

13 June 2018

His Worship the Mayor & Councillors

**Notice of Ordinary Meeting of Bathurst Regional Council - Wednesday,  
20 June 2018**

I have to advise that an **Ordinary Meeting** of Bathurst Regional Council will be held in the Council Chambers on Wednesday, 20 June 2018 commencing at 6.00 pm.

From 6.00 pm to 6.15 pm there will be an opportunity for members of the public to raise matters with Council and staff.



D J Sherley  
**GENERAL MANAGER**

## **BUSINESS AGENDA**

### **ORDINARY MEETING OF BATHURST REGIONAL COUNCIL**

**TO BE HELD ON WEDNESDAY, 20 JUNE 2018**

**1. 6:00 PM - MEETING COMMENCES**

**2. PUBLIC QUESTION TIME**

**3. PRAYER**

Almighty God, Give wisdom to those in authority and guide all peoples in the way of righteousness and peace, so that we may share with justice the resources of the earth, work together in trust and seek the common good. Amen.

**4. APOLOGIES**

**5. MINUTES**

\* MINUTES - ORDINARY MEETING OF BATHURST REGIONAL COUNCIL - 16 MAY 2018

\* MINUTES - ORDINARY MEETING OF BATHURST REGIONAL COUNCIL - 6 JUNE 2018

**6. 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.

**7. MAYORAL MINUTE - Nil**

**8. RECEIVE AND DEAL WITH GENERAL MANAGER'S AND DIRECTORS' REPORTS**

\* GENERAL MANAGER'S REPORT

\* DIRECTOR ENVIRONMENTAL PLANNING & BUILDING SERVICES' REPORT

\* DIRECTOR CORPORATE SERVICES & FINANCE'S REPORT

\* DIRECTOR ENGINEERING SERVICES' REPORT

\* DIRECTOR CULTURAL & COMMUNITY SERVICES' REPORT

**9. REPORTS OF OTHER COMMITTEES**

\* MINUTES - POLICY COMMITTEE MEETING - 6 JUNE 2018

\* MINUTES - TRAFFIC COMMITTEE MEETING - 5 JUNE 2018

**10. NOTICES OF MOTION**

**1 NOTICE OF MOTION - CR NORTH - WATER RESTRICTIONS (11.00004, 32.00017)**

**Recommendation:** Moved by Cr North:

That Council commence Water restrictions at the earliest convenience.

Also for Council to review its Drought Management Policy taking into account the rapid growth of our Region.

**11. RESCISSION MOTIONS - Nil**

**12. COUNCILLORS/ DELEGATES REPORTS**

- \* COUNCILLORS MEETING WITH COMMUNITY GROUPS/REPRESENTATIVES - 9 MAY 2018
- \* MINUTES - BATHURST REGIONAL YOUTH COUNCIL - 8 MAY 2018
- \* COUNCILLORS MEETING WITH COMMUNITY GROUPS/REPRESENTATIVES - 23 MAY 2018
- \* MINUTES - COMMUNITY SAFETY COMMITTEE - 17 MAY 2018
- \* CENTROC BOARD MEETING 24 MAY 2018 (PARLIAMENT HOUSE, SYDNEY)

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

**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.

**\* DIRECTOR CORPORATE SERVICES & FINANCE'S REPORT**

ITEM	SUBJECT	REASON FOR CONFIDENTIALITY
1	RURAL LICENCE AGREEMENT RENEWAL AT LOT 60 DP1226661, KNOWN AS COX LANE, EGLINTON	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.
2	PURCHASE OF PROPERTY - 29-35 SYDNEY ROAD, KELSO	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.
3	PROPOSED NEW COMMERCIAL LICENCE AGREEMENT AT BATHURST AERODROME TO GO 2 INVESTMENTS PTY LTD T/A HERTZ CAR RENTAL	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.
4	RURAL LICENCE AGREEMENT - LOT 1 DP 1007963 AND LOT 1 DP995205 KNOWN AS CORNER OF PATNA & COMMONWEALTH STREETS, BATHURST.	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.
5	PROPOSED NEW COMMERCIAL LICENCE AGREEMENT, PART LOT 2 DP1186691 KNOWN AS 29 SYDNEY ROAD, KELSO	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.
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**\* DIRECTOR ENGINEERING SERVICES' REPORT**

ITEM	SUBJECT	REASON FOR CONFIDENTIALITY
1	TENDER - DESIGN & CONSTRUCTION OF NEW TENNIS CENTRE BUILDING, JOHN MATTHEWS SPORTING COMPLEX	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.
2	TENDERS - PREFERRED CONTRACTORS	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.

**14. RESOLVE INTO OPEN COUNCIL**

**15. ADOPT REPORT OF THE COMMITTEE OF THE WHOLE**

**16. MEETING CLOSE**

## MINUTE

### 1 MEETING COMMENCES

**Present:** Councillors Hanger (Chair), Aubin, Bourke, Christian, Fry, Jennings, Morse, North.

## MINUTE

### 2 PUBLIC QUESTION TIME

#### L Nicholls & M Whittaker – Bathurst Regional Youth Council

Spoke to report to the Youth Council and activities scheduled for Youth Week. The Youth Council has also held a "How to Adult" workshop. The 2018/19 Youth Council will hold their first meeting in July 2018.

