

**File No:** 11.00019

### **RECOMMENDATION:**

That the information be noted.

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### **REPORT:**

**Present:** Cr K Burke, Cr M Hogan, Cr J Jennings. Cr R Taylor, Cr B Fry, Cr I North, Cr A Smith, David Sherley (General Manager), Aaron Jones (DCSF), Darren Sturgiss (DES), Neil Southern (DEPBS) and Alan Cattermole (DCCS).

**Apologies:** Cr W Aubin

- 1. Allera – 50 Busby Street: Stuart Allen (Allera), Lewis McAulay (Allera), Andrew Evatts (Kirana Property), Jordan (Architect), David Mann (Director), Janet Bingham (Manager Strategic Planning), David Flude (Manager Ecominic Development), Tamsin Macintosh (Senior Heritage Planner).**
  - Recent jobs include the Lithgow retirement village.
  - 50 Busby Street will be a unique site, fully developed into modern density townhouses and apartments.
  - Looking to rezone the land to include community spaces and an abundance of green space.
  - Sustainability is a priority with an importance on historical factors.
  - Allera have been working collaboratively with Council's planning department and are hoping to lodge a planning proposal on Friday 15 March 2024.
  - Noted that they want the community to be proud of the site and they are looking to appeal to a range of demographics.
  - Noted they want to set a good standard for medium density.
  - The project will provide some construction jobs and ongoing job opportunities (cafes etc).
  - Focusing on setbacks and respecting neighbours.
  - Soho apartments
  - They want the community to be able to walk through the area.
  - Noted they will include water harvesting.
  - EV Charging will be available.
  - Strategic emphasis is on the housing crisis.
  - Proposed rezone R1 to R3.
  - 16/12m height limit across the site for minimum impact on neighbours. The current height limit is 9m.
  - Varying lot sizes and adding retail use.
  - A noise impact assessment has been completed.
  - Traffic assessment says ok.
  - Parking will be provided on site. On-street parking for users of the Cafe.
  - Planning proposal Friday, then community consultation.

- 63 apartments, 34 townhouses.
- Council will access the proposal and will present a report.
- Council is to decide the go to gateway with government consideration.
- NSW government is aware of the project and are supportive of the intent. Other agencies may be less helpful.

**2. 34 Busby Street: Kirsty Hodgkinson (Director of Hampton Property Services)**

- Vegetation plan is present
- 3 lot subdivision already approved. Boundaries won't be altered.
- Construction commencing in the 2<sup>nd</sup> half of 2024. Construction certificate underway.
- Logan Brae: Retaining integrity is an integral part of the project. The vision for the project is functions, restaurants, cafe, accommodation etc. Limited changes to be made to the historical features.
- Separate cabin style accommodation (22)
- Chapel to be restored.
- Discussion with 50 Busby Street about possible permeability between sites.
- There is work to be done around fire compliance.
- Challenges around accessibility. They may need to put in a lift.
- Council wants focus to be on affordable accommodation for essential workers.
- Currently plans are for 142 apartment buildings.
- Some management of access to green space.
- Needs R1 to R3 zoning.
- Parking will go around the property and underneath.
- Plan for lodgment of the proposal by mid April.
- Council would like to see exhibition in parallel with 50 Busby Street proposal.
- Government is aware of the project.

**FINANCIAL IMPLICATIONS:**

N/A

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

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

Strategy 6.4      Meet legislative and compliance requirements.

**COMMUNITY ENGAGEMENT:**

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

**ATTACHMENTS:**

Nil

**MINUTE**

**RESOLUTION NUMBER: ORD2024-103**

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

**RESOLVED:**

That the information be noted.