

30 March 2011

His Worship the Mayor & Councillors

I have to advise that a **Policy Committee Meeting** will be held in the Council Chambers on Wednesday, 6 April 2011 commencing at 5.00 pm.



D J Sherley  
GENERAL MANAGER

# **BUSINESS AGENDA**

## **POLICY COMMITTEE**

**TO BE HELD ON WEDNESDAY, 6 APRIL 2011**

1. 5PM MEETING COMMENCES
2. APOLOGIES
3. REPORT OF PREVIOUS MEETING
  - \* Minutes - Policy Committee Meeting - 2 March 2011
4. DECLARATION OF INTEREST
  - To assist the Councillors and committee members in their correct consideration of business before them at the meeting, please give consideration to Section 451 of the Local Government Act, in relation to Declaration of Interest at meetings.
5. RECEIVE AND DEAL WITH DIRECTORS' REPORTS
  - \* General Manager's Report
6. GENERAL BUSINESS
7. DISCUSSION FORUM - DEVELOPMENT APPLICATION SUBMISSIONS
  - \* Development Application No 2010/0945 – Restoration Of Existing “all Hallows” Building And Construction Of Student Accommodation Complex At 42 Lloyds Road, South Bathurst. Applicant: Dionysus Group Pty Ltd. Owner: Indigenous Business Australia )
8. DISCUSSION FORUM OTHER
9. MEETING CLOSE

## MINUTE

### 1 MEETING COMMENCES

**Present:** Councillors Toole (Chair), Aubin, Bourke, Carpenter, Hanger, North Thomson, Westman.

**In attendance:** General Manager, Director Corporate Services & Finance, Director Cultural & Community Services, Director Environmental Planning & Building Services, Director Engineering Services, Manager Corporate Governance, Manager Recreation, Manager Water & Waste, Manager Environment, Sustainability Strategy Officer, Environmental Officers (2), Development Control Planners (2).

**MINUTE**

**2     APOLOGIES**  
**MOVED: B Bourke SECONDED: I North**

**RESOLVED:** That the apology from Cr Morse be accepted and leave of absence granted.

POLICY COMMITTEE  
REPORT OF PREVIOUS MEETING

**REPORT OF PREVIOUS MEETING TO THE POLICY COMMITTEE MEETING HELD ON 6  
APRIL 2011**

General Manager  
Bathurst Regional Council

**1 MINUTES - POLICY COMMITTEE MEETING - 2 MARCH 2011 (07.00064)**

**Recommendation:** That the Minutes of the Policy Committee Meeting held on 2 March 2011 be adopted.

**Report:** The Minutes of the Policy Committee Meeting held 2 March 2011, are attached.

**Financial Implications:** N/A

**MINUTE**

**3     Item 1   MINUTES - POLICY COMMITTEE MEETING - 2 MARCH 2011 (07.00064)**

**MOVED: G Hanger SECONDED: W Aubin**

**RESOLVED:**That the Minutes of the Policy Committee Meeting held on 2 March 2011 be adopted.

**MINUTES OF THE POLICY COMMITTEE**  
**HELD ON 2 MARCH 2011**

**5PM MEETING COMMENCES**

**1 MEETING COMMENCES**

**Present:** Councillors Tool (Chair), Aubin, Bourke, Carpenter, Hanger, Morse, North, Thompson.

**In attendance:** General Manager, Director Corporate Services & Finance, Director Cultural & Community Services, Director Environmental Planning & Building Services, Director Engineering Services, Manager Corporate Governance, Manager Recreation, Manager Water & Waste, Manager Environment, Manager Technical Services.

**APOLOGIES**

**2 APOLOGIES**  
**MOVED** Cr B Bourke

and **SECONDED** Cr I North

**RESOLVED:** That the apology from Cr Westman be accepted and leave of absence granted.

**REPORT OF PREVIOUS MEETING**

**3 Item 1 MINUTES - POLICY COMMITTEE MEETING - 2 FEBRUARY 2011 (07.00064)**

**MOVED** Cr M Morse

and **SECONDED** Cr R Thompson

**RESOLVED:** That the Minutes of the Policy Committee Meeting held on 2 February 2011 be adopted.

**DECLARATION OF INTEREST**

**4 DECLARATION OF INTEREST 11.00002**

**MOVED** Cr T Carpenter

and **SECONDED** Cr W Aubin

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

**MAYORAL MINUTE**

**5 Item 1 CONSTITUTIONAL RECOGNITION OF LOCAL GOVERNMENT (18.00008)**

**MOVED** Cr P Toole

**RESOLVED:** That Bathurst Regional Council declares its support for financial recognition of local government in the Australian Constitution so, that the Federal Government has the power to fund local government directly and also for inclusion of local government in any new Preamble to the Constitution if one is proposed, and calls on all political parties to support a referendum by 2013 to change the constitution to achieve this recognition.



## RECEIVE AND DEAL WITH DIRECTORS' REPORTS

### Director Corporate Services & Finance's Report

- 6** **Item 1 POLICY - STAFF - PROVISION OF INFORMATION TO, AND INTERACTION BETWEEN COUNCILLORS AND STAFF (07.00088, 11.00015, 41.00089)**  
**MOVED** Cr W Aubin and **SECONDED** Cr I North

**RESOLVED:** That Council adopt the amended Policy - Staff - Provision of Information to, and Interaction between Councillors and Staff and update the Policy Manual accordingly.

- 7** **Item 2 POLICY - INVESTMENT OF SURPLUS FUNDS (16.00001, 41.00089)**  
**MOVED** Cr M Morse and **SECONDED** Cr B Bourke

**RESOLVED:** That Council rescind its current Investment Policy and adopt the Policy - Investment of Surplus Funds, which reflects the new Local Government Investment Order dated 12 January 2011.

- 8** **Item 3 REPORT OF AUDIT AND RISK MANAGEMENT COMMITTEE - 23 NOVEMBER 2010 (07.00096)**  
**MOVED** Cr I North and **SECONDED** Cr G Hanger

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

### GENERAL BUSINESS

- 9** **TRINITY HEIGHTS PARKING 25.00031**

**Cr Bourke** - requested update on this issue.

**The Director Engineering Services** advised bollards have been ordered and should be installed within 2-3 weeks. Noted a letter has been received from a resident.

- 10** **WILLIAM & RUSSELL STREET LAYBACK 25.00002**

**Cr North** - asked where we are at with looking at reducing access heights.

**The Director Engineering Services** advised the works would be substantial due to cost of moving Telstra pits.

- 11** **RANKIN STREET / JORDAN CREEK 31.00005**

**Cr North** - advised this area very overgrown - can this be looked at by Council?

**The Director Engineering Services** advised Council will examine the area.

- 12** **COUNCIL CHAMBERS CLOCK 21.00036**

**Cr Aubin** - asked can we look at getting this repaired.

**The Director Engineering Services** advised of process in place - a clockmaker has been engaged and hopefully works will commence within 4 weeks.

**13** **LEARMONTH PARK 04.00033**

**Cr Aubin** - asked can Council install a low fence along Raglan Creek.

**The Mayor** advised Council will get costing and refer to the Management Plan.

**14** **CHIFLEY DAM - DRAGON BOATS 18.00283 & 32.00005**

**Cr Morse** - asked can Councillors go out for an inspection of the area to assess issues raised.

**Mayor Toole** noted discussions with NSW rowing. The facility is only temporary and Council awaits further proposals.

**15** **AGED CARE STUDY 09.00040**

**Cr Thompson** - asked where are we at with the \$30,000 Aged Care Study.

**The Director Cultural & Community Services** advised of meetings with Charles Sturt University to get the study progressed.

**16** **SIGNAGE ENTRANCE WAYS 23.00045**

**Cr Thompson** - asked where is this at?

**The Director Environment Planning & Building Services** advised of inclusion in Economic Development Strategy.

**17** **MOUNT PANORAMA PIT USAGE REPORT 04.00041**

**Cr Thompson** - asked where is this at.

**The Director Corporate Services & Finance** advised the report is currently being prepared.

**18** **DOG ATTACK 05.00002**

**Cr Thompson** - received request from resident who asked where this issue is at.

**The Director Environment Planning & Building Services** advised that a request for additional rangers will go to 2011/2012 Budget.

**19** **MACHATTIE PARK POSSUMS 04.00012**

**Cr Thompson** - asked where is this at.

**The Director Engineering Services** advised of program being implemented.

**20** **MACHATTIE PARK BEES NEST 04.00012**

**Cr Carpenter** - advised of her understanding that there are 2 bees nests in

Machattie Park - how are these dealt with?

**The Manager Recreation** advised of usual practice that when beehives are around, either contact experts to move them or don't touch them.

**21**      **PROCTOR PARK LIGHTING 04.00044 & 36.00379**

**Cr Carpenter** - received a complaint about new lighting impacting residents, who say they were not consulted.

**The Director Engineering Services** advised Council submitted a Development Application for lights. They have only been tested and have not yet been aligned.

**22**      **OWNER CORNER BUILDING - KEPPEL & BENTINCK STREETS 25.00039**

**Cr Carpenter** - advised that the owner is trying to get the building painted, but can't do it as needs scaffolding to be put in place. This is impossible due to power lines. Can we look at doing underground in this area.

**The Director Engineering Services** advised of detailed discussions with Country Energy and currently awaiting a quotation for the Keppel Street area.

**23**      **KEPPEL STREET PARKING 25.00039 & 22.00653**

**Cr Carpenter** - advised there is a problem with parking in this area. Can Council investigate possible linkage of carpark behind BINC on eastern side to Keppel Street.

**24**      **BUS STOP OUTSIDE LIBRARY 20.00019**

**Cr Carpenter** - advised of limited use of this bus stop. Can we review its use and need? Also could Council look at nominating Keppel Street as the next priority stage of the CBD Infrastructure program?

**The Mayor** advised infrastructure matter will be referred to a Working Party.

**25**      **HAWTHORNDEN CREEK 31.00013**

**Cr Carpenter** - asked does Council have to do any review of environmental factors for this type of works?

**The Director Environmental Planning & Building Services** advised reviews are carried out.

**26**      **LEEVE BANKS - GILMOUR STREET 31.00001**

**Cr Carpenter** - asked has any actions been taken on clearing water.

**The Director Engineering Services** advised currently purchasing land to help address the matter. The RTA has an involvement in this proposal but design is being carried out.

**27**      **2015 BICENTENARY CELEBRATIONS COMMITTEE 23.00125**

**Cr Carpenter** - advised that the 2015 committee is consulting with the BLACC Committee on the celebrations to be held. Spoke of \$10,000 allocated for the Windradyne Memorial and its possible use.

**28**      **RECYCLING - COMMERCIAL SECTOR 14.00053**

**Cr Carpenter** - advised that to date it has been left with contractors to deal with the commercial sector. Could a report be prepared on dealing with waste in the commercial sector, particularly with recycling.

**29**      **SIGNS IN BATHURST 28.00007**

**Cr North** - noted recently there have been a lot of signs knocked down in town. Can this be followed up.

**30**      **ENVIRONMENTAL LAND GRANTS 16.00021**

**Cr Thompson** - requested time lines for approval of grants.

**The Director Environment Planning & Building Services** spoke to time lines for approval of grants.

**31**      **SES VEHICLE HANDOVER 18.00043**

**Mayor Toole** - advised this occurred today. The SES have expressed thanks to Council and particularly to Terry Morgan.

**MEETING CLOSE**

**32**      **MEETING CLOSE**

The Meeting closed at 5.40 pm.

**CHAIRMAN:** \_\_\_\_\_

**Date:** \_\_\_\_\_ **(16 March 2011)**

**MINUTE**

- 4     **DECLARATION OF INTEREST 11.00002**  
      **MOVED: R Thompson SECONDED: G Westman**

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

POLICY COMMITTEE  
GENERAL MANAGER'S REPORT  
6 APRIL 2011

**GENERAL MANAGER'S REPORT TO THE POLICY COMMITTEE MEETING HELD ON 6  
APRIL 2011**

General Manager  
Bathurst Regional Council

**1 COMMUNITY STRATEGIC PLAN - INTEGRATED PLANNING & REPORTING  
FRAMEWORK - COMMUNITY ENGAGEMENT STRATEGY (02.00003, 41.00089)**

**Recommendation:** That Council:

- (a) Note the report
- (b) Adopt:
  - (1) Policy: Community Engagement Strategy
  - (2) Draft Community Engagement Strategy.

**Report: INTRODUCTION**

The State Government has introduced a new planning and reporting framework for Local Government in NSW, this is called Integrated Planning and Reporting (IP&R). The reforms replace the former Management Plan and Social Plan with an integrated framework. It also includes a new requirement to prepare a long-term Community Strategic Plan and Resourcing Strategy. The Department of Local Government has produced guidelines to assist Councils to implement these new requirements.

The highest level plan to be produced from the process is the Community Strategic Plan. The Department of Local Government guidelines advise as follows:

**"The Community Strategic Plan**

*The Community Strategic Plan is the highest level plan that a Council will prepare. The purpose of the plan is to identify the community's main priorities and aspirations for the future and to plan strategies for achieving these goals. In doing this, the planning process will consider the issues and pressures that may affect the community and the level of resources that will realistically be available to achieve its aims and aspirations. While a Council has a custodial role in initiating, preparing and maintaining the Community Strategic Plan on behalf of the Local Government area, it is not wholly responsible for its implementation. Other partners, such as State agencies and community groups may also be engaged in delivering the long-term objectives of the plan."*

**"Local Government Act 1993**

*Following is a summary of the requirements of Section 402 of the Act:*

**Community Strategic Plan**

- *Each Local Government area is to have a Community Strategic Plan that has been developed and endorsed by the Council;*
- *The Community Strategic Plan is to identify the main priorities and aspirations for the future of the Local Government area;*

- *The Community Strategic Plan must cover a minimum timeframe of 10 years;*
- *The Community Strategic Plan must establish strategic objectives together with strategies to achieve those objectives;*
- *It must address social, environmental, economic and civic leadership issues in an integrated manner;*
- *Council must ensure that the Community Strategic Plan is adequately informed by relevant information relating to social, environmental, economic and civic leadership issues;*
- *It must be based on the social justice principles of equity, access, participation and rights;*
- *The Community Strategic Plan must give due regard to the State Plan and other relevant state and regional plans.*

### **Community Engagement**

- *Each Council must prepare and implement a Community Engagement Strategy based on social justice principles for engagement with the local community in developing the Community Strategic Plan.*

### **Submitting the Community Strategic Plan**

- *Councils must provide the Deputy Director General (Local Government) with a copy of the Community Strategic Plan and any amendment of the plan, within 28 days of the plan (or amendment) being endorsed.*

### **"Essential Elements"**

#### **What are the general requirements of the Community Strategic Plan?**

- 1.1 *The Community Strategic Plan should be developed and delivered as a partnership between council, state agencies, community groups and individuals. It should address a broad range of issues that are relevant to the whole community.*

#### **What information must be considered when preparing the Community Strategic Plan?**

- 1.2 *Information that identifies key issues and challenges must be presented to the community in an accessible format to assist its participation in the planning process.*
- 1.3 *In addition to the legislative requirement to consider State government plans, any relevant State or regional draft plans and strategies that are available at the time of preparing the Community Strategic Plan must also be considered.*
- 1.4 *Due consideration must also be given to the expected levels of service expressed by the community when preparing the Community Strategic Plan. Even though the Community Strategic Plan is a high level strategic document, these discussions are important to inform development of this plan and actions within subsequent plans.*

#### **How should the community be involved in preparing the Community Strategic Plan?**

- 1.5 *As a minimum, the Community Engagement Strategy prepared and implemented by Council must identify relevant stakeholder groups within the community and outline methods that will be used to engage each group.*
- 1.6 *Council must place the Draft Community Strategic Plan on public exhibition for a period*



*of at least 28 days and comments from the community must be accepted and considered prior to the endorsement of the final Community Strategic Plan."*

### **What is the basic structure of the Community Strategic Plan?**

1.7 *The Community Strategic Plan must include:*

- *A community vision statement*
- *Strategic objectives for the community that address social, environmental, economic and civic leadership issues identified by the community*
- *Strategies for achieving each objective*

1.8 *The Community Strategic Plan must identify assessment methods for determining whether the objectives are being achieved.*

1.9 *The Community Strategic Plan must be reviewed every four years. From 2012, each newly elected council must complete the review by 30 June in the year following the local government elections and roll the planning period forward by at least 4 years so that it is always a 10 year minimum plan.*

1.10 *A report on the progress on implementation of the Community Strategic Plan must be presented at the final meeting of an outgoing council.*

### **How often must the Community Strategic Plan be reviewed?**

1.11 *The review must include the following:*

- *A report from the outgoing council on the implementation and effectiveness of the community Strategic Plan in achieving its social, environmental, economic and civic leadership objectives over the past four years*
- *A review of the information that informed the original Community Strategic Plan*
- *A Community Engagement Strategy, as prescribed by the Local Government Act and Essential Element 1.5"*

Bathurst Regional Council on 9 December 2009 (DCSF No 10) resolved as follows:

*"That Council adopt the method - Group 3: Community Strategic Planning and Delivery Programme - to be completed by 30 June 2012."*

## **REPORT**

### **Community Engagement**

Councils are required to develop a community engagement strategy to guide the community's participation in the development of the Community Strategic Plan (CSP).

Effective community engagement requires Councils to promote equity, rights, access and participation, particularly of those groups in the community who tend to be under-represented or marginalised. These groups include Aboriginal and Torres Strait Islander people, people from culturally and linguistically diverse backgrounds, women, people with a disability, older people and young people.

*"Council must have a Community Engagement Strategy which is clearly based on social justice principles. It should be apparent within the Community Strategic Plan how the opinions of hard-to-reach groups (and who this included) were obtained and considered in*

the planning process.

*While the Community Engagement Strategy informs the Community Strategic Planning process, community engagement does not stop there. The Strategy should also identify how the community will continue to be engaged in an ongoing way for the review and monitoring of progress of Council's IP&R plans."*

Key questions for Councils to consider in the CSP process are:

How will council involve the community?  
Who needs to be involved?  
Who are the relevant stakeholder groups?  
How will community engagement be done?  
What methods of engagement will be used?  
How will council involve enough members of the community to feel confident that the views being expressed are representative?  
What evidence-based information will be discussed with the community, and how will it be presented?

Community engagement is undertaken so that the community works with Council to identify priorities, objectives, strategies and levels of service. It is important for community engagement to be genuine and not token. Councils need to give the process time - this is not something that can be rushed.

### **Where is Bathurst Regional Council at with Community Engagement for Integrated Planning?**

As far as the Integrated Planning Process has gone, although Bathurst Regional Council is a category 3 Council and is not required to comply with the requirements until June 2012, a number of plans have already been completed and a review of major strategic documents is underway.

Council must comply with the aim of the NSW Government's commitment to a strong and sustainable local government system. The Local Government Amendment (Planning and Reporting) Act 2009 was assented to on 1 October 2009.

The specific aims of the Integrated Planning and Reporting framework are to:

- *improve integration of various statutory planning and reporting processes undertaken by Councils as required by the Local Government Act (1993), the Department's Guidelines and the Environmental Planning and Assessment Act (1979);*
- *strengthen Councils strategic focus*
- *streamline reporting processes to ensure that the Local Government Act (1993) and the Integrated Planning and Reporting guidelines support a strategic and integrated approach to planning and reporting by local councils*

The new planning and reporting framework replaces the former Management Plan and Social Plan with an integrated framework. It also includes a new requirement to prepare a long-term Community Strategic Plan (CSP) and Resources Strategy.

### **Required Integrated Plans and status to date**

<b>Required New Plan</b>	<b>Existing Feeder Plans</b>	<b>New Plan Status</b>
<b>Community Strategic Plan</b>	Community and Social Plan	Community Engagement

<p>Highest level plan to identify communities main priorities and aspirations for the future and to plan strategies to achieve these goals. Includes a Community Engagement Strategy as a required element</p>	<p>2010 BRC Management Plan 2010-14</p>	<p>Strategy Draft complete to Council April 2011 Planning underway for Community Strategic Plan Steering Committee to be formed</p>
<p><b>The Resourcing Strategy</b> Required to carry out the Community Strategic Plan consists of three components: - Long Term Financial Plan - Workforce Management Plan - Asset Management Plan</p>	<p>BRC Management Plan 2010-2014 BRC Asset Management Plans</p>	<p>Draft Workforce Plan completed December 2010 Asset Management Plans completed December 2010; water, sewer, buildings, drainage, parks and recreation, urban roads, rural roads, bridges and culverts, footpaths and cycleways. Aerodrome (draft)</p>
<p><b>Delivery Programme and Operational Plan</b> The principal activities to be undertaken by Council to implement the Community Strategic Plan within resources available under the Resourcing Strategy relating to the Council's plans for its 4 year term of office. The Delivery Programme replaces the Management Plan requirements with all plans, projects, activities and funding allocations directly linked to this programme. The Operational Plan spells out the annual projects and activities to achieve Delivery Programme outcomes</p>	<p>BRC Management Plan</p>	<p>Not yet underway however planning has begun for the 2011 BRC Management Plan. Many of the delivery programme requirements are satisfied by the current management plan</p>
<p><b>The Annual Report</b> Key point of accountability between the Council and Community. Must be delivered within 5 months of the end of the financial year. Will outline achievements in implementing the Delivery Programme. In the year of the ordinary election it will also include outline of achievements in implementing Community Strategic Plan and State of Environment (SOE) report</p>	<p>BRC Annual Report</p>	<p>Timeframes are same as existing Annual Report process. The key is the link to the Delivery and Operational plans and ultimately the Community Strategic Plan at a higher level</p>

<b>DLG IP&amp;R self assessment checklist</b> Must be completed and submitted along with the CSP by June 2012	n/a	Evidence needs to be provided that all key requirements of the IP&R process were met
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### Developing the BRC Community Engagement Strategy (CES)

In November 2010 Council began a review of its community engagement practices together with a closer look at the requirements under the new Integrated Planning framework.

This was necessary to discover what gaps there were in Council's current community engagement process in terms of what was now being required under the Integrated Planning framework.

The result is the DRAFT Bathurst Regional Council Community Engagement Policy shown at **attachment 1** and Community Engagement Strategy which is shown at **attachment 2** of this report. The aim of the CES is to provide a process and resources to guide Council's community engagement activities into the future. In terms of meeting its commitments for the development of the Community Strategic Plan, the CES provides the tools to get this process underway.

Broadly the research process for the development of the CES involved the following:

1. Review of a number of Group 1 and Group 2 Councils adopted Community Engagement Strategies;
2. Review of Department of Local Government Integrated Planning Guidelines and Integrated Planning Manual;
3. Review of Department of Local Government Integrated Planning website;
4. BRC Community Engagement Managers Survey and follow up meetings with key BRC staff.

Upon adoption of the Draft Community Engagement Strategy the following activities will be implemented:

- Creation of a community database from within Council's existing stakeholder contacts list, which each Department utilises.
- Development of a PR/Communication Plan. This will ensure the community is informed of the progress, and key activities highlighted as the Community Plan is developed eg Council newsletters, Mayor's public appearances/events, website feature page, media briefings, regular media releases, flyers, notice boards etc.
- Establishment of a Community Strategic Plan (CSP) Steering Committee. This Committee will be directed by Council. Participation into the CSP process will be invited from the community, through regular planned engagements. This will include engaging representatives of stakeholder groups through targeted broad ranging activities.
- Development of clear goals for the CSP Steering Committee that guide the planning process ensuring all available resources are used in a timely manner with engagement based on the framework set out in the Community Engagement Strategy and the matrix as a starting point for suggested consultation activities.

**Financial Implications:** The cost to date of Integrated Planning has been maintained within existing budgets.

**MINUTE**

**5 Item 1 COMMUNITY STRATEGIC PLAN - INTEGRATED PLANNING & REPORTING FRAMEWORK - COMMUNITY ENGAGEMENT STRATEGY (02.00003, 41.00089)**

**MOVED: G Westman SECONDED: I North**

**RESOLVED:** That Council:

- (a) Note the report
- (b) Adopt:
  - (1) Policy: Community Engagement Strategy
  - (2) Draft Community Engagement Strategy.

Yours faithfully



D J Sherley  
**GENERAL MANAGER**

POLICY COMMITTEE  
GENERAL BUSINESS MINUTES

## MINUTE

### 6 BOLLARDS AT TRINITY HEIGHTS - CAR SALES (25.00031)

**Cr Bourke** - thanked Council for installing bollards. Spoke to parking of cars for sale, is an issue that needs to be addressed. Spoke of potential site at Edgell Lane which could be used.

**MINUTE**

**7      SOCCER COMPLEX PROPOSAL (04.00044, 18.00175)**

**Cr North** - spoke to meeting held with local representatives and the Football Federation Australia representative and Council to discuss future options. Report will come to Council.



**MINUTE**

**8     VEGETATION ON ROUNDABOUTS (28.00004)**

**Cr Aubin** - asked does Council have a Policy on this.

**The Director Engineering Services** spoke about sight lines and trimming when excessive growth occurs.

**MINUTE**

**9      BEAUTIFICATION ENTRANCES (20.00168)**

**Cr Aubin** - asked where are we at with this issue. Could we treat weeds on islands and paint the islands.

**The Director Environmental Planning & Building Services** noted signage will be part of the economic strategy which will come to Council around June/July 2011.

**The Director Engineering Services** advised Council does not paint traffic islands, due to future costs and maintenance.

**MINUTE**

**10     ADMINISTRATION BUILDING CLOCK (21.00036)**

**Cr Aubin** - asked when is replacement clock due to arrive.

**The Director Corporate Services & Finance** advised that clock will be here soon.

**MINUTE**

**11     CAR SALES - PRIVATE VEHICLES (28.00021)**

**Cr Aubin** - asked can we have a report on possible locations where private car sales could go.

**MINUTE**

**12     CORNER KEPPEL/BENTINCK STREETS 25.00039**

**Cr Carpenter** - asked where are we at with this matter.

**The Director Engineering Services** advised has spoken to shop owner. Council awaiting a quote and advice from Essential Energy.

**MINUTE**

**13     NEW RAILWAY BRIDGE (31.00010)**

**Cr Carpenter** - asked about concerns re cleaning and repairing of this area. Sought status of discussions with State Rail Authority.

**The Director Engineering Services** advised ongoing discussions are being held with State Rail Authority.

**MINUTE**

**14     ABORIGINAL WORKING PARTY (09.00031)**

**Cr Carpenter** - advised that this new group will be holding a launch session on 7 April 2011 at the Art Gallery.

POLICY COMMITTEE

DISCUSSION FORUM - DEVELOPMENT APPLICATION SUBMISSIONS



**DISCUSSION FORUM - DEVELOPMENT APPLICATION SUBMISSIONS TO THE POLICY  
COMMITTEE MEETING HELD ON 6 APRIL 2011**

General Manager  
Bathurst Regional Council

**1 DEVELOPMENT APPLICATION NO 2010/0945 – RESTORATION OF EXISTING “ALL HALLOWS” BUILDING AND CONSTRUCTION OF STUDENT ACCOMMODATION COMPLEX AT 42 LLOYDS ROAD, SOUTH BATHURST. APPLICANT: DIONYSUS GROUP PTY LTD. OWNER: INDIGENOUS BUSINESS AUSTRALIA ) (2010/0945)**

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

**Report:** The Site

Council has received a Development Application (DA) for student accommodation and restoration of existing building at 42 Lloyds Road, South Bathurst, described as Lot 1 DP 838931. See location plan at **attachment 1**.

The current site contains the former All Hallows Convent and School, Child Care Centre and a separate manager's residence. The site is 4.058 hectares in area and is zoned 5(a) Special Uses – Public purposes zone.

Under a previously approved consent the Towri Child Care Centre is to be subdivided from the “All Hallows” part of the site. The Child Care Centre land does not form part of this application.

The site has a long history which is detailed in the Conservation Management Plan including a private homestead, convent, student accommodation by Towri and School (Bathurst Christian School) and Child Care Centre.

The “All Hallows” building was most recently occupied by the Bathurst Christian School.

**With the dissolution of ATSIC the property came under the control of Indigenous Business Australia.**

**The proposal**

The proposal involves restoration of the existing former All Hallows Building and erection of 11 student accommodation blocks with a total of 490 beds along with landscaped open space and recreational areas.

The All Hallows building will comprise accommodation for 50 beds. The building will be upgraded and restored as part of these works.

11 separate 2 storey student accommodation blocks will also be constructed on the site. Each block contains 40 beds. Each unit is broken into 4 sections containing 5 bedrooms with ensuite and communal kitchen and lounge areas. Laundry facilities are to be provided although they are not noted on the submitted plans.

Car parking on site is proposed for 178 vehicles.

An on site managers residence currently exists on the site.

A plan of the proposed development is at **attachment 2**.

The development application was advertised and notified to adjoining property owners from 10 January 2011 to Monday 24 January 2011. During the advertising and notification period no submissions were received.

Following the closure of the advertising and notification period two submissions and one petition containing 13 signatures were received objecting to the proposal. Six submissions in support of the proposal were also received (see **attachment 3**).

Issues raised in the submissions included:

- Vandalism and anti social behaviour.
- Storm water management.
- Traffic and parking congestion.
- Impact on streetscape and views.
- Impact on amenity.
- Adequacy of sewerage infrastructure.

A copy of a letter from the applicant addressing the issues raised is at **attachment 4**.

Following this discussion forum a report will be prepared for the April Council meeting.

**Financial Implications:** Nil.

## MINUTE

**15 Item 1 DEVELOPMENT APPLICATION NO 2010/0945 – RESTORATION OF EXISTING “ALL HALLOWS” BUILDING AND CONSTRUCTION OF STUDENT ACCOMMODATION COMPLEX AT 42 LLOYDS ROAD, SOUTH BATHURST. APPLICANT: DIONYSUS GROUP PTY LTD. OWNER: INDIGENOUS BUSINESS AUSTRALIA ) (2010/0945)**

The Director Environmental Planning & Building Services gave an introduction on the proposal received.

Discussion included:

**Robert Rawlings (representing 13 people who signed a petition)**

Spoke to issues and/or responses by applicant on:

1. Problems that exist, e.g. flooding, stormwater and impact on Willman Place and Lloyds Road. The development will have an adverse impact.
2. Vandalism problems offsite and onsite, and noise problems.
3. Parking is short of what is needed. Up to 90% of students will have cars. There will be over 490 students accommodated. This level is dangerously inadequate.
4. LEP Clause 23 & 24 and s:79C of the Act. Spoke to requirements of the LEP and the Act. Matters included heritage impact, heights (elevation), size, form, scale and architecture issues.
5. Spoke of role of Councillors and the question of what is "temporary" accommodation and linkage to Mount Panorama Act. Feels students are not "temporary" but rather "permanent" tenants.
6. Spoke to 50 decibel restriction and its impact.
7. Referred to previous history of the site and prior proposals.
8. Made allegations of institutional discrimination potentially by Council.

**Geoff Fry (2nd Circuit Action Group)** - expressed concern at 50 decibel zone that exists. Development may jeopardise future use of the Mount, if noise complaints are received into the future. Concern that area is zoned residential and this may not allow this type of development.

**Dion Killiby (Development Manager of the project)** - Spoke to development and noted not here on behalf of CSU. Believes this provides opportunity to increase accommodation in an educational precinct. Spoke to vision for the site and maintenance of heritage values. The project is about enhancing the education experience. The development will be staged and behaviours will be managed. All issues can be addressed, that have been raised. Mentioned on site living management, safety issues, vegetation, site layout, apartment styles, off-street car parking. Site is 4 ha and there is a large buffer to residences.

Key areas:

- Addresses student accommodation shortage.
- Ideal location.
- Reduces pressure on tight residential market.
- Complements CSU and education needs.
- Allows maintaining of a heritage item.

Seeks Council support for the development.

Yours faithfully

A handwritten signature in black ink, appearing to read 'D R Shaw'. The signature is fluid and cursive, with a large loop at the end of the last name.

D R Shaw  
**DIRECTOR**  
**ENVIRONMENTAL, PLANNING & BUILDING SERVICES**

**MINUTE**

**16    MEETING CLOSE**

The Meeting closed at 5.52 pm.

**CHAIRMAN:** \_\_\_\_\_

**Date:** \_\_\_\_\_ **(20 April 2011)**