#### J Hollis – proponent for the DA - DEPBS Item #3 - DA 2018/56

Spoke to heritage group, neighbours etc. about the development. Noted existing developments in this area and the existing streetscape. Feels there is no bulk/size benchmark. Noted government policy to keep elderly in their homes. Buildings around the area have colorbond roofs. The proposal is consistent with architectural standards in the existing building. Except for the house at #2 there are no contributing buildings. Request DA be approved.

#### EXTENSION OF TIME

MOVED Cr W Aubin and

SECONDED Cr I North

**RESOLVED:** That an extension of time be granted for Mr Hollis.

#### P Gorrick – resident 18 Ironstone Avenue - DEPBS Item #4 - DA 2018/122

Spoke of advice received from Mr T Cork. This advice is contrary to staff advice and was forwarded to Council today. Spoke to issues such as precedence, impacts - noise, vehicle movements and prior complaints.

#### L Moulds – land owner and proponent for the DA - DEPBS Item #4 - DA 2018/122

Referred to prior approval to park the truck on the block from Council. Noted the style of house proposed for the site. The development will help improve values in the area. The shed is to protect his business vehicle, also location was chosen to reduce noise and visual impact. Spoke to the proposed truck directions chosen on the site, there will be no reversing of the truck, Noise will be limited.

#### C Telfser – DEPBS Item #4 - DA 2018/122

Spoke to concerns with the proposed development. Referred to issues such as safety, noise, traffic movements. Also noted the 2014 DCP changes.

#### K McNab – DES Item #4 - Mitre/Suttor/Lambert Street intersection

Spoke to construction of a roundabout and safety advice received from the Victorian State Government. Four reports have recommended a roundabout and there is funding available. The design plan seems to be an excellent fit for this intersection, noted some specific components. Referred to prior accident history at this intersection. Works need to occur, over 5,000 people have signed a petition.

#### D McNab – DES Item #4 - Mitre/Suttor/Lambert Street intersection

Requested a roundabout construction go ahead. Noted letters sent from school parent organisations which requested action be taken. Noted dangerous nature of the intersection, this has increased with the growth in the Windradyne area and the relocation of the Fire Station. Spoke to traffic history at the intersection and the level of traffic flows. Children's lives are at risk, the intersection no longer functions safely.

**R Collins – DES Item #4 - Mitre/Suttor/Lambert Street intersection**

Spoke to role of councillors, and whether this is being met. Then spoke to Vodafone tower in Walmer Park which was refused and related experience that the residents had in this process. Also referred to Kelso telecommunication tower matter. There needs to be a negotiated solution, spoke to traffic movements around this intersection from locations such as Keppel and Stewart Streets. How many reports are needed by Council? Spoke to Timms-vs-Shoalhaven Council matter.

**J Hodges – DES Item #4 - Mitre/Suttor/Lambert Street intersection**

Lived in Cummins Street for 50 years. Spoke to accident daughter had at this intersection. There needs to be a roundabout put in this location. Asked where is Alamein Walk on the design.

**A McLeish – DES Item #4 - Mitre/Suttor/Lambert Street intersection**

Had an accident in 2016. Lucky the time it occurred was not when children were in the area. Supports Mr & Mrs McNab, asks Council to build the roundabout. How many more accidents will occur? If coming from Hill Street, no one sees you, the carpark at the shops adds to the confusion. Roundabouts slow people down, this has been going on for too long. This is people's lives and Council has the money. Please build the roundabout.

**A McLeish – DES Item #4 - Mitre/Suttor/Lambert Street intersection**

This has been going for 20 years.

**G Westman – Water Availability**

Spoke to Notice of Motion concerning water availability and the Engineers report. Council has for a long time benefitted from the work undertaken on the water supply. Introducing water restrictions before analysing policy, sends a negative message to people who wish to invest here. We should continue to improve water storage / availability, sending out a message about water restrictions reduces Council's ability to stand out from other cities. Noted water consumption trends over recent years, water awareness campaigns previously run by the Council. Urges Council to push an awareness campaign, do not move quickly to water restrictions.

**M Griffiths – Havannah Street**

Spoke to development at 48 Havannah Street and objected to letter he received from the Director Environmental, Planning & Building Services. Questions why he must investigate the matter. Referred to prior correspondence and photos he has sent to Council. Spoke to asbestos and criminal activity concerns he has. Cr Christian should take no further action in this issue until the activities are resolved. Why hasn't management been held to account on this matter? Feels has been denied procedural fairness. Why has Council said site is clean, when it is not?



**L Leaky** – Bathurst Dragon Boat Club - Proposed Aqua Park

Spoke to needs they have and noted concerns with the proposal including safe launching of boats, parking availability, lack of toilet facilities and limited play-space areas.

**S Jones** – Western Region Dragon Boar group - