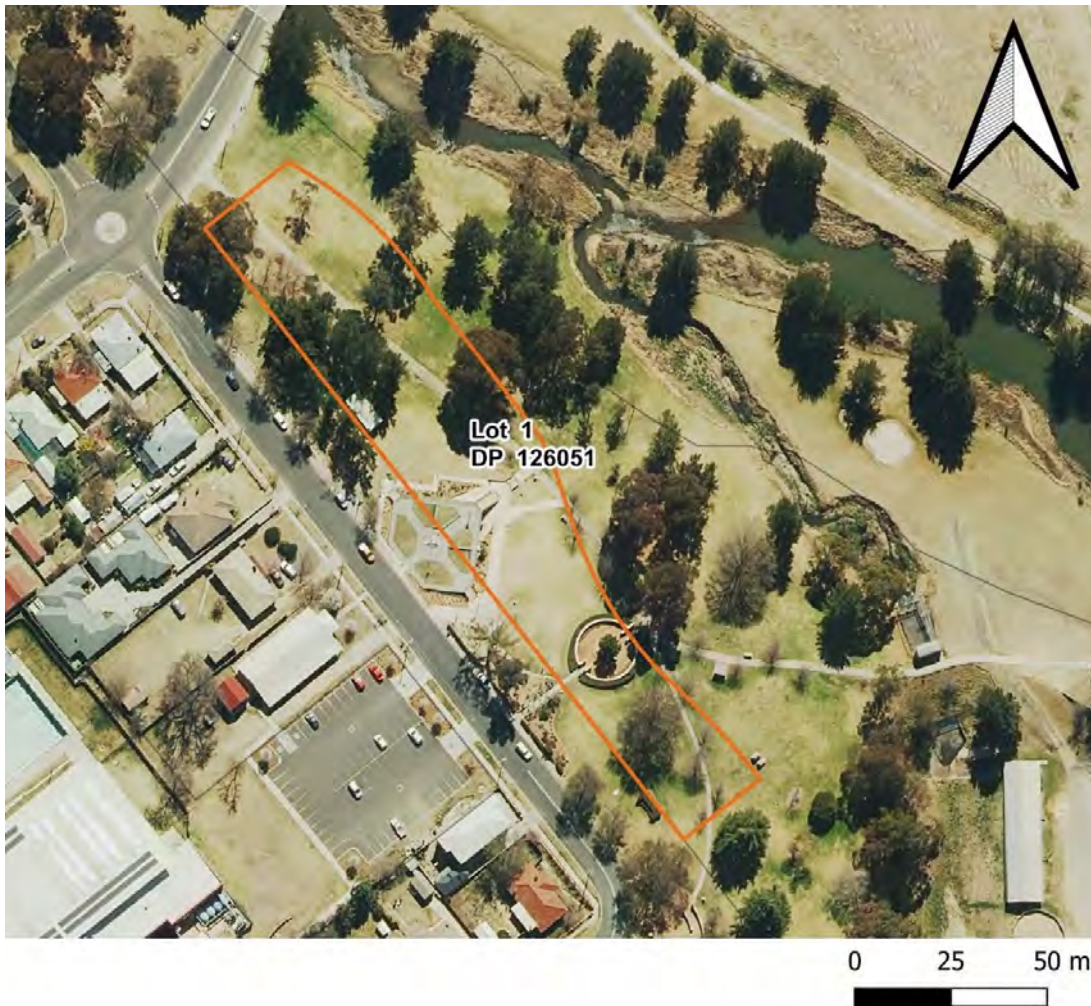
Property name				Baillie Street Open Space			
Ownership: Bathurst Regional Council		Classification: Community		Category: Park		Zone: RE1 Public Recreation	
Baillie Street, Bathurst NSW 2795							
Lot / Section / DP 8/-/1032436				Assets: N/A			
Heritage: Yes - LEP Conservation Area – General. ‘Bathurst Conservation Area’ Item No. C1							
Maintenance level		General Community Level 1 – Maintained Land Areas					
Associated plans, strategies and improvements		Bathurst 2040 Open Space Strategy (2019) riverside parks					
Management considerations							




Note: Whole site is flood prone (forms part of levee bank).

Property name				
Bicentennial River Park				
Ownership: Bathurst Regional Council		Classification: Community		Category: Park
				Zone: RE1 Public Recreation
Stanley Street, Bathurst NSW 2795				
Lot / Section / DP 1/-/126051			Land site code: RD00764	
Assets:	Number	Id	Feature type	Location
	4900507	BLD507	BD – Toilets/amenities	Bathurst 2015 Bicentenary Flagpole/Toilet block
	7701549	STR549	OS – Structure: Shelter shed	New picnic shelter #1 near Stanley Street Flagstaff (replaces 7701541 demolished as part of construction of new flagstaff 2015).
	9070024	GARDE N11	Monuments	Peace Park Walled Garden installation
	9070025	MONO 20	Monuments	Governor Macquarie’s Chair (stones and concrete monument)
Heritage: Yes - LEP Conservation Area – General. ‘Bathurst Conservation Area’ Item No. C1				
Bicentennial, Okhuma and Peace Parks, Macquarie River and Bathurst Flagstaff Site I67				
Maintenance level		Passive Parks and Reserves Level 1 – Community Parks		
Associated plans, strategies and improvements		Bathurst 2040 Open Space Strategy (2019) “Consider a café/kiosk: near Bicentennial/ Peace Park” “Install shelters in Bicentennial Park” “Review cleaning and maintenance procedures of accessible toilets including Bicentennial and Machattie Parks”		
Management considerations		<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div>		






Property name		Bonner Street Community Park	
Ownership: Bathurst Regional Council	Classification: Community	Category: Park	Zone: R1 General residential
Cripps Place, Kelso NSW 2795			
Lot / Section / DP 1/-/1179579		Assets: N/A	
Heritage: No			
Maintenance level	Landscaped Building Surrounds Level 2 – Non-irrigated Formal Landscape Surrounds		
Associated plans, strategies and improvements	N/A		
Management considerations			




0 5 10 m




Property name			
Boyd Park Reserve			
Ownership: Bathurst Regional Council	Classification: Community	Category: Park	Zone: RE1 Public recreation
Patterson Place, Kelso NSW 2795			
Lot / Section / DP 275/-/735655		Assets: N/A	
Heritage: No			
Maintenance level		General Community Level 1 – Maintained Land Areas	
Associated plans, strategies and improvements		N/A	
Management considerations			




Property name Bridge Street Park				
Ownership: Bathurst Regional Council		Classification: Community	Category: Park	Zone: R1 General residential
Bridge Street, Perthville NSW 2795				
Lot / Section / DP 15/-/246890			Land site code: RD00363	
Assets:	Number	Id	Feature type	Location
	7705015	PG15	PK.C – playground	Bridge Street Reserve Playground
Heritage: Yes - LEP Conservation Area – General. 'Perthville Conservation Area' Item No. C6				
Maintenance level		Passive Parks and Reserves Level 3 – Non-Irrigated local Parks Level 3 – Non-Irrigated local Parks Level 3 – Residential Playground		
Associated plans, strategies and improvements		N/A		
Management considerations				




Property name Bunora Park				
Ownership: Bathurst Regional Council		Classification: Community	Category: Park	Zone: RE1 Public recreation
Miriyan Drive, Kelso NSW 2795				
Lot / Section / DP 146/-/247843 (No assets)			Land site code: RD00651	
Assets:	Number	Id	Feature type	Location
Lot / Section / DP 57/-/239443				
	7705012	PG12	PK.C Playground	Bunora Park Playground – 2 softfall areas
	8000024	PK024	PK – Passive parks/reserves	Bunora Park
Heritage: No				
Maintenance level Passive Parks and Reserves Level 3 – Non Irrigated local Parks Parks / Playgrounds Level 3 – Residential Playground				
Associated plans, strategies and improvements Bathurst 2040 Open Space Strategy (2019) - Listed facility				
Management considerations				






Property name		Carramar Park	
Ownership: Bathurst Regional Council	Classification: Community	Category: Park	Zone: RE1 Public recreation
Uralla Circuit, Kelso NSW 2795			
Lot / Section / DP 184/-/244006		Assets:: N/A	
Heritage: No			
Maintenance level		Passive Parks and Reserves Level 3 – Non Irrigated local Parks	
Associated plans, strategies and improvements		N/A	
Management considerations			




Property name		Chifley Park	
Ownership: Bathurst Regional Council	Classification: Community	Category: Park	Zone: RE1 General residential
Kelly Crescent and Commonwealth Street, Bathurst NSW 2795			
Lot / Section / DP Unknown title - area as mapped		Assets: N/A	
Heritage: Yes - LEP Conservation Area – General. ‘Bathurst Conservation Area’ Item No. C1			
Maintenance level	Parks / Playgrounds Level 3 – Residential Playground Passive Parks and Reserves Level 3 – Non Irrigated local Parks		
Associated plans, strategies and improvements	N/A		
Management considerations			




Property name			
Collins Close Reserve			
Ownership: Bathurst Regional Council	Classification: Community	Category: Park	Zone: RE1 Public recreation
Gilmour Street, Kelso NSW 2795			
Lot / Section / DP		Assets: N/A	
335/-/259238 ; 34/-/593108 & 33/-/593108			
Heritage: No			
Maintenance level	General Community Level 1 – Maintained Land Areas		
Associated plans, strategies and improvements	N/A		
Management considerations			




Property name Colville Street Park				
Ownership: Bathurst Regional Council		Classification: Community	Category: Park	Zone: RE1 Public recreation
Napier Street, Windrayne NSW 2795				
Lot / Section / DP 46/-/259103 & 32/-/259103			Land site code: RD00669	
Assets:	Number	Id	Feature type	Location
	7705008	PG08	PK.C – playground	Colville St Park – playground
	7701346	STR346	OS – Structure. Bus shelter	Opposite 19 Colville Street, Bus Shelter, Colville Street
Heritage: No				
Maintenance level		Parks / Playgrounds Level 3 – Residential Playground		
Associated plans, strategies and improvements		N/A		
Management considerations				




Property name		Coral Way Open Space	
Ownership: Bathurst Regional Council	Classification: Community	Category: Park	Zone: RE1 Public recreation
Coral Way, West Bathurst NSW 2795			
Lot / Section / DP 107/-/28260		Assets: N/A	
Heritage: Yes. LEP Conservation Area – General. ‘West Bathurst Conservation Area’ Item No. C11			
Maintenance level	General Community Level 1 – Maintained Land Areas		
Associated plans, strategies and improvements	N/A		
Management considerations			




Property nameEric Sargent Drive Reserve Open Space			
Ownership: Bathurst Regional Council	Classification: Community	Category: Park	Zone: RE1 Public recreation
Upfold Street, Gormans Hill NSW 2795			
Lot / Section / DP	23/-/701345 & 24/-/811166		Assets: N/A
Heritage: No			
Maintenance level	Natural Areas - Level 2 – Non Maintained Land Areas		
Associated plans, strategies and improvements	N/A		
Management considerations			



Property name Evernden Road Open Space Reserve				
Ownership: Bathurst Regional Council		Classification: Community	Category: Park	Zone: RE1 Public recreation
Colville Street, Windrayne NSW 2795				
Lot / Section / DP 44/-/259103			Land site code: RD00404	
Assets:	Number	Id	Feature type	Location
	8000047	PK047	PK – General community	Evernden Road Open Space Reserve
Heritage: No				
Maintenance level		General Community Level 1 – Maintained Land Areas		
Associated plans, strategies and improvements		Bathurst 2040 Open Space Strategy (2019) – Recommendation for Abercrombie-Llanarth 2. <i>Consider a new community park within the western growth area of at least 1 hectare, with frontage to Evernden Road.</i>		
Management considerations				





Property name Freeman Park Playground				
Ownership: Bathurst Regional Council		Classification: Community	Category: Park	Zone: RE1 Public recreation
Freeman Circuit, Llanarth NSW 2795				
Lot / Section / DP 918/-/1191778			Land site code: RD00854	
Assets:	Number	Id	Feature type	Location
	7701012	SHADE 01012	PK.C Shade sail structure	Shade sails over Freeman Park Playground, Llanarth
	7701266	STR126 6	OS – Structure: shelter shed	Shelter over picnic table and BBQ, Freeman Park Playground, Llanarth
	7704326	LIGH43 26	PK.C Lighting	Freeman Park Playground, Llanarth
	7705034	PG34	PK.C – Playground	Freeman Park Playground
	8000291	PK291	PK – Parks/playground	Freeman Park Open Space
Heritage: No				
Maintenance level		General Community Level 3 – Residential Playground Passive Parks and Reserves Level 2 - Irrigated Local Park		
Associated plans, strategies and improvements		Bathurst 2040 Open Space Strategy (2019) – Recommendation for Abercrombie-Llanarth 7. <i>Implement the Freeman Park Masterplan.</i>		
Management considerations				







Property name		Frome Street Park	
Ownership: Bathurst Regional Council	Classification: Community	Category: Park	Zone: RE1 Public recreation
Locke Street, Raglan 2795			
Lot / Section / DP	7/8/758864 ; 8/8/758864 ; 9/8/758864; 10/8/758864 & 11/8/758864		Assets: N/A
Heritage: No			
Maintenance level	Passive Parks and Reserves Level 3 – Non Irrigated local Parks		
Associated plans, strategies and improvements	N/A		
Management considerations			






Property name					Gormans Hill Park									
Ownership: Bathurst Regional Council			Classification: Community		Category: Park			Zone: RE1 Public recreation						
Gormans Hill Road, Gormans Hill NSW 2795														
Lot / Section / DP					3/-/35928					Land site code:				
Assets:		Number		Id		Feature type			Location					
						Playground								
Heritage: No														
Maintenance level			Passive Parks and Reserves Level 3 – Non Irrigated local Parks Parks / Playgrounds Level 3 – Residential Playground											
Associated plans, strategies and improvements			Bathurst 2040 Open Space Strategy (2019) Recommendation for South Bathurst – Gormans Hill – White Rock - 4. Upgrade and investigate opportunities to expand Gorman’s Hill Park.											
Management considerations														



Property name Jaques Park				
Ownership: Bathurst Regional Council		Classification: Community	Category: Park	Zone: RE1 Public recreation
Alma Street, South Bathurst NSW 2795				
Lot / Section / DP	227/-/978692	234/-/978692	Land site code: RD00311	
1261/-/1124876	228/-/978692	235/-/978692		
1262/-/1124876	229/-/978692	236/-/978692		
350/-/573051	230/-/978692	237/-/978692		
351/-/573051	231/-/978692	257/-/978692		
225/-/978692	232/-/978692	259/-/978692		
226/-/978692	233/-/978692	260/-/978692 (No assets)		
Assets:	Number	Id	Feature type	Location
Lot / Section / DP 263/-/978692				
	7705021	PG21	PK.C playground	Jaques Park playground
Lot / Section / DP 258/-/978692				
	8000064	PK064	PK – passive parks/playground	Jaques Park
Heritage: No				
Maintenance level		Passive Parks and Reserves Level 3 – Non Irrigated local Parks		
Associated plans, strategies and improvements		N/A		
Management considerations				




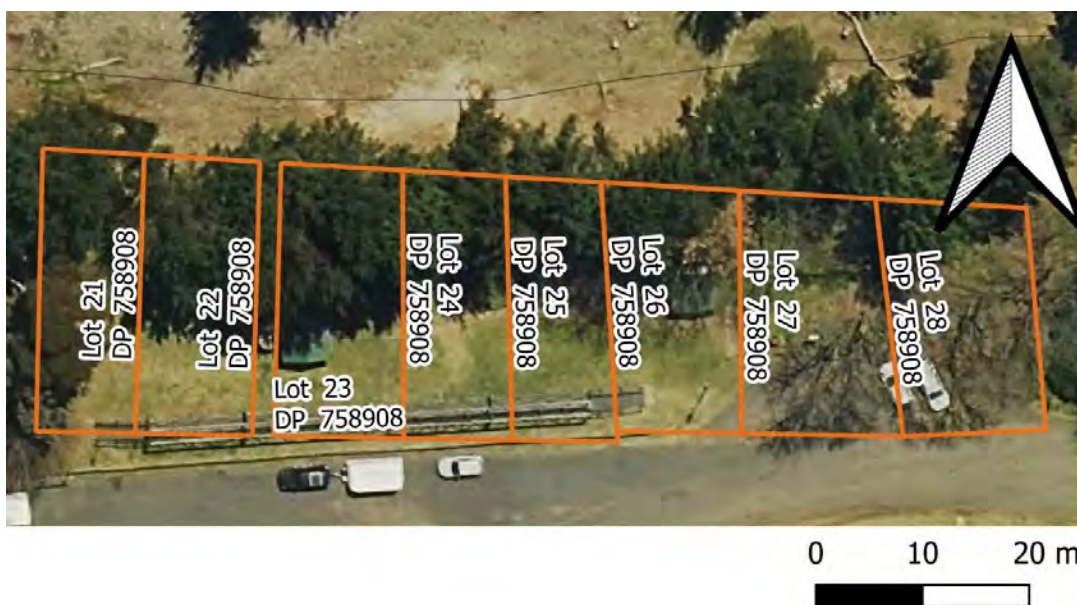



Property name Jarrah Park				
Ownership: Bathurst Regional Council		Classification: Community	Category: Park	Zone: RE1 Public recreation
Coolabah Close and Cheviot Drive, Kelso NSW 2795				
Lot / Section / DP 624/-/1223107 (no assets) & 1434/-/1156902				Land site code:
Assets:	Number	Id	Feature type	Location
			Playground	
Heritage: No				
Maintenance level Passive Parks and Reserves Level 3 – Non Irrigated local Parks Parks/Playgrounds Level 3 – Residential Playground				
Associated plans, strategies and improvements		N/A		
Management considerations				





Property name Joyce Pearce Memorial Park			
Ownership: Bathurst Regional Council	Classification: Community	Category: Park	Zone: RU5 Village
Denison Street, Sofala NSW 2795			
Lot / Section / DP	23/-/758908	26/-/758908	Assets: N/A
21/-/758908	24/-/758908	27/-/758908	
22/-/758908	25/-/758908	28/-/758908	
Heritage: Yes - LEP Conservation Area – General. ‘Sofala Conservation Area’ Item No. C8			
Maintenance level	Passive Parks and Reserves Level 4 – Village/Rural Parks		
Associated plans, strategies and improvements	N/A		
Management considerations			




Property name Kefford Street Nursery Open Space			
Ownership: Bathurst Regional Council	Classification: Community	Category: Park	Zone: RE1 Public recreation
Kefford Street, Bathurst NSW 2795			
Lot / Section / DP 1/22A/758065 & 2/22A/758065			Assets: N/A
Heritage: No			
Maintenance level		General Community Level 1 – Maintained Land Areas	
Associated plans, strategies and improvements		Bathurst 2040 Open Space Strategy (2019) – Listed Unleashed dog exercise area	
Management considerations			






Property name		Landseer Street Open Space Reserve	
Ownership: Bathurst Regional Council	Classification: Community	Category: Park	Zone: RE1: Public Recreation R1: General Residential
Landseer Street, Raglan NSW 2795			
Lot / Section / DP	100/-/258041 (RE1 majority lot, R1 walkways)		Assets: N/A
Heritage: No			
Maintenance level	General Community \Level 1 – Maintained Land Areas		
Associated plans, strategies and improvements	Bathurst 2040 Open Space Strategy (2019) Recommendation for Raglan: <i>1. Develop a local play opportunity in the west of the planning area at either Christie Street dual use open space, Elmo Lavis Park, or Landseer Street Park.</i>		
Management considerations			



Property name Limekilns Road War Memorial			
Ownership: Bathurst Regional Council	Classification: Community	Category: Park	Zone: RU1 Primary production
Limekilns Road, Forest Grove NSW 2795			
Lot / Section / DP 1/-/813031, 2/-/813031 & 3/-/813031			Assets: N/A
Heritage: Yes - LEP Conservation Area – General. ‘Memorial (Migrant Camp & War Service Training’ Item No. I134			
Maintenance level		Passive Parks and Reserves Level 3 – Non Irrigated local Parks	
Associated plans, strategies and improvements		N/A	
Management considerations			



Property name Macquarie View Park				
Ownership: Bathurst Regional Council		Classification: Community	Category: Park	Zone: RE1 Public recreation
Esrom Street, West Bathurst NSW 2795				
Lot / Section / DP 108/-/28260			Land site code: RD00468	
Assets:	Number	Id	Feature type	Location
	7705023	PG23	PK.C – playground	Macquarie View Park playground, 3 separate areas of softball
	800079	PK079	PK – passive parks/reserves	Macquarie View Park Tennis courts and clubhouse
Heritage: No				
Maintenance level Parks / Playgrounds Level 3 – Residential Playground Passive Parks and Reserves Level 3 – Non Irrigated local Parks				
Associated plans, strategies and improvements Bathurst 2040 Open Space Strategy (2019) - Listed facility				
Management considerations				





Property name Max Kingston Park				
Ownership: Bathurst Regional Council		Classification: Community	Category: Park	Zone: R1 General residential
Lorimer Street, Llanarth NSW 2795				
Lot / Section / DP 34/-/262858			Land site code:	
Assets:	Number	Id	Feature type	Location
			playground	
Heritage: No				
Maintenance level		Parks / Playgrounds Level 3 – Residential Playground Passive Parks and Reserves Level 3 – Non Irrigated local Parks		
Associated plans, strategies and improvements		TBC		
Management considerations				





Property name Miller Park				
Ownership: Bathurst Regional Council		Classification: Community	Category: Park	Zone: RE1 Public recreation
Antill Close, Windrayne NSW 2795				
Lot / Section / DP 500/-/253547			Land site code: RD00316	
Assets:	Number	Id	Feature type	Location
	770501	PG31	PK.C playground	Miller Park Playground
Heritage: No				
Maintenance level Parks / Playgrounds Level 3 – Residential Playground Passive Parks and Reserves Level 3 – Non Irrigated local Parks				
Associated plans, strategies and improvements		N/A		
Management considerations				






Property name		Moonee Valley Place Reserve	
Ownership: Bathurst Regional Council	Classification: Community	Category: Park	Zone: RE1 General residential
Mooney Valley Place, West Bathurst NSW 2795			
Lot / Section / DP	46/-/249928, 47/-/249928 & 48/-/249928		Assets: N/A
Heritage: No			
Maintenance level	General Community Level 1 – Maintained Land Areas		
Associated plans, strategies and improvements	N/A		
Management considerations			




Property name		Napoleon Street Open Space	
Ownership: Bathurst Regional Council	Classification: Community	Category: Park	Zone: RE1 Public Recreation
Napoleon Street, Raglan NSW 2795			
Lot / Section / DP 26/-/253818 & 42/-/607903			Assets: N/A
Heritage: No			
Maintenance level		General Community Level 1 – Maintained Land Areas	
Associated plans, strategies and improvements		N/A	
Management considerations			




 Leases






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Property name		Nelson Street Drainage Reserve	
Ownership: Bathurst Regional Council	Classification: Community	Category: Park	Zone: RE1 Public recreation
Nelson Street, Raglan NSW 2795			
Lot / Section / DP	15/-/253818	Assets: N/A	
Heritage: No			
Maintenance level	General Community Level 1 – Maintained Land Areas		
Associated plans, strategies and improvements	N/A		
Management considerations			

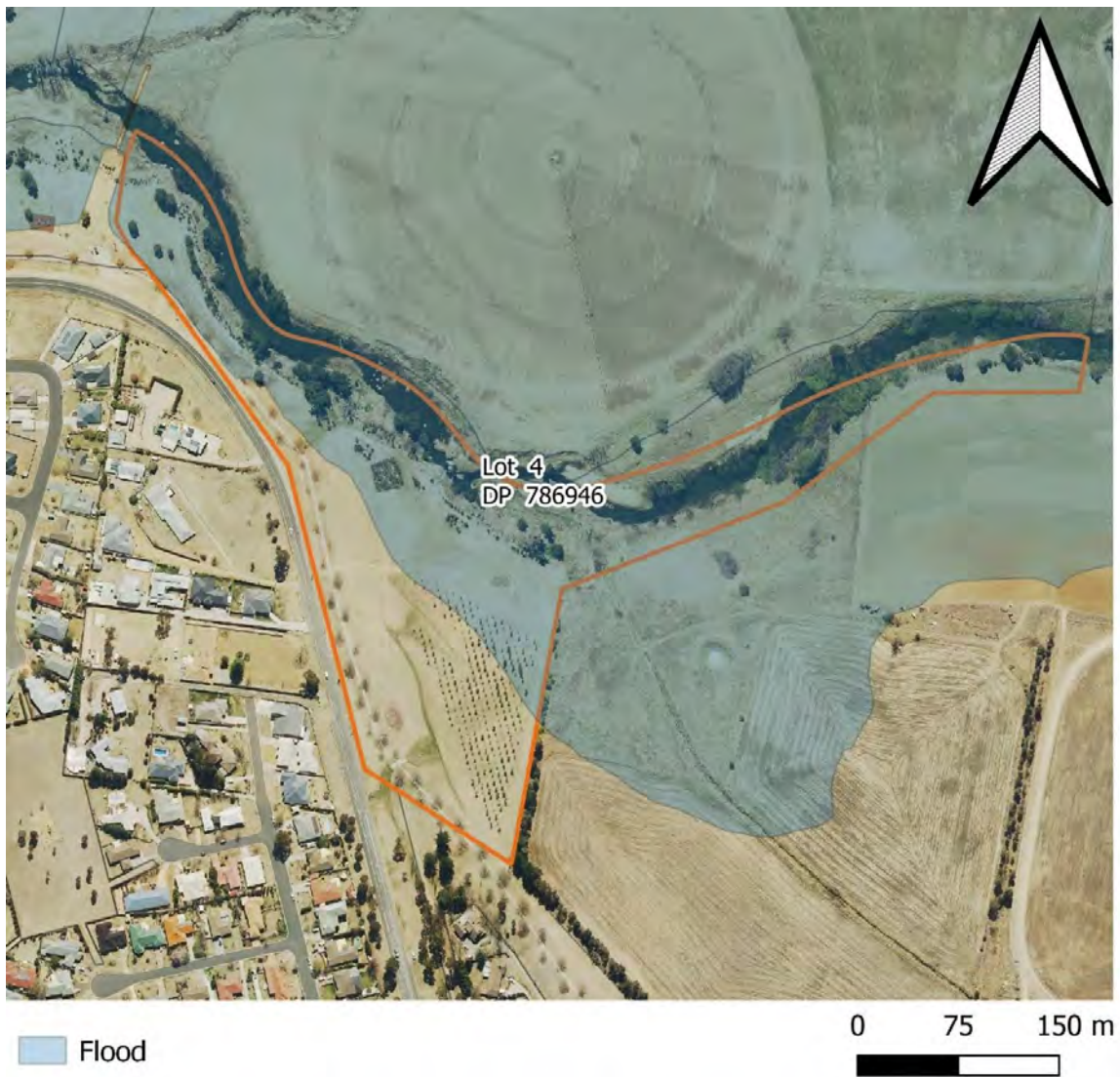



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Property name O'Keefe Park				
Ownership: Bathurst Regional Council		Classification: Community	Category: Park	Zone: RE1 Public recreation
Eglington Road, Abercrombie NSW 2795				
Lot / Section / DP 4/-/786946			Land site code:	
Assets:	Number	Id	Feature type	Location
Playground – exercise equipment				
Heritage: No				
Maintenance level		Passive Parks and Reserves Level 3 – Non Irrigated local Parks		
Associated plans, strategies and improvements		Bathurst 2040 Open Space Strategy (2019) –Recommendations <i>for Abercrombie - Llanarth 1. Continue to enhance the riverside parklands as district level parks with play, picnic and active facilities.</i>		
Management considerations		    		






Property name		Osborne Avenue Open Space Reserve	
Ownership: Bathurst Regional Council	Classification: Community	Category: Park	Zone: RE1 Public recreation
Osborne Avenue, West Bathurst NSW 2795			
Lot / Section / DP	125/-/247145	Assets: N/A	
Heritage: No			
Maintenance level	General Community Level 1 – Maintained Land Areas		
Associated plans, strategies and improvements	Bathurst 2040 Open Space Strategy (2019) –Recommendation for West Bathurst <i>1. Provide locally accessible community park and play in the two locations identified as underprovided i.e.. around Green Street and Osbourne Avenue in the North-west corner, and Rosehill Street in the North.</i>		
Management considerations			

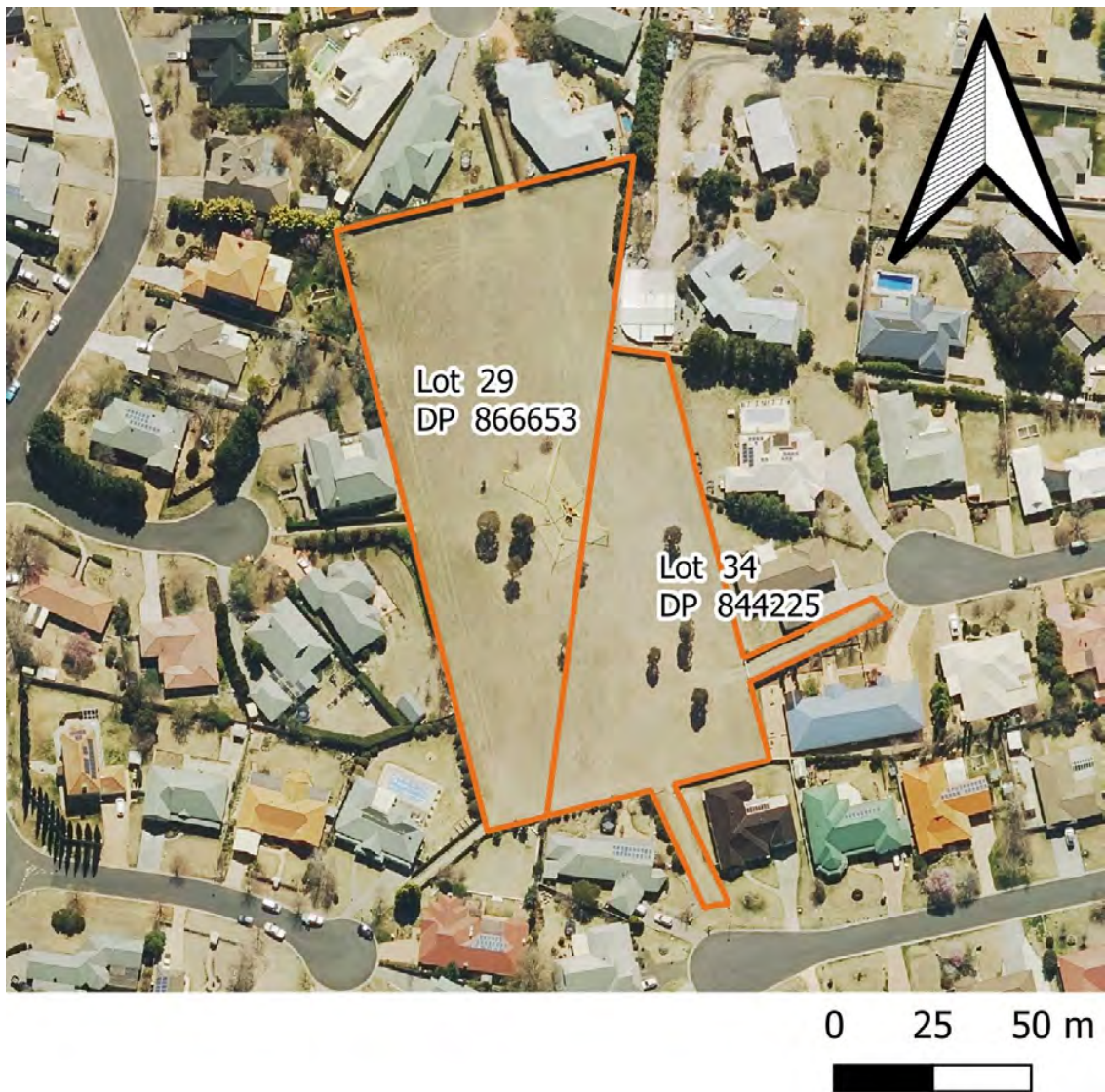



Property name		Read Street Open Space	
Ownership: Bathurst Regional Council	Classification: Community	Category: Park	Zone: R1 General residential
Read Street, West Bathurst NSW 2795			
Lot / Section / DP	28/-/807102	Assets: N/A	
Heritage: No			
Maintenance level	General Community Level 1 – Maintained Land Areas		
Associated plans, strategies and improvements	N/A		
Management considerations	N/A		



Property name River View Estate Park				
Ownership: Bathurst Regional Council		Classification: Community	Category: Park	Zone: RE1 Public Recreation & R1 General Residential
Dunoon Place and Honeysuckle Place, Abercrombie NSW 2795				
Lot / Section / DP 34/-/844225 (RE1) & 29/-/866653 (RE1, small walkway R1)				Land site code: RD00448
Assets:	Number	Id	Feature type	Location
	7705027	PG27	PK.C - playground	River View Estate Park Playground
	8000110	PK110	PK - Passive parks/reserves	River View Estate Park
Heritage: No				
Maintenance level		Passive Parks and Reserves Level 3 – Non Irrigated local Parks		
Associated plans, strategies and improvements		N/A		
Management considerations				






Property name		River Road Park	
Ownership: Bathurst Regional Council	Classification: Community	Category: Park	Zone: RE1 Public Recreation
Hereford Street, Kelso NSW 2795			
Lot / Section / DP	105/-/ 1073272, 1/-/567484, 191/-/726958 & 102/-/803065		Assets: N/A
Heritage: No			
Maintenance level	Passive Parks and Reserves Level 3 – Non Irrigated local Parks		
Associated plans, strategies and improvements	Bathurst 2040 Open Space Strategy (2019) – Riverside park directions Listed off leash dog area		
Management considerations			








Note: Whole Park is flood prone

Property name Sheffield Place Open Space Reserve			
Ownership: Bathurst Regional Council	Classification: Community	Category: Park	Zone: RE1 Public Recreation IN1 General Industrial
Sheffield Place, Kelso NSW 2795			
Lot / Section / DP 23/-/250635, 26/-/588946 & 29/-/598234 (RE1) 18/-/788490 (IN1)			Assets: N/A
Heritage: No			
Maintenance level		General Community Level 1 – Maintained Land Areas	
Associated plans, strategies and improvements		Bathurst 2040 Open Space Strategy (2019) – recommendations regarding riverside parks areas	
Management considerations			





Property name				Snudden Open Space Reserve			
Ownership: Bathurst Regional Council		Classification: Community		Category: Park		Zone: R1 General Residential	
Baillie Street, Bathurst NSW 2795							
Lot / Section / DP 42/-/1035358				Assets: N/A			
Heritage: Yes - Bathurst Conservation Area Significance: Local Item Number C1							
Maintenance level		General Community Level 1 – Maintained Land Areas					
Associated plans, strategies and improvements		Bathurst 2040 Open Space Strategy (2019) – recommendations regarding riverside parks and riparian zone					
Management considerations							



 Flood protected lands
 Flood

0 25 50 m




Property name Tom Howard Memorial Park Playground				
Ownership: Bathurst Regional Council		Classification: Community	Category: Park	Zone: RU5 Village
Arthur Street, Trunkey Creek NSW 2795				
Lot / Section / DP 8/11/758998			Land site code: RD01039	
Assets:	Number	Id	Feature type	Location
	7701425	STR425	OS - Structure: Shelter shed	Picnic Shelter with table and seats
	7704228	SHADE 228	PK.C - Shade sail structure	Shade sail in Tom Howard Park, Trunkey Creek - Completed Attach in GIS
	7705039	PG39	PK.C - playground	Tom Howard Memorial Park Playground
	9070050	PK.C01 7	Monuments	Trunkey War Memorial - Tom Howard Memorial Park
Heritage: yes - Trunkey Creek Conservation Area Significance: Local Item Number C9				
Maintenance level		Parks / Playgrounds Level 4 – Village/Rural Playgrounds		
Associated plans, strategies and improvements		Bathurst Regional Council (2015) <i>Trunkey Creek Village Plan</i> .		
Management considerations				





0 10 20 m





Property name White Street Park				
Ownership: Bathurst Regional Council		Classification: Community	Category: Park	Zone: RE1 Public Recreation
White Street, West Bathurst NSW 2795				
Lot / Section / DP 7/-/216717			Land site code:	
Assets:	Number	Id	Feature type	Location
			Playground	
Heritage: No				
Maintenance level Passive Parks and Reserves Level 3 – Non Irrigated local Parks Parks / Playgrounds Level 3 – Residential Playground				
Associated plans, strategies and improvements		N/A		
Management considerations				



Property name		Wilkinson/Stack Street Open Space Reserve	
Ownership: Bathurst Regional Council	Classification: Community	Category: Park	Zone: R1 General Residential
Stack Street, Windrayne NSW 2795			
Lot / Section / DP 221/-/249576, 222/-/249576 & 2/-/811129			Assets: N/A
Heritage: No			
Maintenance level	General Community Level 1 – Maintained Land Areas		
Associated plans, strategies and improvements	N/A		
Management considerations			




Property name			
Windradyne Open Space			
Ownership: Bathurst Regional Council	Classification: Community	Category: Park	Zone: R1 General Residential
Wright Place, Windrayne NSW 2795			
Lot / Section / DP 38/-/804590		Assets: N/A	
Heritage: No			
Maintenance level	General Community Level 1 – Maintained Land Areas		
Associated plans, strategies and improvements	Bathurst 2040 Open Space Strategy (2019)		
Management considerations	 		




GENERAL COMMUNITY USE



Property name Abercrombie Estate Open Space			
Ownership: Bathurst Regional Council	Classification: Community	Category: General community use	Zone: RE1 Public Recreation
Abercrombie Drive and Eglinton Road, Abercrombie NSW 2795			
Lot / Section / DP	23/-/807432	41/-/811413	22/-/833517
	24/-/807432	53/-/815555	330/-/838636
	25/-/807432	99/-/829959	
Assets: N/A			
Heritage: No			
Maintenance level	General Community Level 1 – Maintained Land Areas		
Associated plans, strategies and improvements	N/A		
Management considerations			







Property name			
Adrienne Street Open Space			
Ownership: Bathurst Regional Council	Classification: Community	Category: General community use	Zone: RE1 Public recreation
Adrienne Street, Raglan NSW 2795			
Lot / Section / DP 217/-/776787		Assets: N/A	
Heritage: No			
Maintenance level	General Community Level 1 – Maintained Land Areas		
Associated plans, strategies and improvements	N/A		
Management considerations			

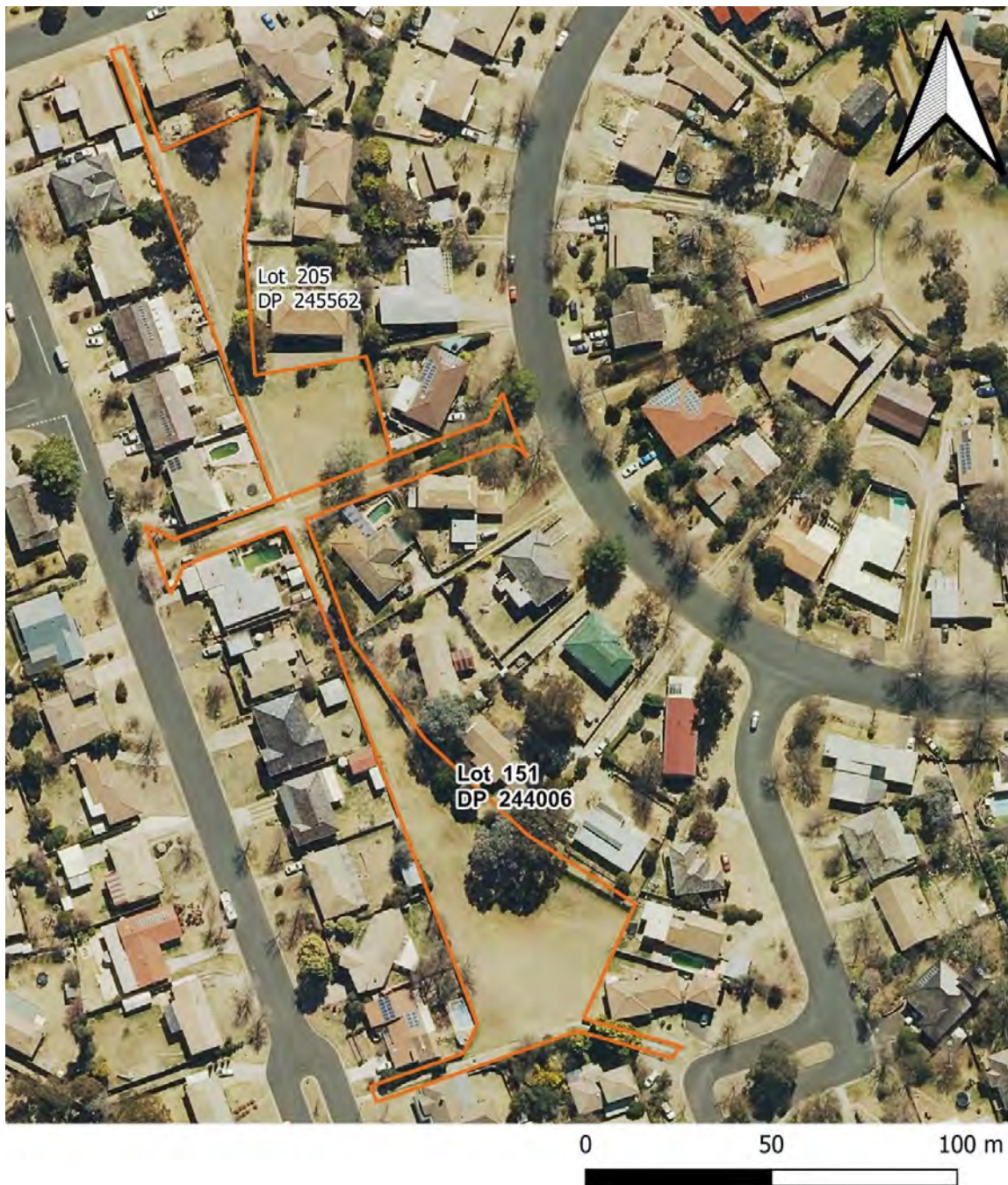



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Property name			
Bimbil Park			
Ownership: Bathurst Regional Council	Classification: Community	Category: General community use	Zone: RE1 Public recreation
Alcheringa Road and Barega Place, Kelso NSW 2795			
Lot / Section / DP 151/-/244006 & 205/-/245562		Assets: N/A	
Heritage: No			
Maintenance level	Passive Parks and Reserves Level 3 – Non-Irrigated local Parks		
Associated plans, strategies and improvements	N/A		
Management considerations			





Property name			
Bona Vista Park			
Ownership: Bathurst Regional Council	Classification: Community	Category: General community use	Zone: RE1 Public Recreation
Kabbera Boulevard, Kelso NSW 2795			
Lot / Section / DP 283/-/245561		Assets: N/A	
Heritage: No			
Maintenance level	Passive Parks and Reserves Level 3 – Non-Irrigated local Parks		
Associated plans, strategies and improvements	N/A		
Management considerations			



Property name		Boundary Road Reserve Open Space	
Ownership: Bathurst Regional Council	Classification: Community	Category: General community use	Zone: R5 Large lot residential
Boundary Road, Mitchell NSW 2795			
Lot / Section / DP 802/-/1181538		Assets: N/A	
Heritage: No			
Maintenance level		Natural Areas Level 1 – Maintained Land Areas	
Associated plans, strategies and improvements		N/A	
Management considerations			





Property name Boyd Street Reserve Open Space			
Ownership: Bathurst Regional Council	Classification: Community	Category: General community use	Zone: RE1 Public recreation
Boyd Street, Kelso NSW 2795			
Lot / Section / DP 16/-/258859 & 44/-/260917		Assets: N/A	
Heritage: No			
Maintenance level	General Community Level 1 – Maintained Land Areas		
Associated plans, strategies and improvements	N/A		
Management considerations			



0 25 50 m





Property name Bruinbun Rural Fire Service				
Ownership: Bathurst Regional Council		Classification: Community	Category: General Community Use	Zone: RU1 Primary Production
Hodges Road, Bruinbun NSW 2795				
Lot / Section / DP 1/-/1047010			Land site code: N/A	
Assets:	Number	Id	Feature type	Location
			Fire shed	
Heritage: No				
Maintenance level		Community maintained		
Associated plans, strategies and improvements		N/A		
Management considerations		 		




0 5 10 m



Property name				Carbine Close Open Space			
Ownership: Bathurst Regional Council		Classification: Community		Category: General community use		Zone: R1 General residential	
Carbine Close, Windrayne NSW 2795							
Lot / Section / DP 36/-/790240				Assets:: N/A			
Heritage: No							
Maintenance level		General Community Level 1 – Maintained Land Areas					
Associated plans, strategies and improvements		N/A					
Management considerations		 					






Property name			
Coates Drive Open Space			
Ownership: Bathurst Regional Council	Classification: Community	Category: General Community Use	Zone: RE1 Public Recreation
Coates Drive, Kelso NSW 2795			
Lot / Section / DP 346/-/1196600		Assets: N/A	
Heritage: No			
Maintenance level	General Community Level 1 – Maintained Land Areas		
Associated plans, strategies and improvements	Bathurst 2040 Open Space Strategy (2019) Planning recommendation for North-Laffing Waters – “2. Consider developing a local community park including play and active space in the four sites around Coates Drive.”		
Management considerations			




Property nameColonial Circuit Reserve Open Space			
Ownership: Bathurst Regional Council	Classification: Community	Category: General Community Use	Zone: RE1 Public Recreation
Colonial Circuit, Kelso NSW 2795			
Lot / Section / DP 1132/-/1070204		Assets: N/A	
Heritage: No			
Maintenance level	General Community Level 1 – Maintained Land Areas		
Associated plans, strategies and improvements	N/A		
Management considerations			



Property name				Commonwealth Street Drainage Reserve			
Ownership: Bathurst Regional Council		Classification: Community		Category: General community use		Zone: RE1 Public recreation	
Beddie Street, West Bathurst NSW 2795							
Lot / Section / DP 34/-/205849				Assets: N/A			
Heritage: No							
Maintenance level		General Community Level 1 – Maintained Land Areas					
Associated plans, strategies and improvements		N/A					
Management considerations							




Property nameCox Place Reserve/Walkway			
Ownership: Bathurst Regional Council	Classification: Community	Category: General community use	Zone: R1 General Residential
Taylor Street, Eglinton NSW 2795			
Lot / Section / DP 20/-/249930 & 36/-/249930		Assets: N/A	
Heritage: No			
Maintenance level	Listings: General Community Level 1 – Maintained Land Areas		
Associated plans, strategies and improvements	N/A		
Management considerations	 		




Property name		Darwin Drive Open Space Reserve	
Ownership: Bathurst Regional Council	Classification: Community	Category: General community use	Zone: R1 General residential
Quinn Court, Llanarth NSW 2795			
Lot / Section / DP	323/-/1072293	Assets: N/A	
Heritage: No			
Maintenance level	General Community Level 1 – Maintained Land Areas		
Associated plans, strategies and improvements	N/A		
Management considerations	N/A		




Property nameEdgell Street Drainage Reserve			
Ownership: Bathurst Regional Council	Classification: Community	Category: General community use	Zone: R1 General residential
Weeks Place, West Bathurst NSW 2795			
Lot / Section / DP 135/-/714353		Assets: N/A	
Heritage: No			
Maintenance level	General Community Level 1 – Maintained Land Areas		
Associated plans, strategies and improvements	N/A		
Management considerations			




Property name Eglinton Bushfire				
Ownership: Bathurst Regional Council		Classification: Community	Category: General community use	Zone: R1 General residential
Freemantle Road, Eglinton NSW 2795				
Lot / Section / DP 10/-/872964			Land site code: RD00106	
Assets:	Number	Id	Feature type	Location
	4900214	BLD21 4	BD – Bush Fire Shed	Bush Fire Shed, Wellington Street, Eglinton
Heritage: No				
Maintenance level		Community maintained		
Associated plans, strategies and improvements		N/A		
Management considerations				






Property name		Gell Place Drainage Reserve	
Ownership: Bathurst Regional Council	Classification: Community	Category: General Community Use	Zone: R1 General Residential
Gell Place, Abercrombie NSW 2795			
Lot / Section / DP 240/-/1235474		Assets: N/A	
Heritage: No			
Maintenance level		General Community Level 1 – Maintained Land Areas	
Associated plans, strategies and improvements		N/A	
Management considerations			




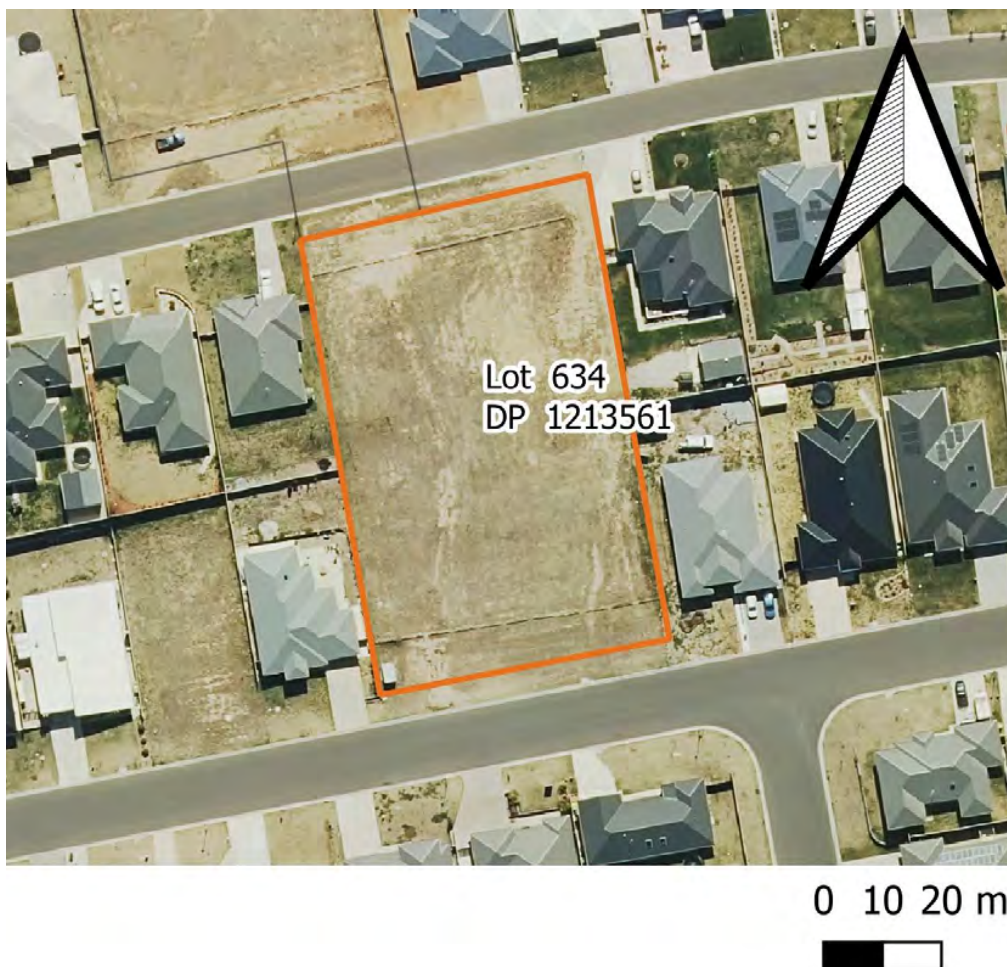
Property name			
Gilmour Street Buffer			
Ownership: Bathurst Regional Council	Classification: Community	Category: General community use	Zone: RE1 Public recreation
Gilmour Street, Kelso NSW 2795			
Lot / Section / DP 38/-/597695		Assets: N/A	
Heritage: No			
Maintenance level		General Community Level 1 – Maintained Land Areas	
Associated plans, strategies and improvements		N/A	
Management considerations			




Property name			
Gowrie Walk Walkway			
Ownership: Bathurst Regional Council	Classification: Community	Category: General community use	Zone: R1 General residential
Gowrie Walk, West Bathurst NSW 2795			
Lot / Section / DP 38/-/243071		Assets: N/A	
Heritage: No			
Maintenance level	General Community Level 1 – Maintained Land Areas		
Associated plans, strategies and improvements	N/A		
Management considerations			




Property name				Graham Drive Open Space			
Ownership: Bathurst Regional Council		Classification: Community		Category: General community use		Zone: R1 General residential	
Keane Drive, Kelso NSW 2795							
Lot / Section / DP 634/-/1213561				Assets: N/A			
Heritage: No							
Maintenance level		General Community Level 1 – Maintained Land Areas					
Associated plans, strategies and improvements		N/A					
Management considerations							





Property name					Hawthornden Creek Drainage Reserve					
Ownership: Bathurst Regional Council			Classification: Community		Category: General community use			Zone: RE1 Public Recreation		
Havannah Street, South Bathurst NSW 2795										
Lot / Section / DP 4/-/544387 & 102/-/587834 (No assets)										
Assets:		Number		Id		Feature type		Location		
Lot / Section / DP 22/-/263828					Land site code: RD00525					
		8000055		PK055		PK – General community		Hawthornden Creek Drainage Reserve		
Heritage: No										
Maintenance level			General Community Level 1 – Maintained Land Areas							
Associated plans, strategies and improvements			Bathurst 2040 Open Space Strategy (2019) <i>Proposed improvements to open space – Natural.</i> <i>Implementing the Vegetation Management Plan and Urban Waterways Management Plan:</i> <ul style="list-style-type: none"><i>Creek restoration works including rock structures</i><i>Revegetation for the whole length of Hawthornden Creek, including Jacques Park</i>							
Management considerations										




Property name		Hillview Reserve	
Ownership: Bathurst Regional Council	Classification: Community	Category: General community use	Zone: E2 Environmental Conservation
Walang Drive, Napoleon Reef NSW 2795			
Lot / Section / DP 31/-/264498, 32/-/264498 & 33/-/264498			Assets: N/A
Heritage: No			
Maintenance level		Natural Areas Level 2 – Non Maintained Land Areas	
Associated plans, strategies and improvements		N/A	
Management considerations			





Property name			
Illumba Way Drainage Reserve			
Ownership: Bathurst Regional Council	Classification: Community	Category: General community use	Zone: RE1 Public recreation
Illumba Way, Kelso NSW 2795			
Lot / Section / DP 421/-/1043237 & 3/-/708747		Assets: N/A	
Heritage: No			
Maintenance level	General Community Level 1 – Maintained Land Areas		
Associated plans, strategies and improvements	N/A		
Management considerations	 		




Property name				Keane Drive Open Space			
Ownership: Bathurst Regional Council		Classification: Community		Category: General community use		Zone: RE1 Public recreation	
Keane Drive, Kelso NSW 2795							
Lot / Section / DP 345/-/1196600				Assets: N/A			
Heritage: No							
Maintenance level		General Community Level 1 – Maintained Land Areas					
Associated plans, strategies and improvements		Bathurst 2040 Open Space Strategy (2019)					
Management considerations							




Property name		Lamont Place Open Space Reserve	
Ownership: Bathurst Regional Council	Classification: Community	Category: General community use	Zone: R1 General residential
Lamont Place, Eglinton NSW 2795			
Lot / Section / DP	27/247918 & 13/-/263589		Assets: N/A
Heritage: No			
Maintenance level	General Community Level 1 – Maintained Land Areas		
Associated plans, strategies and improvements	N/A		
Management considerations	 		





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Property name Marsden Lane Drainage Reserve			
Ownership: Bathurst Regional Council	Classification: Community	Category: General community use	Zone: RE1 Public recreation
Marsden Lane, Kelso			
Lot / Section / DP	1340/-/1142980, 1341/-/1142980 & 1825/-/1146965		Assets: N/A
Heritage: No			
Maintenance level	General Community Level 1 – Maintained Land Areas		
Associated plans, strategies and improvements	Bathurst 2040 Open Space Strategy (2019)		
	Kelso North – Laffing Waters recommendations regarding active transport links <i>Laffing Waters Master Plan</i>		
Management considerations			



Property name		Maxwell Drive Open Space	
Ownership: Bathurst Regional Council	Classification: Community	Category: General Community Use	Zone: RE1 Public Recreation
Cusick Street, Eglinton NSW 2795			
Lot / Section / DP 4/-/1231722		Assets: N/A	
Heritage: No			
Maintenance level	Natural Areas Level 2 – Non Maintained Land Areas		
Associated plans, strategies and improvements	N/A		
Management considerations	 		




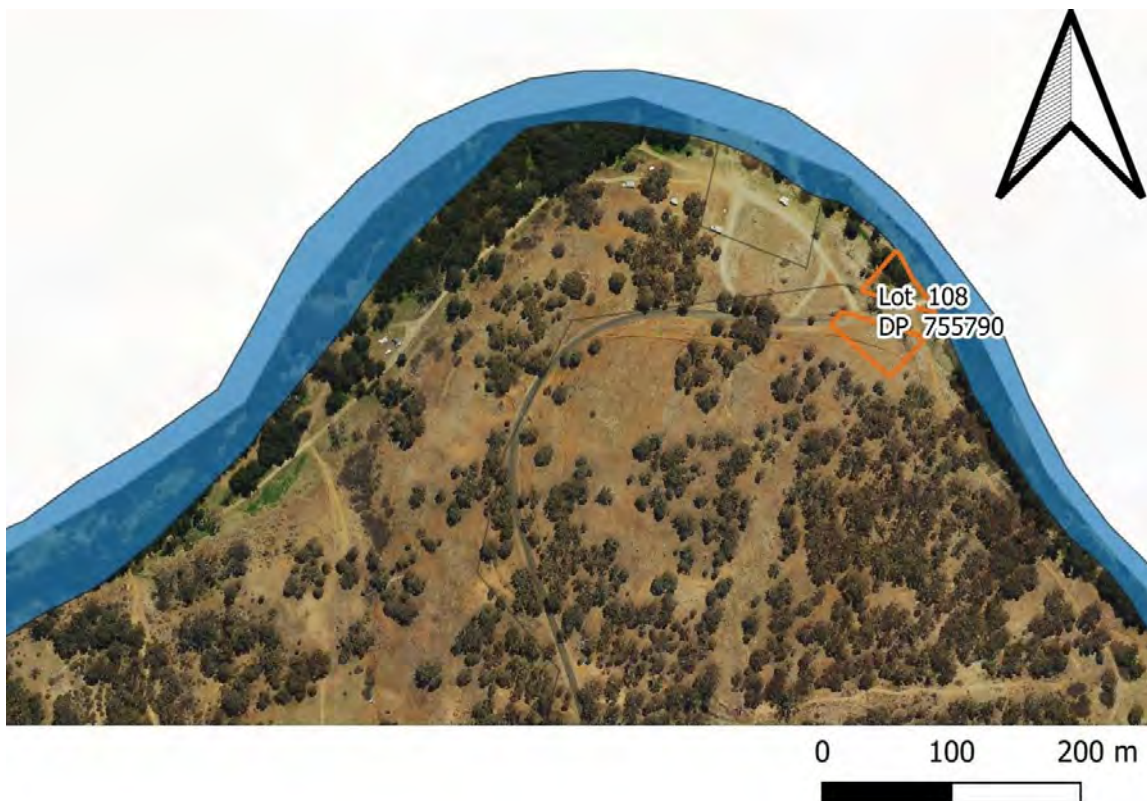
Property nameMendel Drive Open Space			
Ownership: Bathurst Regional Council	Classification: Community	Category: General community use	Zone: RE1 Public recreation
Mendel Drive, Kelso NSW 2795			
Lot / Section / DP 347/-/1196600		Assets: N/A	
Heritage: No			
Maintenance level	General Community Level 1 – Maintained Land Areas		
Associated plans, strategies and improvements	Bathurst 2040 Open Space Strategy (2019) – Recommendations for active transport links for Kelso North-Laffing Waters		
Management considerations			





Property name Muldoon Open Space Reserve			
Ownership: Bathurst Regional Council	Classification: Community / Operational (as mapped)	Category: General community use	Zone: R1 General residential
Tyndall Street, Kelso NSW 2795			
Lot / Section / DP Part 423/-/1184361 & Part 224/-/735655 (Operational land excluded as marked)			Assets: N/A
Heritage: No			
Maintenance level		General Community Level 1 – Maintained Land Areas	
Associated plans, strategies and improvements		N/A	
Management considerations		 	




Property name			
Oakey Creek Camping Area			
Ownership: Bathurst Shire Council	Classification: Community	Category: General Community Use	Zone: RU1 Primary Production
Upper Turon Road, Sofala NSW 2795	Reserve ID: 1003528	Reserve purpose: Public recreation	
Lot / Section / DP 108/-/755790		Assets: N/A	
Heritage: No			
Maintenance level	Natural Areas Level 2 – Non Maintained Land Areas		
Associated plans, strategies and improvements	N/A		
Management considerations			



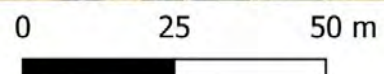
Property name				Oates Place Open Space Reserve			
Ownership: Bathurst Regional Council		Classification: Community		Category: General community use		Zone: R1 General residential	
Oates Place, Eglinton NSW 2795							
Lot / Section / DP 11/-/247918				Assets: N/A			
Heritage: No							
Maintenance level		General Community Level 1 – Maintained Land Areas					
Associated plans, strategies and improvements		N/A					
Management considerations		 					



Property name O'Farrell Place Drainage Reserve Link			
Ownership: Bathurst Regional Council	Classification: Community	Category: General community use	Zone: R1 General residential
Ignatius Place, Wentworth Drive and Brennan Drive Kelso NSW 2795			
Lot / Section / DP	434/-/1225030	167/-/1245624	Assets: N/A
	433/-/1225030	168/-/1245624	
Heritage: No			
Maintenance level General Community Level 1 – Maintained Land Areas			
Associated plans, strategies and improvements Bathurst 2040 Open Space Strategy (2019) –Kelso North – Laffing Waters recommendations regarding active transport links <i>Laffing Waters Master Plan</i>			
Management considerations 			




Property name Pellion Place Open Space Reserve			
Ownership: Bathurst Regional Council	Classification: Community	Category: General community use	Zone: RE1 Public recreation
Pellion Place, Windrayne NSW 2795			
Lot / Section / DP 600/-/253547		Assets: N/A	
Heritage: No			
Maintenance level	General Community Level 1 – Maintained Land Areas		
Associated plans, strategies and improvements	N/A		
Management considerations	 		




Property name			
Perrier Place Open Space Reserve			
Ownership: Bathurst Regional Council	Classification: Community	Category: General community use	Zone: RE1 Public recreation
Perrier Place, Kelso NSW 2795			
Lot / Section / DP 42/-/260917		Assets: N/A	
Heritage: No			
Maintenance level		General Community Level 1 – Maintained Land Areas	
Associated plans, strategies and improvements		N/A	
Management considerations		 	




Property name		Perthville Community Hall	
Ownership: Bathurst Regional Council	Classification: Community	Category: General Community Use	Zone: R1 General residential
Rockley Street, Perthville NSW 2795			
Lot / Section / DP 1/15/758840		Assets: N/A	
Heritage: LEP Conservation Area – General. ‘Perthville Conservation Area’ Item No. C6			
Maintenance level	Community maintained		
Associated plans, strategies and improvements	N/A		
Management considerations			






Property name		Ray Morcom Reserve	
Ownership: Bathurst Regional Council	Classification: Community	Category: General community use	Zone: RE1 Public recreation
Vale Road, South Bathurst NSW 2795			
Lot / Section / DP 21/-/260311		Assets: N/A	
Heritage: No			
Maintenance level		Natural Areas Level 2 – Non Maintained Land Areas	
Associated plans, strategies and improvements		N/A	
Management considerations			



Property name Rosemont Avenue Drainage Reserve			
Ownership: Bathurst Regional Council	Classification: Community	Category: General community use	Zone: RE1 Public Recreation R1 General Residential (partial lot)
Willow Drive, Kelso NSW 2795			
Lot / Section / DP 120/-/1003224 (RE1, small walkway R1), 52/-/1010434 & 1019/-/1042834 (RE1)			Assets: N/A
Heritage: No			
Maintenance level	General Community Level 1 – Maintained Land Areas		
Associated plans, strategies and improvements	N/A		
Management considerations			




Property name			
Ross Place Drainage Reserve			
Ownership: Bathurst Regional Council	Classification: Community	Category: General community use	Zone: SP2 Infrastructure
Ross Place, Mitchell NSW 2795			
Lot / Section / DP 13/-/815123		Assets: N/A	
Heritage: No			
Maintenance level	General Community Level 1 – Maintained Land Areas		
Associated plans, strategies and improvements	N/A		
Management considerations			




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Property name Rutherford Place Open Place Reserve				
Ownership: Bathurst Regional Council		Classification: Community	Category: General community use	Zone: RE1 Public recreation
Hawkins Street, West Bathurst NSW 2795				
Lot / Section / DP 89/-/249485 & 68/-/848393			Land site code: RD00527	
Assets:	Number	Id	Feature type	Location
	7705009	PG09	PK.C – playground	Hawkins St Park Playground
Heritage: No				
Maintenance level		General Community Level 1 – Maintained Land Areas		
Associated plans, strategies and improvements		N/A		
Management considerations				





Property name Saltram Creek Open Space			
Ownership: Bathurst Regional Council	Classification: Community	Category: General Community Use	Zone: RE1 Public Recreation R1 General Residential
Saltram Circuit and Eleven Mile Drive, Eglinton NSW 2795			
Lot / Section / DP	333/-/1228406	3/-/1228813	Assets: N/A
2/-/1215901 &	225/-/1214429	3/-/1215901	
9/-/1253575 (R1)	37/-/1208715	& 39/-/1208715 (RE1)	
	2/-/1259811		
Heritage: No			
Maintenance level	Natural Areas Level 2 – Non Maintained Land Areas		
Associated plans, strategies and improvements	Bathurst 2040 Open Space Strategy (2019) – recommendations for Eglinton- 1. Consider a longer term strategy to create an open space and park corridor along Saltram Creek linking the river to the Saltram Circuit open space.		
Management considerations			




Property name		Sofala Open Space	
Ownership: Bathurst Regional Council	Classification: Community	Category: General Community Use	Zone: RU1 Primary Production
Sofala Road, Sofala NSW 2795			
Lot / Section / DP 19/6/758908		Assets: N/A	
Heritage: No			
Maintenance level		Natural Areas Level 2 – Non Maintained Land Areas	
Associated plans, strategies and improvements		Bathurst Regional Council (2015) Sofala Village Plan.	
Management considerations			




Property nameSwanbrooke Street Road Reserve Open Space			
Ownership: Bathurst Regional Council	Classification: Community	Category: General Community Use	Zone: R1 General Residential
Colville Street, Windrayne NSW 2795			
Lot / Section / DP	47/-/259103	Assets: N/A	
Heritage: No			
Maintenance level	General Community Level 1 – Maintained Land Areas		
Associated plans, strategies and improvements	N/A		
Management considerations	N/A		



Property name				The Cutting Outer Track Reserve			
Ownership: Bathurst Regional Council		Classification: Community		Category: General Community Use		Zone: SP3 Tourist	
Mountain Straight, Mount Panorama NSW 2795							
Lot / Section / DP 2/-/801666				Assets: N/A			
Heritage: No							
Maintenance level		Natural Areas Level 2 – Non Maintained Land Areas					
Associated plans, strategies and improvements		N/A					
Management considerations							



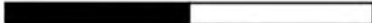
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Property name				Trumper Place Open Space			
Ownership: Bathurst Regional Council		Classification: Community		Category: General Community Use		Zone: R1 General Residential	
Trumper Place, Windrayne NSW 2795		Reserve ID: 590131		Reserve purpose: Public Recreation			
Lot / Section / DP 62/-/774317				Assets: N/A			
Heritage: No							
Maintenance level		General Community Level 1 – Maintained Land Areas					
Associated plans, strategies and improvements		N/A					
Management considerations							



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Property name		Unnamed Open Space (Darwin Drive)	
Ownership: Bathurst Regional Council	Classification: Community	Category: General Community Use	Zone: R1 General Residential
Darwin Drive, Llanarth NSW 2795			
Lot / Section / DP 324/-/1072293 & 480/-/1121026		Assets: N/A	
Heritage: No			
Maintenance level	General Community Level 1 – Maintained Land Areas		
Associated plans, strategies and improvements	N/A		
Management considerations	N/A		





Property name		Unnamed Open Space (Lower Peel Street)	
Ownership: Bathurst Regional Council	Classification: Community	Category: General Community Use	Zone: RE1 Public Recreation
Peel Street, Bathurst NSW 2795			
Lot / Section / DP 20/-/1089380		Assets: N/A	
Heritage: No			
Maintenance level		General Community Level 1 – Maintained Land Areas	
Associated plans, strategies and improvements		N/A	
Management considerations			



 Flood protected lands
 Flood


0 25 50 m




Property name				Unnamed Open Space (Mountain Straight)			
Ownership: Bathurst Regional Council		Classification: Community		Category: General Community Use		Zone: SP3 Tourist	
Mountain Straight, Mount Panorama NSW 2795							
Lot / Section / DP 191-/1152952				Assets: N/A			
Heritage: No							
Maintenance level		General Community Level 1 – Maintained Land Areas					
Associated plans, strategies and improvements		N/A					
Management considerations							




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Property name		Unnamed Open Space (off Bridle Track)	
Ownership: Bathurst Regional Council	Classification: Community	Category: General Community Use	Zone: RU1 Primary Production
The Bridle Track, Bruinbun NSW 2795			
Lot / Section / DP 7/-/252350		Assets: N/A	
Heritage: No			
Maintenance level		Natural Areas Level 2 – Non Maintained Natural Areas	
Associated plans, strategies and improvements		N/A	
Management considerations			



0 25 50 m




Property name West Street Drainage Reserve			
Ownership: Bathurst Regional Council	Classification: Community	Category: General Community Use	Zone: RE1 Public Recreation
West Street, West Bathurst NSW 2795			
Lot / Section / DP 1/-/134300, 1/-/134301 & 3/-/581251			Assets: N/A
Heritage: No			
Maintenance level		General Community Level 1 – Maintained Land Areas	
Associated plans, strategies and improvements		N/A	
Management considerations			



Property name		Willow Drive Drainage Reserve	
Ownership: Bathurst Regional Council	Classification: Community	Category: General Community Use	Zone: RE1 Public Recreation
Cypress Crescent, Kelso NSW 2795			
Lot / Section / DP 24/-/1004043, 76/-/1039069 & 1132/-/1129602			Assets: N/A
Heritage: No			
Maintenance level		General Community Level 1 – Maintained Land Areas	
Associated plans, strategies and improvements		Bathurst 2040 Open Space Strategy (2019) listed dual purpose space	
Management considerations			





NATURAL AREA - BUSHLAND

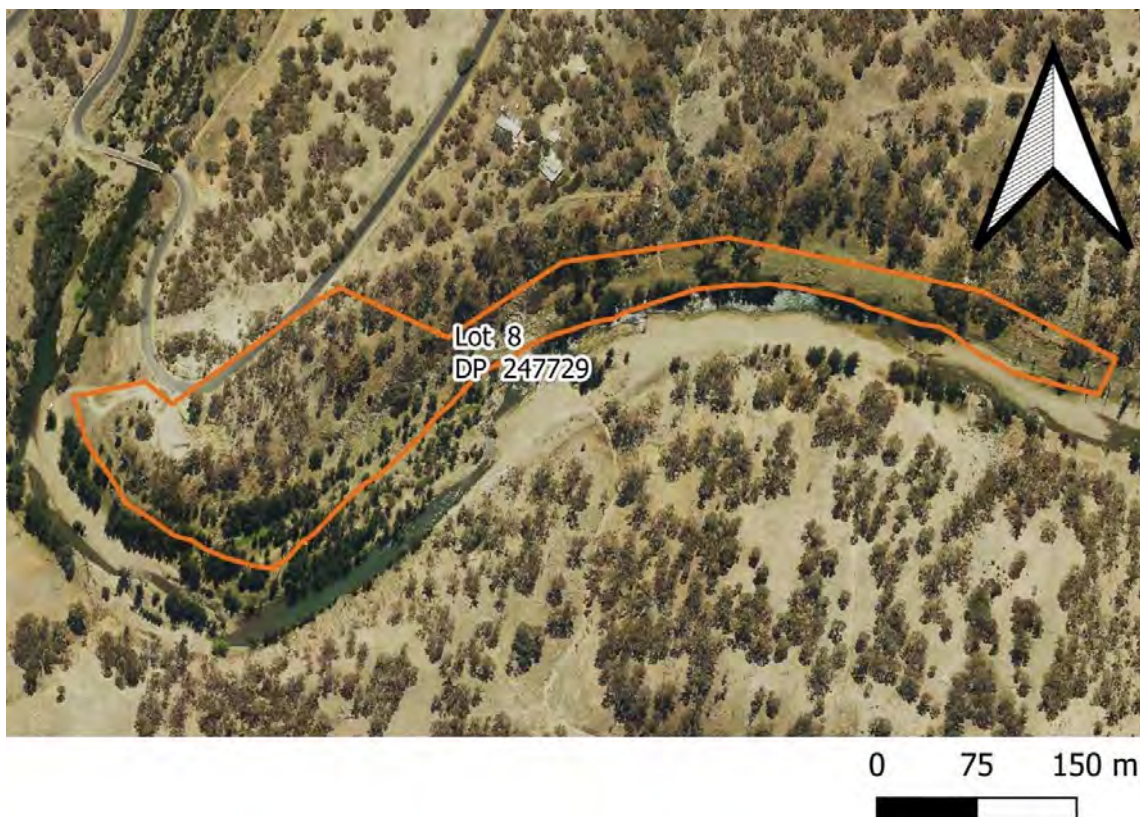
Property name		Peel Common	
Ownership: Bathurst Regional Council	Classification: Community	Category: Natural Area (Bushland)	Zone: E2 Environmental Conservation
Sofala Road, Peel NSW 2795			
Lot / Section / DP 6/-/881183		Assets: N/A	
Heritage: No			
Maintenance level		Natural Areas Level 2 – Non Maintained Land Areas	
Associated plans, strategies and improvements		Bathurst 2040 Open Space Strategy (2019) – Listed area	
Management considerations			



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Property name		Turon River Open Space	
Ownership: Bathurst Regional Council	Classification: Community	Category: Natural Area (Bushland)	Zone: E2 Environmental Conservation
Turondale Road, Crudine NSW 2795			
Lot / Section / DP 8/-/247729		Assets: N/A	
Heritage: No			
Maintenance level		Natural Areas Level 2 – Non Maintained Natural Areas	
Associated plans, strategies and improvements		N/A	
Management considerations			



MULTIPLE CATEGORIES

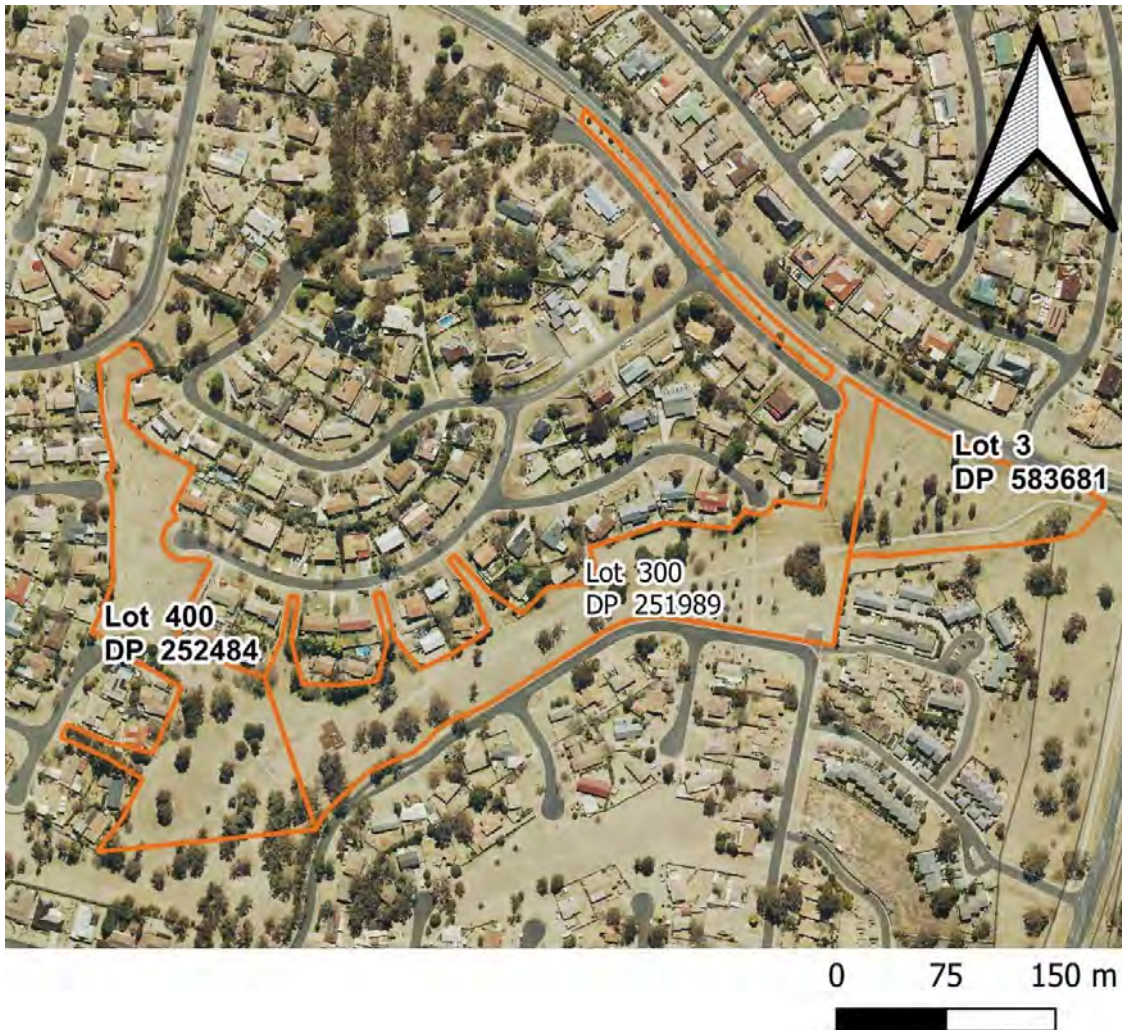



Property name Bonner Street Drainage Reserve			
Ownership: Bathurst Regional Council	Classification: Community	Category: General Community Use & Park (see by lot below)	
Bonnor Street, Kelso NSW 2795	Lot / Section / DP	Category:	Zone:
	104/-/1085343 & 273/-/735655	General community use Park	RE1 Public recreation R1 General residential
Assets: N/A			
Heritage: No			
Maintenance level General Community Level 1 – Maintained Land Areas			
Associated plans, strategies and improvements N/A			
Management considerations			



Property name Booth Street Reserve Open Space				
Ownership: Bathurst Regional Council		Classification: Community	Category: Park & General Community Use	Zone: RE1 Public recreation
Booth Street, Windrayne NSW 2795				
Lot / Section / DP 300/-/251989		Category: Park		Land site code: RD00356
Assets:	Number	Id	Feature type	Location
	7705048	PG48	PK.C playground	Booth Street Reserve Playground (new 2017)
Lot / Section / DP 400/-/252484		Category: Park		(No assets)
Lot / Section / DP 3/-/583681		Category: General community use		Land site code: RD00471
Assets:	Number	Id	Feature type	Location
	8000014	PK014	PK – General community	Booth Street Reserve Open Space
Heritage: No				
Maintenance level		General Community Level 1 – Maintained Land Areas Parks / Playgrounds Level 3 – Residential Playground		
Associated plans, strategies and improvements		Bathurst 2040 Open Space Strategy (2019) Recommendation for Windradyne: <i>2. Upgrade Booth Street reserves as a district park.</i>		
Management considerations				






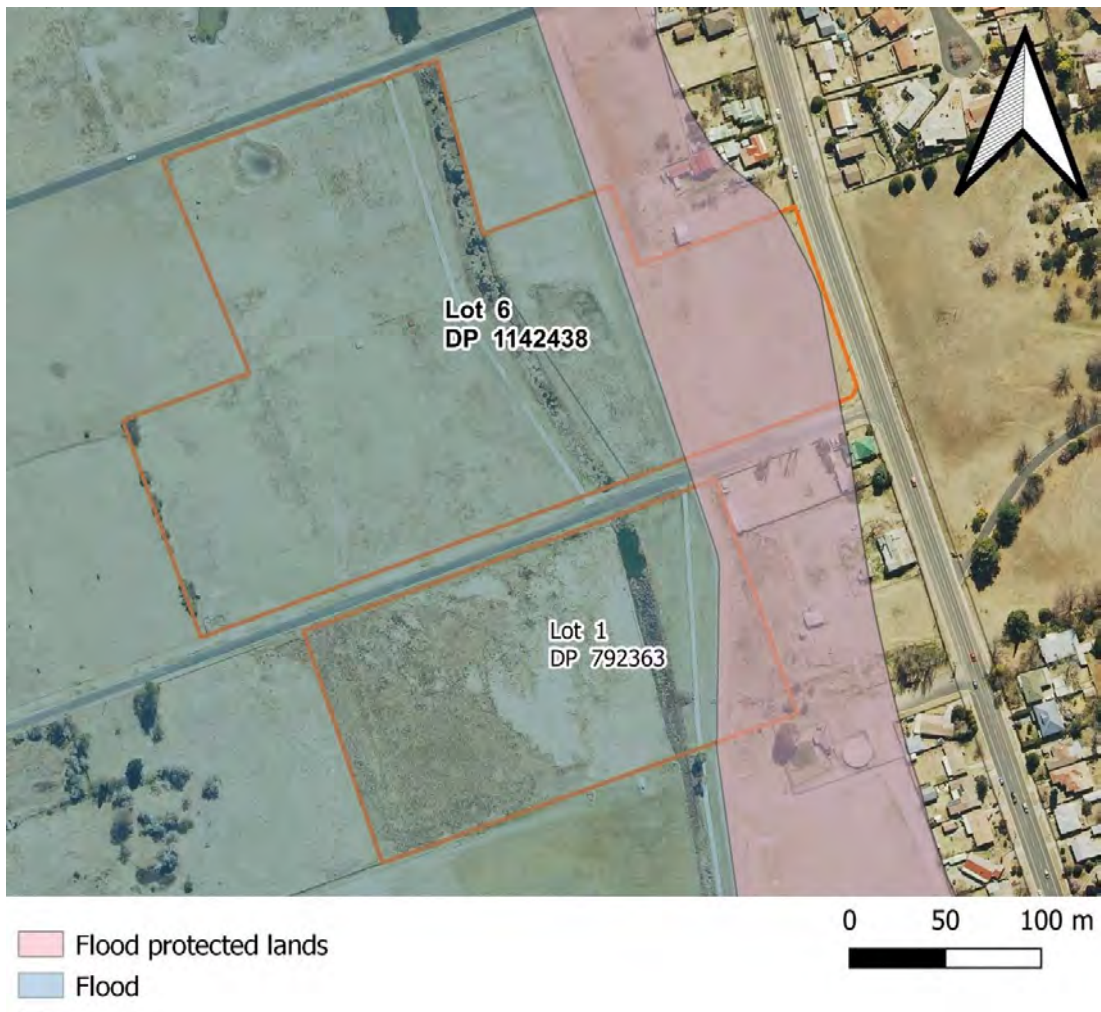
Property name Bradwardine Road Reserve Open Space			
Ownership: Bathurst Regional Council	Classification: Community / Operational (as mapped)	Category: General community use & Park (See by lot below)	Zone: RE1 Public recreation
Bradwardine Road, West Bathurst NSW 2795			
Lot / Section / DP 224/-/249576 (General Community Use) & Part lot 88/-/249485 (Park) (Operational land excluded as marked)			Assets: N/A
Heritage: No			
Maintenance level	General Community Level 1 – Maintained Land Areas		
Associated plans, strategies and improvements	Bathurst 2040 Open Space Strategy (2019) <i>Bradwardine Road, Windradyne listed as Dog off-leash area</i>		
Management considerations			













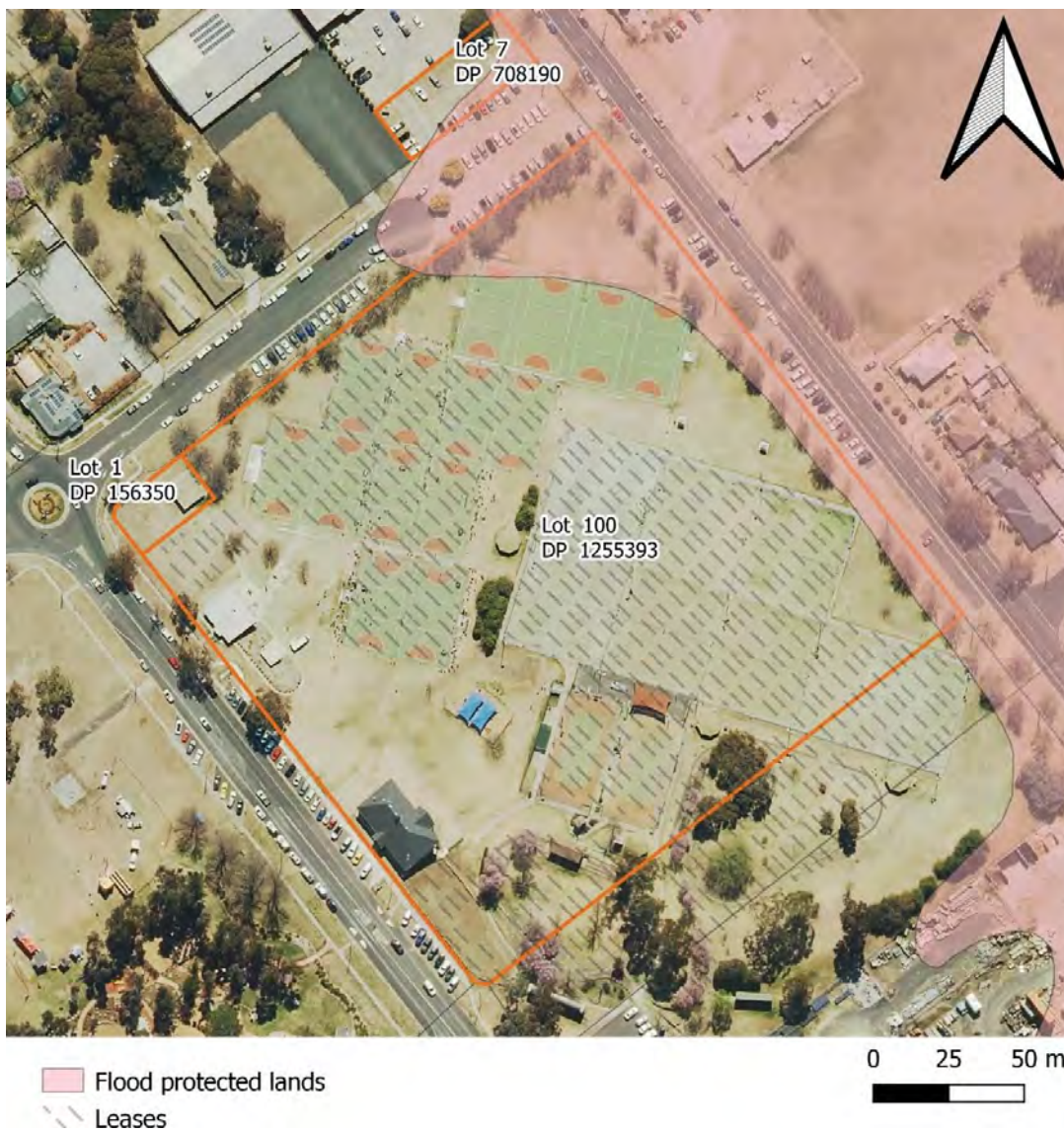
Property name Church Lane Open Space		
Ownership: Bathurst Regional Council	Classification: Community	Category: General Community Use & Park (as shown by lots below)
Gilmour Street, Kelso NSW 2795		
Lot / Section / DP	Category:	Zone:
6/-/1142438	General Community Use	Multiple zones (RE1 Public recreation & RU4)
Lot / Section / DP	Category:	Zone:
1/-/792363	Park	RE1 Public recreation
Heritage: No		Assets: N/A
Maintenance level	General Community Level 1 – Maintained Land Areas	
Associated plans, strategies and improvements	N/A	
Management considerations		





Property name					John Matthews Complex				
Ownership: Bathurst Regional Council		Classification: Community		Category: Sportsground & Park (by lot see below)		Zone: RE1 Public recreation			
Durham Street, Bathurst NSW 2795									
Lot / Section / DP 100/-/1255393 & 1/-/156350 (Sportsground) 7/-/708190 (Park)						Land site code:			
Assets:		Number	Id	Feature type	Location				
					Playground toilets				
Heritage: No									
Maintenance level		Active Parks / Sports grounds Level 2 – Community Sports Fields Parks / Playgrounds Level 3 – Residential Playground							
Associated plans, strategies and improvements		Bathurst 2040 Open Space Strategy (2019) Listed facility, Proposed improvements under Sport – <i>John Matthews Complex: restoration of netball courts, replace synthetic tennis court surfaces</i>							
Management considerations		<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div>							





Property name		Suttor Street Open Space Reserve	
Ownership: Bathurst Regional Council	Classification: Community	Category: General Community Use & Park (by lot see below)	Zone: SP3 Tourist
Hawkins Street, West Bathurst NSW 2795			
Lot / Section / DP 86/-/249485(GCU) & 87/-/249485 (Park)			Assets: N/A
Heritage: No			
Maintenance level		General Community Level 1 – Maintained Land Areas	
Associated plans, strategies and improvements		N/A	
Management considerations		 	



2 CATEGORISATION OF CROWN RESERVES (22.00270)

Recommendation: That the categories proposed for each Crown reserve as detailed in the Director Engineering Services' report be assigned and that the Minister of Lands and Forestry be notified.

Report: Changes to the management of Crown reserves under the Crown Land Management Act 2016 came into effect on 1 July 2018. Under the reforms, Councils will now be responsible for the management of Crown land reserves where they had been appointed the Reserve Trust Manager as if it were public land under the Local Government Act 1993. Each Reserve under Council's management has by default been assigned a classification of community land as opposed to operational land.

All community land is required to have a plan of management adopted. However, prior to drafting plans of management it is a requirement of the Crown Land Management Act 2016 for Councils to assign an initial category for the land that they consider most closely relates to the purpose for which the land is reserved. The Minister for Lands and Forestry must then be notified of the assigned category for each reserve. The assigned category must be in accordance with section 36 of the Local Government Act 1993. The form used to provide notice to the Minister is shown at **attachment 1**.

Details of all the reserves to be managed by Council within the Bathurst Regional Council local government area, including the proposed categories are shown at **attachment 2**.

It is recommended that the categories proposed for each Crown reserve as detailed in the Director Engineering Services' report be assigned and that the Minister of Lands and Forestry be notified.

Financial Implications: Nil

Bathurst Community Strategic Plan - Objectives and Strategies

- Objective 6: Community leadership and collaboration Strategy 6.4

Community Engagement

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

Written notice of assigned categorisation

Council Crown land managers should use this form to notify the minister administering the *Crown Land Management Act 2016* of the initial categorisation assigned to Crown land, as referred to in section 36 of the *Local Government Act 1993*.

Important information

Please refer to the accompanying *Guideline—initial categorisation of Crown land managed by council Crown land managers* for further information.

Contact us

For more information, please contact us at:

NSW Department of Industry—Lands & Water
PO Box 2155
DANGAR NSW 2309

Phone: 1300 886 235

Fax: 02 4925 3517

Email: council.clm@crowmland.nsw.gov.au

Web: industry.nsw.gov.au/lands

Web: olg.nsw.gov.au/crowmland

Lodgement

Email the completed form to: council.clm@crowmland.nsw.gov.au

or

Mail to:

NSW Department of Industry
Attn: Council Crown land management
PO Box 2155
DANGAR NSW 2309

Applicant details

Table 1. Applicant details

Council Crown land manager	
Postal address	
Contact	
Email	

Declaration

- I [Name] [Position] , in accordance with section 3.23 of the Crown Land Management Act 2016, hereby provide written notice of initial categorisation applied to Crown land under the management of the above Crown land manager as listed in the below schedule.
- I declare and affirm that the information provided on this form is accurate to the best of my knowledge and belief.
- I declare that I am authorised by the Council to make this application.

Name:			
Position:			
Signature:		Date:	

Schedule

Particulars of reserves

If council has assigned a categorisation that differs from departmental guidance as to categories that might most closely relate to reserve or dedication purposes, it must justify why it considers the assigned category to be most closely related to the purpose.

Table 2. Categorisation

Reserve/Dedication	Purpose(s)	Categorisation	Justification (if required)
<i>e.g. R14935</i>	<i>e.g. Public Recreation and Environmental Protection</i>	<i>e.g. Park and Natural Area Bushland</i>	
RXXXXXX			
RXXXXXX			
RXXXXXX			
DXXXXXX			
<i>Insert rows as required</i>			

© State of New South Wales through Department of Industry 2018. The information contained in this publication is based on knowledge and understanding at the time of writing (May 2018). However, because of advances in knowledge, users are reminded of the need to ensure that the information upon which they rely is up to date and to check the currency of the information with the appropriate officer of the Department of Industry or the user's independent adviser.

Reserve Number	Reserve Type	Reserve Name	Gazetted Date	Management Type	Purpose	Initial Category	Lots	Suburb
590116	DEDICATION	BATHURST SPORTSGROUND	13/09/1902	RESERVE TRUST	Athletic Sports Ground	Sportsground	Lot 92 DP 820990 Parish Bathurst County Bathurst	BATHURST
96380	RESERVE	WATTLE FLAT RFS SHED	8/10/1982	RESERVE TRUST	Bush Fire Brigade Purposes	General Community Use	Lot 3102 DP 1144949 Parish Wiagdon County Roxburgh	WATTLE FLAT
97565	RESERVE	SUNNY CORNER RFS SHED	9/11/1984	RESERVE TRUST	Bush Fire Brigade Purposes	General Community Use	Lot 11 Section 9 DP 758935 Parish Castleton County Roxburgh	SUNNY CORNER
97449	RESERVE	SCALLYWAGS CHILD CARE CENTRE	28/09/1984	RESERVE TRUST	Community Purposes	General Community Use	Lot 1 DP 47260 Parish Bathurst County Bathurst	BATHURST
87791	RESERVE	WATTLE FLAT RUBBISH DEPOT RESERVE	29/05/1970	RESERVE TRUST	Rubbish Depot	General Community Use	Lot 182 DP 755790 Parish Sofala County Roxburgh	WATTLE FLAT
190063	RESERVE	ELIZABETH PARK CAR PARK	29/07/1988	RESERVE TRUST	Parking	General Community Use	Lot 701 DP 1000995 Parish Bathurst County Bathurst	BATHURST
86313	RESERVE	MT PANORAMA CONROD STRAIGHT EASEMENTS	23/06/1967	RESERVE TRUST	Preservation Of Native Flora	Natural Area (Bushland)	Lots 3-5 DP 254943, Lot 251 DP 1148187 Parish Bathurst County Bathurst	MOUNT PANORAMA
85090	RESERVE	STEVENS PARK ROCKLEY RESERVE	6/11/1964	RESERVE TRUST	Public Baths~Public Recreation	Park	Lot 7001 DP 1028627 Parish Arkell County Bathurst, Lot 7003 DP 1000974 Parish Rockley County Georgiana	ROCKLEY
11705	RESERVE	WATTLE FLAT TOILETS (NR SCHOOL)	28/06/1890	RESERVE TRUST	Public Buildings	General Community Use	Lot 2 DP 1107301 Parish Sofala County Roxburgh	WATTLE FLAT
590071	PUBLIC PARK	EGLINTON OVAL	27/02/1901	RESERVE TRUST	Public Park	Park	Lot 72 DP 1136842 Parish Jedburgh County Roxburgh	EGLINTON
2288	RESERVE	TRUNKY CREEK	16/10/1886	RESERVE TRUST	Public Purposes~Public Recreation	General Community Use	Lot 144 DP 753049 Parish Mulgunnia County Georgiana	TRUNKY CREEK

Reserve Number	Reserve Type	Reserve Name	Gazetted Date	Management Type	Purpose	Initial Category	Lots	Suburb
1003528	RESERVE	OAKEY CREEK CAMPING AREA SOFALA	31/05/2002	RESERVE TRUST	Public Recreation	Park	Lot 519 DP 755790 Parish Sofala County Roxburgh	SOFALA
1011908	RESERVE	HINTON ROAD RESERVE	21/07/2006	RESERVE TRUST	Public Recreation	Park	Lot 1 DP 154855 Parish Mount Pleasant County Bathurst	EVANS PLAINS
1011909	RESERVE	LAFFING WATERS RESERVE	21/07/2006	RESERVE TRUST	Public Recreation	Park	Lot 7005 DP 1028076 Parish Peel County Roxburgh	KELSO
1011910	RESERVE	RANKENS BRIDGE HOBSON CL OPEN SPACE	21/07/2006	RESERVE TRUST	Public Recreation	Park	Lot 10 DP 872516, Lots 7004-7005 DP 1002346 Parish Jedburgh County Roxburgh	EGLINTON
190032	RESERVE	GIRL GUIDES HALL PEACE PARK	22/05/1987	RESERVE TRUST	Public Recreation	Park	Lot 4 DP 728893 Parish Bathurst County Bathurst	BATHURST
190066	RESERVE	CHRISTIE STREET DRAINAGE RESERVE	16/09/1988	RESERVE TRUST	Public Recreation	Park	Lot 28 Section 5 DP 758864 Parish Kelso County Roxburgh	RAGLAN
190079	RESERVE	OLD RAGLAN PRESCHOOL SURROUNDS	15/12/1989	RESERVE TRUST	Public Recreation	Park	Lot 1 DP 44100, Lots 10, 15, 21-22 Section 3 DP 758864, Lot 193 DP 821845 Parish Kelso County Roxburgh	RAGLAN
190119	RESERVE	BICENTENNIAL RIVER PARK	15/03/1996	RESERVE TRUST	Public Recreation	Park	Lot 7039 DP 1052368 Parish Bathurst County Bathurst	BATHURST
20897	RESERVE	EUSDALE PUBLIC RECREATION RESERVE	16/06/1894	RESERVE TRUST	Public Recreation	Park	Lot 7002 DP 1025708 Parish Eusdale County Roxburgh	TARANA
26087	RESERVE	COUSENS PARK	12/06/1897	RESERVE TRUST	Public Recreation	Park	Lot 1521 DP 1134894 Parish Bathurst County Bathurst	BATHURST
28704	RESERVE	BLAYNEY ROAD COMMON	21/12/1898	RESERVE TRUST	Public Recreation	Park	Lot 7029 DP 94620, Lot 7313 DP 1142916 Parish Bathurst County Bathurst	MITCHELL

Reserve Number	Reserve Type	Reserve Name	Gazetted Date	Management Type	Purpose	Initial Category	Lots	Suburb
33510	RESERVE	LAGOON OXFORD STREET	16/11/1901	RESERVE TRUST	Public Recreation	Park	Lot 7006 DP 1054567 Parish Apsley County Bathurst	THE LAGOON
46347	RESERVE	BRIAN BOOTH RECREATIONAL GROUND	22/02/1911	RESERVE TRUST	Public Recreation	Park	Lot 7003 DP 1028774 Parish Apsley County Bathurst	PERTHVILLE
5086	RESERVE	WATTLE FLAT RECREATION GROUND	14/01/1888	RESERVE TRUST	Public Recreation	Park	Lot 19 DP 755803 Parish Wiagdon County Roxburgh	WATTLE FLAT
590067	DEDICATION	HAYMARKET RESERVE	16/12/1927	RESERVE TRUST	Public Recreation	Park	Lot 2 DP 47260 Parish Bathurst County Bathurst	BATHURST
590075	DEDICATION	CARRINGTON PARK	6/01/1891	RESERVE TRUST	Public Recreation	Park	Lot 701 DP 1057062, Lot 7305 DP 1153071, Lot 1 DP 1153077 Parish Bathurst County Bathurst	BATHURST
590091	DEDICATION	ASHELFORD APEX PARK	13/03/1877	RESERVE TRUST	Public Recreation	Park	Lot 41 DP 1141177 Parish Bathurst County Bathurst	WEST BATHURST
590110	DEDICATION	KINGS PARADE	8/11/1963	RESERVE TRUST	Public Recreation	Park	Lot 1 Section 71 DP 758065 Parish Bathurst County Bathurst	BATHURST
590111	DEDICATION	VICTORIA OR HOSPITAL PARK	13/03/1877	RESERVE TRUST	Public Recreation	Park	Lot 1 DP 134801 Parish Bathurst County Bathurst	BATHURST
590112	DEDICATION	PEACE GARDEN	13/03/1877	RESERVE TRUST	Public Recreation	Park	Lot 1 DP 126047, Lot 1 DP 126051 Parish Bathurst County Bathurst	BATHURST
590113	DEDICATION	CENTENNIAL PARK	13/03/1877	RESERVE TRUST	Public Recreation	Park	Lot 1 DP 134733 Parish Bathurst County Bathurst	BATHURST
590114	DEDICATION	MACHATTIE PARK	10/12/1904	RESERVE TRUST	Public Recreation	Park	Lot 1 Section 6 DP 758065 Parish Bathurst County Bathurst	BATHURST
590115	DEDICATION	UPFOLD STREET OPEN SPACE	17/07/1886	RESERVE TRUST	Public Recreation	Park	Lot 701 DP 1057340 Parish Bathurst County Bathurst	GORMANS HILL
590117	DEDICATION	MACQUARIE PLAYGROUND	12/06/1897	RESERVE TRUST	Public Recreation	Park	Lots 2, 5 DP 1179068 Parish Bathurst County Bathurst	BATHURST

Reserve Number	Reserve Type	Reserve Name	Gazetted Date	Management Type	Purpose	Initial Category	Lots	Suburb
66907	RESERVE	AQUATIC CENTRE AND CAR PARK	3/09/1937	RESERVE TRUST	Public Recreation	Park	Lot 25 Section 72 DP 758065, Lot 702 DP 1000995 Parish Bathurst County Bathurst	BATHURST
67511	RESERVE	REID PARK	22/04/1938	RESERVE TRUST	Public Recreation	Park	Lot 92 DP 820990 Parish Bathurst County Bathurst	BATHURST
67658	RESERVE	MCPHILLAMY PARK	10/06/1938	RESERVE TRUST	Public Recreation	Park	Lot 1685 DP 1085547 Parish Bathurst County Bathurst	MOUNT PANORAMA
67906	RESERVE	MCPHILLAMY PARK	30/09/1938	RESERVE TRUST	Public Recreation	Park	Lot 227 DP 750357 Parish Bathurst County Bathurst	MOUNT PANORAMA
78500	RESERVE	POLICE PADDOCK	20/04/1956	RESERVE TRUST	Public Recreation	Park	Lot 1 Section 154 DP 758065 Parish Bathurst County Bathurst	BATHURST
79362	RESERVE	BROOKE-MOORE OVAL AND ORANGE ROAD COMMON	1/03/1957	RESERVE TRUST	Public Recreation	Park	Lots 234, 247 DP 750357, Lot 7015 DP 1114395, Lots 7013-7014 DP 1114435 Parish Bathurst County Bathurst	WEST BATHURST
80539	RESERVE	MULGUNNIA RECREATION RESERVE	11/04/1958	RESERVE TRUST	Public Recreation	Park	Lot 7300 DP 1142397 Parish Mulgunnia County Georgiana	ABERCROMBIE RIVER
84116	RESERVE	ROCKLEY SPORTSGROUND	21/12/1962	RESERVE TRUST	Public Recreation	Park	Lot 7002 DP 1028627 Parish Arkell County Bathurst	ROCKLEY
84697	RESERVE	GEORGE PARK	10/01/1964	RESERVE TRUST	Public Recreation	Park	Lot 7324 DP 1157012 Parish Bathurst County Bathurst	BATHURST
85383	RESERVE	LUCKY POINT RESERVE	2/07/1965	RESERVE TRUST	Public Recreation	Park	Lot 124 DP 755790, Lot 7021 DP 1124360 Parish Sofala County Roxburgh	SOFALA
85680	RESERVE	RUSSELL ST OPEN SPACE	25/02/1966	RESERVE TRUST	Public Recreation	Park	Lot 702 DP 1057340 Parish Bathurst County Bathurst	BATHURST
86964	RESERVE	BERRY PARK	22/11/1968	RESERVE TRUST	Public Recreation	Park	Lot 185 DP 755781 Parish Kelso County Roxburgh	KELSO

Reserve Number	Reserve Type	Reserve Name	Gazetted Date	Management Type	Purpose	Initial Category	Lots	Suburb
89788	RESERVE	JOHN MATTHEWS COMPLEX	7/05/1976	RESERVE TRUST	Public Recreation	Park	Lots 7005-7006 DP 1057676 Parish Bathurst County Bathurst	WEST BATHURST, BATHURST
90886	RESERVE	HILL END RESERVE ENGLISH LANE	2/09/1977	RESERVE TRUST	Public Recreation	Park	Lot 368 DP 756905 Parish Tambaroora County Wellington	HILL END
95626	RESERVE	MT PANORAMA TRACK RESERVE SKYLINE	16/10/1981	RESERVE TRUST	Public Recreation	Park	Lot 92 DP 750357 Parish Bathurst County Bathurst	MOUNT PANORAMA
95665	RESERVE	WATTLE FLAT RACECOURSE	6/11/1981	RESERVE TRUST	Public Recreation	Park	Lots 223, 317 DP 755803 Parish Wiagdon County Roxburgh	WATTLE FLAT
96320	RESERVE	VITENAM VETS, ARCHERY, BOUNDARY RD RESERVE	3/09/1982	RESERVE TRUST	Public Recreation	Park	Lots 283-285 DP 47960, Lot 191 DP 750357, Lot 281 DP 853511, Lots 7019-7020 DP 1001283, Lot 7310 DP 1139638 Parish Bathurst County Bathurst	MITCHELL, MOUNT PANORAMA
96591	RESERVE		11/02/1983	RESERVE TRUST	Public Recreation	Park	Lot 1 DP 47246, Lot 1 DP 667874, Lots 2-6 Section 8 DP 758864, Lots 1-5 Section 9 DP 758864 Parish Kelso County Roxburgh	RAGLAN
96860	RESERVE	ELMO LAVIS PARK	15/07/1983	RESERVE TRUST	Public Recreation	Park	Lot 189 DP 46450 Parish Kelso County Roxburgh	RAGLAN
97651	RESERVE	RUSSELL STREET OPEN SPACE RESERVE	11/01/1985	RESERVE TRUST	Public Recreation	Park	Lot 250 DP 750357, Lot 1 Section 103 DP 758065 Parish Bathurst County Bathurst	BATHURST
98106	RESERVE	QUOTA PARK	28/02/1986	RESERVE TRUST	Public Recreation	Park	Lot 7009 DP 1052658 Parish Bathurst County Bathurst	BATHURST

Reserve Number	Reserve Type	Reserve Name	Gazetted Date	Management Type	Purpose	Initial Category	Lots	Suburb
590072	DEDICATION	HILL END/TAMBAROORA RACECOURS	16/04/1875	RESERVE TRUST	Public Recreation~Racecourse	Park	Lot 7300 DP 1143098 Parish Tamaroo County Wellington	HILL END
91528	RESERVE	SOFALA SHOWGROUND	18/01/1980	RESERVE TRUST	Public Recreation~Showground	General Community Use	Lot 1 Section 13 DP 758908, Lot 7029 DP 1028097, Lot 8 DP 1171406 Parish Sofala County Roxburgh	SOFALA
81879	RESERVE		21/08/1959	RESERVE TRUST	Reservoir	General Community Use	Lots 7026-7027 DP 94621 Parish Bathurst County Bathurst	MITCHELL
84789	RESERVE	SOFALA CHINAMAN'S FLAT RESTING PLACE	6/03/1964	RESERVE TRUST	Resting Place	General Community Use	Lot 655 DP 755790 Parish Sofala County Roxburgh	UPPER TURON
85022	RESERVE	COLES BRIDGE	25/09/1964	RESERVE TRUST	Resting Place	General Community Use	Lot 160 DP 756878, Lot 7006 DP 1050637 Parish Cunningham County Wellington	CRUDINE
86990	RESERVE	TRUNKY CREEK RESTING RESERVE	6/12/1968	RESERVE TRUST	Resting Place	General Community Use	Lot 7001 DP 1124534 Parish Mulgunnia County Georgiana	TRUNKY CREEK
190092	RESERVE	YETHOLME BUSHFIRE BRIGADE	15/11/1991	RESERVE TRUST	Rural Services	General Community Use	Lot 7001 DP 1030982 Parish Yetholme County Roxburgh	YETHOLME
190094	RESERVE	RAGLAN BUSH FIRE STATION	12/06/1992	RESERVE TRUST	Rural Services	General Community Use	Lot 192 DP 821845 Parish Kelso County Roxburgh	RAGLAN
190104	RESERVE	SOFALA SES/BUSH FIRE SHED	24/12/1992	RESERVE TRUST	Rural Services	General Community Use	Lot 1 DP 821864 Parish Sofala County Roxburgh	SOFALA
190108	RESERVE	PEEL RFS SHED	21/05/1993	RESERVE TRUST	Rural Services	General Community Use	Lot 7012 DP 101904 Parish Peel County Roxburgh	PEEL
190114	RESERVE	THE LAGOON BUSHFIRE BRIGADE	25/08/1995	RESERVE TRUST	Rural Services	General Community Use	Lot 336 DP 821820 Parish Apsley County Bathurst	THE LAGOON

Reserve Number	Reserve Type	Reserve Name	Gazetted Date	Management Type	Purpose	Initial Category	Lots	Suburb
590132	DEDICATION	EGLINTON WAR MEMORIAL HALL	25/09/1953	RESERVE TRUST	War Memorial (Hall Site)	General Community Use	Lot 88 DP 755779 Parish Jedburgh County Roxburgh	EGLINTON
96542	RESERVE	BOUNDARY RD NO 7 RESERVOIR	31/12/1982	RESERVE TRUST	Water Supply	General Community Use	Lot 2 DP 45350 Parish Bathurst County Bathurst	MITCHELL

MINUTE

6 Item 2 CATEGORISATION OF CROWN RESERVES (22.00270)
MOVED: Cr J Rudge SECONDED: Cr I North

RESOLVED: That the categories proposed for each Crown reserve as detailed in the Director Engineering Services' report be assigned and that the Minister of Lands and Forestry be notified.

Director Engineering Services' Report to the Council Meeting 07/11/2018

GENERAL MANAGER

MAYOR
Page 15

Proposed Category Changes for Crown Reserves – Bathurst Regional Council

Following the initial categorisation of Crown reserves under Bathurst Regional Council's management (where Council is Crown Land Manager), further assessment of the sites was undertaken as part of the preparation of the Plan of Management. This process has revealed a small number require changes to their initial categorisation based on the category guidelines.

The reserves and areas in question are outlined in Table 1 below with supporting maps for some split category sites found below Table 1.

Draft

Table 1: Reserves for category amendment

Reserve Number	Lot	Section	DP	Property Name	Reserve Purpose	Zone	Initial Category	Proposed category change	Rationale
590075	1		1153077	Alan Morse Park	Public Recreation	RE1 Public Recreation	Park	Sportsground	Use, maintenance, and assets in the reserve more aligned with Sportsground category.
79362	234		750357	Bathurst Indoor Sports Stadium	Public Recreation	RE1 Public Recreation	Park	Sportsground	Sporting stadium on this lot of the reserve warrants sportsground category for this lot of the Reserve.
	7013		1114435	Brooke Moore Oval	Public Recreation	E2 Environmental Conservation	Park	Natural Area - Bushland and Sportsground (as mapped)	Use, maintenance, and assets (both built and natural) in the reserve more aligned with Sportsground category for the oval area and the other half of the lot is remnant vegetation better suited to the Natural Area – Bushland category.
46347	7003		1028774	Brian Booth Recreational Ground	Public Recreation	RU4 Primary Production Small Lots	Park	Sportsground	Use, maintenance, and assets in the reserve more aligned with Sportsground category.
590075	7305		1153071	Carrington Park	Public Recreation	RE1 Public Recreation	Park	Sportsground	Use, maintenance, and assets in the reserve more aligned with Sportsground category.

Reserve Number	Lot	Section	DP	Property Name	Reserve Purpose	Zone	Initial Category	Proposed category change	Rationale
590071	72		1136842	Eglinton Oval	Public park	RE1 Public Recreation	Park	Sportsground	Use, maintenance, and assets in the reserve more aligned with Sportsground category. Will also require additional purpose of Public Recreation.
20897	7002		1025708	Eusdale Public Recreation Reserve	Public Recreation	E2 Environmental Conservation	Park	Natural Area - Bushland	The area is undeveloped bushland with no intention for it to be developed with Park facilities. The Natural Area – Bushland category is more closely aligned with the nature of the Reserve.
84697	7324		1157012	George Park	Public recreation	RE1 Public Recreation	Park	Sportsground	Dominant use, maintenance and assets in the reserve are more aligned with Sportsground category.
590067	2		47260	Haymarket Reserve	Public recreation	RE1 Public Recreation	Park	Additional category of Sportsground (as mapped)	Use, maintenance and assets of part of the Reserve over the Croquet courts is more aligned with Sportsground category, while the remainder of the site is appropriately categorised as Park.

Reserve Number	Lot	Section	DP	Property Name	Reserve Purpose	Zone	Initial Category	Proposed category change	Rationale
1003528	519		755790	Oakey Creek Camping Area	Public recreation	E2 Environmental Conservation	Park	General Community Use	Use, maintenance and lack of assets in the reserve more aligned with General Community Use category as a campground than Park.
78500	1	154	758065	Police Paddock	Public recreation	RE1 Public Recreation	Park	Sportsground	Dominant use, maintenance and assets in the reserve are more aligned with Sportsground category.
96591	1		47246	Ralph Cameron Oval Playground	Public recreation	RE1 Public Recreation	Park	Sportsground	Dominant use, maintenance and assets in the reserve are more aligned with Sportsground category.
	1		667874						
	1	9	758864						
	2	8	758864						
	2	9	758864						
	3	8	758864						
	3	9	758864						
	4	8	758864						
	4	9	758864						

Reserve Number	Lot	Section	DP	Property Name	Reserve Purpose	Zone	Initial Category	Proposed category change	Rationale
	5	8	758864						
	5	9	758864						
	6	8	758864						
84116	7002		1028627	Rockley Sportsground	Public recreation	RU1 Primary Production	Park	Sportsground	Dominant use, maintenance and assets in the reserve are more aligned with Sportsground category.
590131	7310		1142395	Trunkey Creek Recreation Ground	Public recreation	RE1 Public Recreation	Park	Sportsground	Dominant use, maintenance and assets in the reserve are more aligned with Sportsground category.

Supporting Maps



Figure 1: Reserve 79362 Brooke Moore Oval



Figure 2: Reserve 590067 Haymarket reserve

Draft

localé consulting

T 0419 700 401

A 1/27 River Street Woolgoolga NSW 2456

P PO Box 53 Woolgoolga NSW 2456

E info@localeconsulting.com.au

W www.localeconsulting.com.au

Let's Make It Last: water security communication and engagement program

COUNCIL NAME

Bathurst Regional Council

WEB ADDRESS

bathurst.nsw.gov.au

SIZE

3,818 km²

POPULATION

43,206

Overview

'Water – Let's Make It Last' is Bathurst Regional Council's integrated communication, engagement, education and compliance program which has secured significant water savings by reducing residential consumption to a third over an 18 month period. Focusing on behavioural change, the community has complied with Council's water restrictions in response to record-breaking drought conditions and the related depletion of the Bathurst water supply.

Background

This Council-led program addressed the identified problem of water security, with rapidly depleting water supply from Chifley Dam, significant drought and no prediction of significant rainfalls through the usual recharge period July-August. Water security is highlighted by United Nations as a key sustainable development goal (SDG#6), necessary for life and sustainable growth and future prosperity of communities. Council needed to act to significantly reduce the rate of water consumption.

Implementation

A reduction in a water use was achieved through a comprehensive communication and engagement strategy identifying goals, objectives, target audiences, actions, guiding timeline and securing project budget. Dedicated resources managed project delivery, budget control, continuous monitoring of performance, and early identification of emerging opportunities and challenges.

The pressing need to extend the security of water supply and effect immediate and sustainable behavioural change were the key reasons for the method and complex steps of implementation undertaken by Council. Founded on earlier work engaging residents around water conservation, this program commenced in July 2019 in the lead-up to introduction of extreme level water restrictions, continuing to June 2020 and beyond. Council recognised the need for financial accountability whilst meeting water conservation targets. Program costs were under \$5 per capita.

Council undertook the following implementation steps:

- Aligned water restrictions with the Drought Management Plan.
- Identified the drivers of behavioural change from within the local community.
- Developed policies and procedures to give project structure, fairness and transparency including setting exemption criteria and an application process.
- Designed, produced and distributed communication and marketing collateral with the key message of 'Water-Let's Make It Last'. Collateral included community-designed stickers; brochures; dedicated web-pages; signage, letters to target groups (businesses, pool owners), e-newsletters, social media posts; advertising in local print, radio, tv media; ratepayers newsletter, Council web banner; email signature; street banner; cinema and bus advertising, plus video tutorials.
- Established a telephone hotline.
- Dedicate staff resources were provided to administer information support, exemption applications, compliance officer enforcing restrictions, monitoring and management.
- Free water audit service to top 20 business water consumers were provided along with a business information session.

- Council engaged horticulturist to design and deliver community gardening workshops plus Council provided a horticulturist advisory service.
- Alternative water supply management actions were investigated by NSW Water.

Outcomes

Substantial and sustained decrease in water consumption was achieved by households – from 353 litres per person per day in Jan 2019 to 152 litres in July 2019. The summer 2019/20 peaked at 170 litres p/p p/d and a further reduction in late May of 2020 to 130 litres p/p p/d.

High levels of community engagement throughout the program was reflected in the substantial number of in-person and online participants at garden workshops, visitors at shopping centre stalls, bookings at library children's workshops, community and business information sessions, engagement with social media posts, awareness of advertising campaign elements and stakeholder meetings.

Alternative water sources were inspected and certified for use where appropriate. These certificated inspections reduced vexatious calls to the program hotline. There was uptake of temporary grey water usage during the project period.

Complementary to the engagement program, Council installed smart water meters to help identify water leakages and confirmed breaches of restrictions. Community assets including sports and recreation green spaces underwent water efficiency reviews, with more efficient water use practices introduced. A new bulk water metered filling station was installed, with innovative payment technology enabling rural residents improved access to water for stock and domestic use.

Key Learnings

The key to the success of the program has been building the capacity of the community, not relying on compliance measures to drive change. Whilst this approach requires a greater commitment of time and resources the benefits are substantial and more likely to be sustained. One distinct benefit is the transferable nature of the communications plan employed for the program and how it engaged with a broad cross section of the community. The ongoing costs to upgrade assets, engage the community and monitor water use is not insignificant but pales in comparison to the alternative social, environmental, cultural and economic impacts resulting from insufficient water supply.

Contact

Name: Russell Deans
Position: Manager, Water & Waste
Phone: 02 6333 6225
Email: russell.deans@bathurst.nsw.gov.au



This project was the 2020 winner of the Communication, Education and Empowerment Award at the LGNSW Excellence in the Environment Awards

EXCELLENCE IN THE ENVIRONMENT AWARDS 2020

PRESENTED TO

Bathurst Regional Council

WINNER DIVISION B AND OVERALL WINNER:

**Communication, Education and
Empowerment Award**

FOR:

*Let's Make It Last:
water security communication and engagement program*



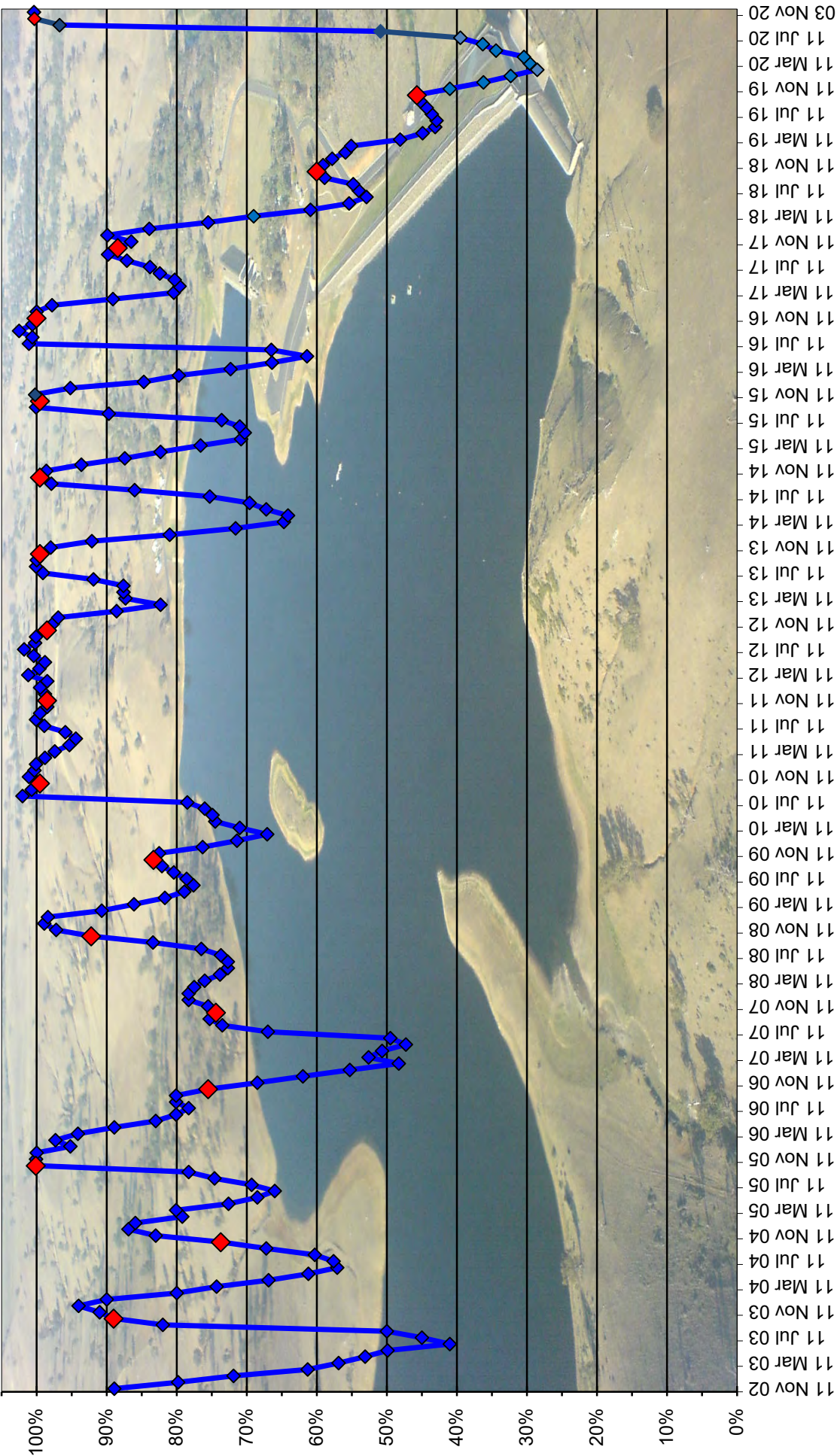
Linda Scott

Cr Linda Scott
President, LGNSW

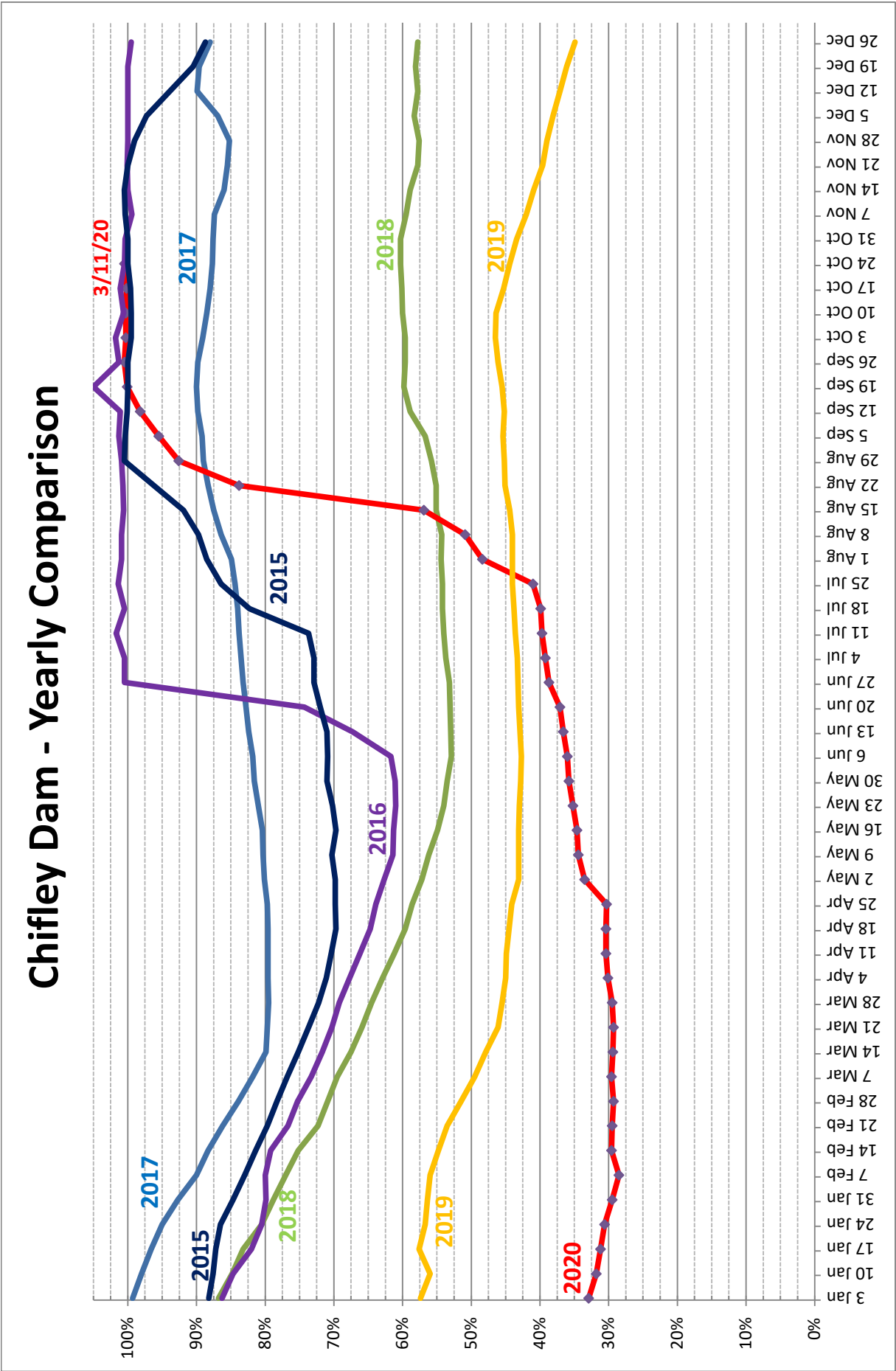
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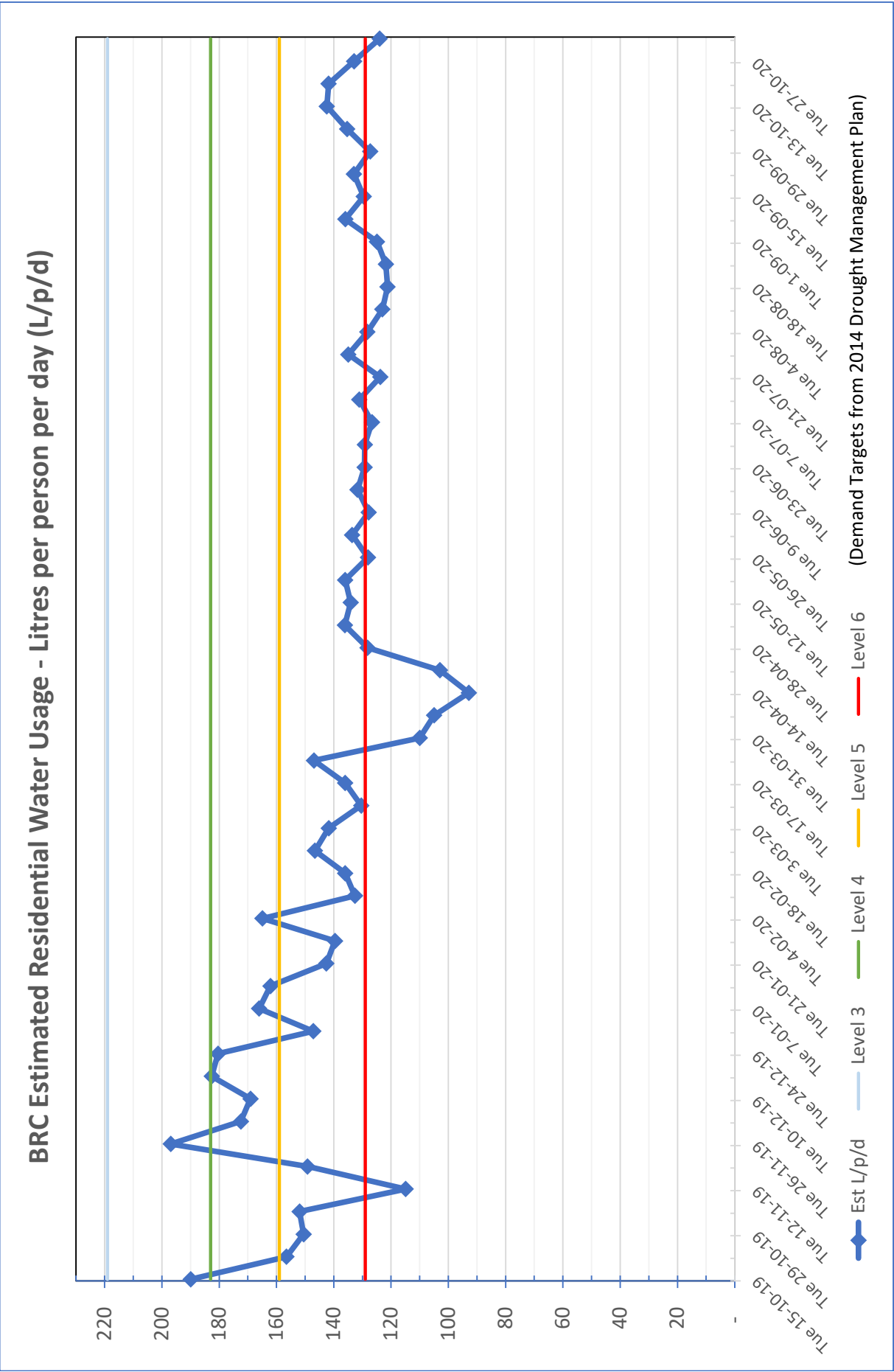


Bathurst Regional Council: Monthly Chifley Dam Volume (%)



Red markers indicate October.



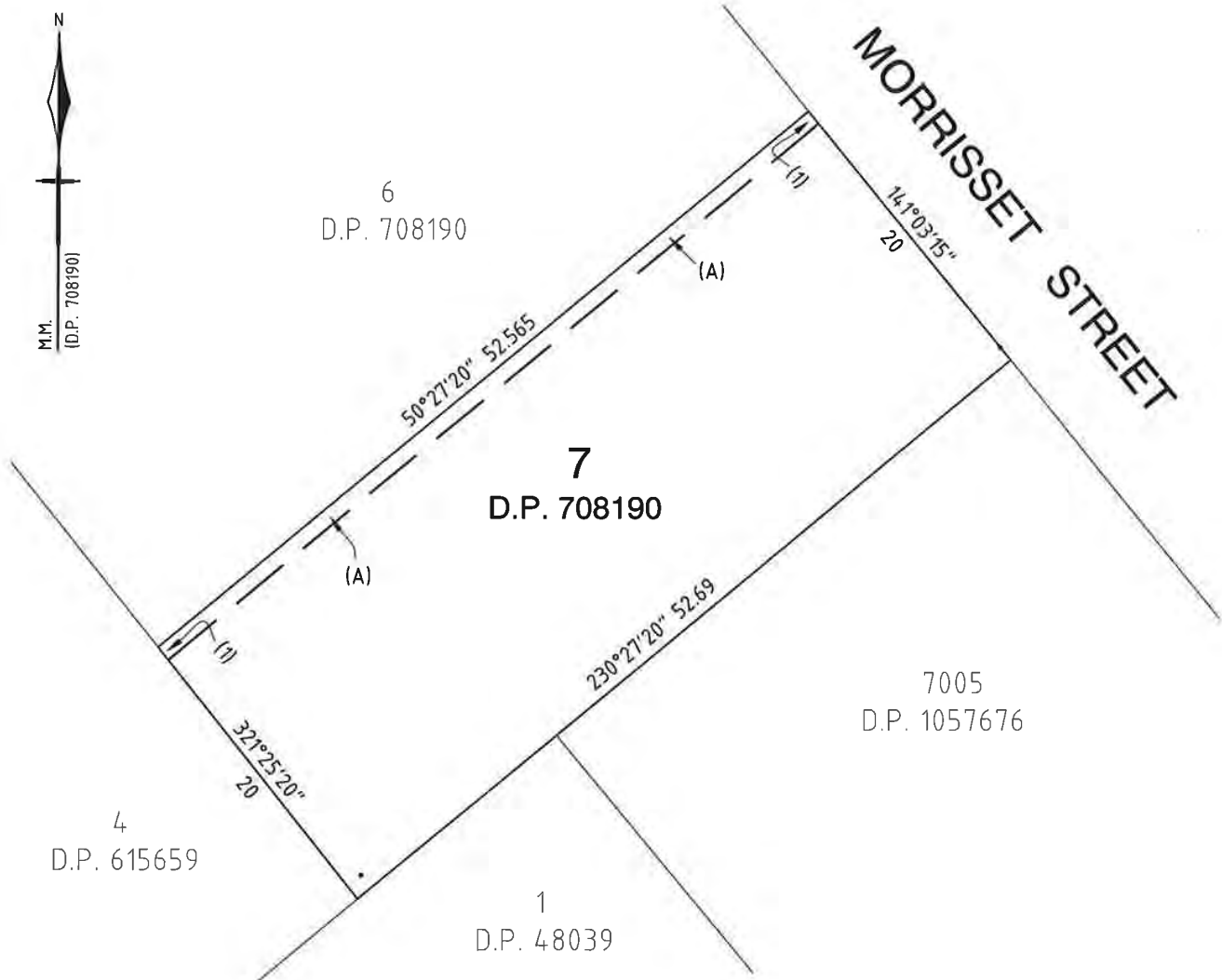


ANNEXURE "A"

PLAN OF EASEMENT FOR UNDERGROUND POWERLINES 1 WIDE OVER LOT 7 IN D.P. 708190

LOCALITY : WEST BATHURST
 PARISH : BATHURST

L.G.A. : BATHURST REGIONAL
 COUNTY : BATHURST



(A) EASEMENT FOR UNDERGROUND POWERLINES 1 WIDE

David Kimberley Ortiger
 David Kimberley Ortiger
 Registered Land Surveyor under the
 Surveying & Spatial Information Act, 2002

LENGTHS ARE IN METRES
 DATE OF PREPARATION : 11th SEPTEMBER 2020
 SURVEYORS REFERENCE : 20088A02
 REDUCTION RATIO : 1:400 (A4)

PAGE 3 OF 3

Attachment 7.4.6.2

Created on 5/11/2020 1:48 PM



PARCEL

Parcel Number 16557
Assessment 123504
Number(S)

PROPERTY INFO

Title Description Lot: 7 DP: 708190
Property Name John Matthews Complex
Property Address 261 Durham Street BATHURST NSW 2795
Area 1053 M
Parish Bathurst
County Bathurst
Land Status Community
Zone RE1 Public Recreation
Survey Plan 88B Plan
[Click Here](#)

OWNER POSTAL

Addressee Bathurst City Council
Postal 1 PMB 17
Postal 2 BATHURST NSW 2795
Postal 3
Postal 4

OWNER DETAIL

YES (1)

ADDITIONAL ADDRESS

YES (1)

LEASE

NO

PROPERTY MEMO

YES (1)

APPLICATIONS

NO

OCCUPATION

NO

CERTIFICATE

SEWERAGE

NO

MANAGEMENT

RECORDS FILE NO

NO

GOOGLE

YES (1)

HOUSE DRAINAGE

NO

INDEMNITY

NO

CROWN PLAN

NO



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

Important Notice

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Drawn By: Darren Sturgiss

Date: 5/11/2020

Projection: GDA94 / MGA zone 55

Map Scale: 1:1000 @ A4

Feature Report

DISCOVER MORE.

BATHURST LIBRARY STRATEGIC PLAN - YEAR ONE REPORT

November 2020

BATHURST
LIBRARY
DISCOVER MORE.

Access All Areas

Bathurst Library Strategic Plan 2019-2024



In October 2019, Bathurst Regional Council adopted "[Access all areas: Bathurst Library Strategic Plan 2019-2024](#)".

The plan identified **5 Strategic Priorities** for the Library over the next 5 years:

- Community Connections,
- Welcoming Spaces,
- Evolving Digital Environment,
- Dynamic Collections, and
- Learning Culture.

This report presents the actions undertaken by the Library team towards each priority in Year 1 of the Library Strategic Plan, from November 2019 to October 2020.





Strategic Priority: **Community Connections**

To promote the library as a community hub and build strong connections and partnerships that encourage participation in the library and its services.

Key Initiatives

- Promote and showcase Bathurst Library beyond its physical and online presence to ensure our community is aware of library services and can access these on an equal basis.
- Maintain and create partnerships with other Council departments, local organisations, and neighbouring Councils.
- Partner with Community Groups to deliver social and cultural programs, events, and celebrations.

Year 1 Actions and Initiatives

- ✓ Library Staff attend Youth Forum, Seniors Festival Committee and Positive Ageing Strategy meetings.
- ✓ Collaborated with BRC Environment department to run Eco-workshops for children.
- ✓ Held Movie Matinee as part of the NSW Seniors Festival.
- ✓ Offered Memoir Writing Workshop as part of the Seniors Festival.
- ✓ Maintained Mobile Library Service throughout the pandemic closure.
- ✓ Liaised with nursing homes on how to best help our most vulnerable library members. Offered double deliveries, extended loan period, and dropped off/picked up material at the door.
- ✓ Made regular calls to our home library members to check-in and offer information and alert them to special services.
- ✓ Delivered Bathurst heat of Australian Poetry Slam in partnership with BMEC and presenters World Travels.
- ✓ Hosted a Country Women's Association Awareness Week display in September 2020.
- ✓ Planning underway to bring the Mobile Library van to the Kelso Community Hub on a regular basis.
- ✓ Co-ordinated virtual Book Week activities with 8 council venues and 2 community supporters.
- ✓ Collaborated with BRAG to deliver an educational program focused on the 2019 Archibald Prize exhibition.



Strategic Priority: Welcoming Spaces

To offer a welcoming, flexible and functional environment that caters for all lifestyles, diverse uses and needs.

Key Initiatives

- Improve the access to the library space and ensure the library space is clean and comfortable.
- Review the library layout to achieve ease of access and adapt to community usage.
- Develop library facilities to meet the changing and ongoing needs of the community.
- Encourage the community to see the library as their community lounge room.
- Maximise our Mobile Library Service.

Year 1 Actions and Initiatives

- ✓ Investigated options for longer opening hours, including possible 24/7-hour library solutions.
- ✓ Soft furnishing cleaned.
- ✓ Putting safety first, the Library closed to the public during pandemic lockdown from Monday 23 March to Monday 8 June 2020.
- ✓ Made the Library COVIDSafe:
 - prepared and implemented a COVIDSafe plan.
 - kept return chute open 24/7.
 - removed shared items such as toys and newspapers from the library.
 - increased cleaning practices.
 - removed furniture to encourage physical distancing.
 - increased space between computer terminals.
 - established a quarantine section for returned library items.
 - encouraged physical distancing in staff and public spaces.
 - setting up furniture on demand for booked groups (up to 20 persons).
- ✓ Refurbished the PC area to create more space and improve access to collections.
- ✓ Commenced the Mobile Library Service review.



Strategic Priority: **Evolving Digital Environment**

To provide the community with access to up-to-date technology, internet connectivity and access to informed online content.

Key Initiatives

- Use technologies effectively to provide innovative services to customers and to support library operations efficiently
- Build digital equity within the community through the provision of activities that facilitate skill development
- Build the library website and online catalogue as effective information portals

Year 1 Actions and Initiatives

- ✓ Purchased Smartboard, tablets and laptops to be used in programs such as Movie Matinee, Code Club training and Tech Assist sessions.
- ✓ Upgraded the Library Management System. The new catalogue has a fresh, user-friendly look and extra features, such as a 'fuzzy' search function that accommodates word/spelling variations.
- ✓ Installed new touchscreen scanning station.
- ✓ Introduced new mobile printing service, allowing documents to be sent to the library printers from anywhere at any time.
- ✓ Launched Tech Assist Term 1 2020 with a workshop and technology petting zoo.
- ✓ Promoted and provided one-on-one Tech Assist sessions.
- ✓ Created a "Homework Help" web page to support students and parents with home learning.
- ✓ Curated a new "Kids Online" webpage.
- ✓ Added popular "Story Box" resource to suite of online resources.
- ✓ Purchased "Beanstalk", a new software and app that will enable us to create exciting reading challenges for adults and children.
- ✓ Installed children related content to the Library touch table.
- ✓ Purchased and rolled out Vision Australia audio readers to Home Library patrons who are sight impaired.



Strategic Priority: **Dynamic Collections**

To develop and promote dynamic collections in print and online that respond to community needs.

Key Initiatives

- Increase community participation in Library collection activities.
- Ensure our collections are fresh and current.
- Make our collections discoverable.
- Provide an avenue for local content creation.
- Curate and promote a dynamic Local History collection and service, physical and online.
- Digitise and provide online access to Local History material.

Year 1 Actions and Initiatives

- ✓ New title displays constantly refreshed and reviewed and curated 4 to 5 times per week by a collection specialist.
- ✓ Rejuvenated library collection to a level above the standards set by the State Library of NSW: Collection less than 5 years old has expanded from 44% in November 2019 to 55% in October 2020. Collection less than 10 years old has expanded from 70% in November 2019 to 79% in October 2020.
- ✓ Increased range of eBooks, eMagazines, eAudiobooks and other electronic resources such as film streaming.
- ✓ Expanded eLibrary with "Indyreads" a new platform for eBooks and eAudiobooks.
- ✓ Launched "Call & Collect" service offering contactless pick-up of curated book bundles during library closure.
- ✓ Introduced a new eMembership so more people could join the library and obtain access to the wide range of eResources during COVID-19 closure.
- ✓ Initiated discussion with National Library of Australia about including Bathurst Library image collection on Trove.
- ✓ Commenced planning for a Readers Advisory web page which will enable users to discover what to read next.
- ✓ Introduced curated book lists on online catalogue.
- ✓ Curated Local History Streetscape collection.
- ✓ Embarked on planning for the curation and creation of a Dyslexia Collection.



Strategic Priority: Learning Culture

To create opportunities for lifelong learning and discovery

Key Initiatives

- Provide a range of programs that assist our community to achieve its full potential.
- Maintain and improve access to information and life-long learning.
- Build staff capabilities to ensure our staff are knowledgeable and have the necessary skills.
- Invest in staff development.

Year 1 Actions and Initiatives

- ✓ Introduced new programs, such as meditation classes, writing workshop, movie matinee,
- ✓ Children's programs pre COVID continued to be well attended with average attendance numbers of 60.
- ✓ Staff attended training and networking events: Readers Advisory, Inclusive Storytime, SWITCH conference, TROVE, National Library for Librarians, Marketing Working Group, RDA Cataloguing, STEM activity for children, Local History Working Group, Central West Zone NSWPLA, Britannica Online, Indyreads, RBDigital, Family History webinars, Verbal Judo.
- ✓ Directed NSW state funding towards creating a new position in the Library Programs Team.
- ✓ Delivered Storytime and Baby Rhyme Time sessions live and virtually via Facebook. Great feedback from parents and children. Bathurst Library was amongst the first libraries in NSW to provide this service during the health crisis.
- ✓ Offered online National Simultaneous Storytime, live virtual STEM activities and building challenges.
- ✓ Returned to face to face Storytime and Baby Rhyme Time sessions in Term 4 2020 with a limit of 20 people.
- ✓ Provided virtual School Holiday Programs in Autumn and Winter and "Take and Make" activity packs for the Spring School Holiday Program.
- ✓ Offered online Author Talks delivered online and reintroduced in-person Author Talks limited to 20 people while maintaining online talk offerings.
- ✓ Commenced planning for "Little Bang Discovery Club" (Science club for Pre-schoolers) to be launched Term 1 2021.
- ✓ Collaborated with other NSW public libraries to deliver online author talks of broad appeal to a larger audience.
- ✓ Partnered with the History Council of NSW History to provide history talks in person and online.

Postal Address: 96 Abercrombie Drive, Abercrombie 2795
Email: bathurstaccesscommittee@gmail.com

Chairperson: Irene Hancock 0412 003 438

Vice-Chairperson: Blake Aubin 0401 467 221
Secretary: Vicki Fallon 0404 277 743



Mr David Sherley
General Manager
Bathurst Regional Council
158 Russell Street
Bathurst NSW 2795

Wednesday 21 October 2020

Dear Mr Sherley

Review of Bathurst Access Improvement for Small Business Grants 2020-2021

Please be advised that at the last meeting of the BRAC committee on 19 October 2020, members present unanimously agreed, voted and approved recommendation in support of the grant being extended to the one applicant as detailed below.

Applicant: Generosity Church Bathurst – contact: Ps Caleb Dwyer
Grant proposed by BRAC: \$4735 (representing 50% of the total cost of the project).

Total of people present at the BRAC meeting 19 October 2020 = 11
Total no. of members eligible to vote = 6
One member declared a conflict of interest, therefore total no. of members who voted = 5

Please also note the BRAC members were unanimous in agreeing to a recommendation that BRC consider utilising the remaining \$10,000 from this years' grant to purchase metal ramps that would enable/improve access to small businesses for people living with disability/mobility issues.
Once purchased the ramps could be distributed to small businesses according to the discretion of council. If required, the committee would welcome further discussion regarding this recommendation.

Yours faithfully,

Irene Hancock
A handwritten signature in black ink, appearing to read 'Irene Hancock'.
BRAC Chairperson

Blake Aubin
A handwritten signature in black ink, appearing to read 'Blake Aubin'.
BRAC Vice Chairperson

Vicki Fallon
A handwritten signature in black ink, appearing to read 'Vicki Fallon'.
BRAC Secretary

**MINUTES OF THE TRAFFIC COMMITTEE MEETING
HELD ON Tuesday 3 November 2020**

1. MEETING COMMENCES

MINUTE

Meeting commenced ELECTRONICALLY.

Members: Cllr Warren Aubin (Chair - BRC), Ms Jackie Barry (Transport for NSW), Sergeant Ryan Baird (Police), Acting Sergeant Jason Marks (Police), Mr David Veness (MP Representative)

Present: Mr Bernard Drum (Manager Technical Services), Mr Myles Lawrence (Civil Investigation Team Leader), Mr Paul Kendrick (Traffic & Design Engineer), Mr Andrew Cutts (Road Safety Officer)

2. APOLOGIES

MINUTE

Nil

3. REPORT OF PREVIOUS MEETING

3.1. Report of Previous Meeting 6 October 2020

File No: 07.00006

MINUTE

RESOLVED:

That the Minutes of the Traffic Committee held on 6 October 2020 be adopted.

4. DECLARATION OF INTEREST

Declaration of Interest

MINUTE

RESOLVED: That the Declaration of Interest be noted.

5. RECEIVE AND DEAL WITH DIRECTOR'S REPORTS

5.1.1. MINUTES OF THE TRAFFIC COMMITTEE MEETING HELD 6 OCTOBER 2020

File No: 07.00006

MINUTE

RESOLVED:

That the information be noted and necessary actions be taken.

5.1.2. MONTHLY REPORT FOR LOCAL GOVERNMENT ROAD SAFETY PROGRAM

File No: 28.00002

MINUTE

RESOLVED:

That the information be noted.

5.1.3. 2021 SUSTAINABLE LIVING EXPO

File No: 23.00124

MINUTE

RESOLVED:

That the 2021 Sustainable Living Expo proposed to be held on Saturday 27 March 2021 at the Bathurst Showground be classified as a Class 2 event and that the traffic management plan be endorsed subject to conditions as detailed in the Director Engineering Services' Report.

5.1.4. THE ROYAL BATHURST SHOW 2021

File No: 18.00108

MINUTE

RESOLVED:

That the 2021 Royal Bathurst Show to be held Friday 30 April 2021 to Sunday 2 May 2021, be classified as a Class 1 event and the traffic management for this event be endorsed, subject to conditions as detailed in the Director Engineering Services' report.

**5.1.5. CLASSIC OUTBACK TRIAL 2021 REVISED
DATE**

File No: 23.00026

MINUTE

RESOLVED:

That the Bathurst Regional Council section of the Classic Outback Trial, to be held 7-13 March 2021 be classified as a Class 2 event, and the traffic management for this event be approved subject to conditions as detailed in the Director Engineering Services' Report.

5.1.6. CENTRAL LOADING ZONES NO U-TURNS

File No: 28.00007

MINUTE

RESOLVED:

That Council install 'No U-Turn' signage within existing CBD central loading zones to alert the public to the existing U-turn restrictions due to their use of unbroken lines.

6. TRAFFIC REGISTER

6.1. Traffic Register

File No: 07.00006

MINUTE

RESOLVED:

That the information be noted.

8. MEETING CLOSE



**MINUTES OF COMMUNITY SAFETY COMMITTEE
MEETING HELD ON THURSDAY 1 OCTOBER 2020
AT 11:30AM**

MEMBERS PRESENT: Stephen Harper (Bathurst Business Chamber), Jean Fell (The Neighbourhood Centre), David Bull (community member). Terisa Ashworth (Bathurst Seymour Centre), Martin Clements (Western NSW Local Health District), Cr Jacqui Rudge, Sgt Kath Stutsel (Chifley Police District), Sam Nelson (FACS Housing), Robert Taylor (Bathurst Liquor Accord).

IN ATTENDANCE: Aimee Cook (Community Development Officer, Bathurst Regional Council).

1. **APOLOGIES:** Senior Constable Sue Rose (Chifley Police District), Simone Thackray (Charles Sturt University), Inspector David Abercrombie (Chifley Police District).

2. **MINUTES FROM THE PREVIOUS MEETING HELD ON 30 JULY 2020**

RESOLVED that the minutes of the meeting held 30 July 2020 be accepted.

MOVED: Stephen Harper

SECONDED: Jean Fell

3. **STEAL FROM MOTOR VEHICLE CAMPAIGN UPDATE**

The *Don't Be Next!* campaign concluded at the end of July 2020. The campaign has received positive feedback from community members and businesses.

The campaign included;

- Western Advocate article
- Prime News segment
- Armada Shopping Centre door decals
- Bathurst City Life posters
- Interview/video on Council website and YouTube channel (281 YouTube views)
- Bathurst City Life advertising and articles x 2 back pages
- Posters in pubs and clubs
- Council social media
- Council webpage
- Civic Centre screen in lobby
- Council What's News
- Article in July Ratepayer Newsletter
- School newsletters
- Community radio advertising
- Bathurst Business Chamber newsletter
- Sharing of the graphic by Committee members to their networks

Statistics will be reviewed to assess if there was a change in Break and Enter Vehicle offences during and after the campaign.

This is page 1 of the Minutes of the Community Safety Committee Meeting held on Thursday 1 October 2020

CHAIRPERSON

SECRETARY



**MINUTES OF COMMUNITY SAFETY COMMITTEE
MEETING HELD ON THURSDAY 1 OCTOBER 2020
AT 11:30AM**

The campaign will be revisited regularly as a reminder to people to secure their belongings and lock their cars.

4. CRIME PREVENTION GRANT APPLICATION

An application for a Break and Enter Dwelling Campaign has been successful in securing a NSW Crime Prevention Grant. The grant, valued at \$39,544 plus GST, will assist in the development of a public awareness campaign aiming to reduce the risk of becoming a victim of crime.

The funding is for the 2020-2021 financial year.

The Grant is currently under embargo. Committee members are asked to refrain from discussing the grant until an announcement has been made by the Member for Bathurst Paul Toole MP.

5. BREAK AND ENTER CAMPAIGN PROJECT PLAN

The Break and Enter Campaign funding includes provision for the roll out of;

- TV commercial
- Radio advertising
- Print advertising
- Senior Safety Audits
- Home Safety Workshop x 2
- Talking head video
- Social media graphics x 12
- Animated social media video
- Home safety checklist
- 2021 magnet
- Tip sheet
- Bi/tri fold brochure
- Posters
- Shopping Centre pop up stalls

Local design company, Loveridge Designs, has been contracted to manage the design and production of the campaign. The project will be developed with input from Chifley Police District.

It is anticipated the campaign will be launched in late November 2020 and run through until June 2021.

Cr Rudge and David Bull nominated to be further involved in the development and implementation of the campaign. The Mayor has nominated Deputy Mayor Cr North to be the spokesperson for the campaign.

This is page 2 of the Minutes of the Community Safety Committee Meeting held on Thursday 1 October 2020

CHAIRPERSON

SECRETARY



**MINUTES OF COMMUNITY SAFETY COMMITTEE
MEETING HELD ON THURSDAY 1 OCTOBER 2020
AT 11:30AM**

Additional ideas for the campaign include;

- Timing of the pop up stalls in shopping centres to coincide with Seniors Festival
- Resources made available for Police use at Shows
- Potential to tap into Gunther's Lane Senior's Tech Workshops
- Possible Rotary and Lions Club involvement

6. GENERAL BUSINESS

Graffiti

Graffiti concerns in the Kelso area have been noted. Cr Rudge will investigate options available to redirect graffiti through the Public Arts Group.

FACS have previously partnered with Community Corrections to conduct a graffiti cover-up program.

Bathurst Local Aboriginal Land Council have a trailer to collect rubbish and provide community clean ups. Cleaning up rubbish has been shown to improve community safety.

Rotary Club of Bathurst also has a graffiti removal trailer.

7. NEXT MEETING

The next meeting will be held Thursday 26 November 2020 at 11:30am at Committee Room, Civic Centre.

There being no further business, the meeting closed at 12:01pm

This is page 3 of the Minutes of the Community Safety Committee Meeting held on Thursday 1 October 2020

CHAIRPERSON

SECRETARY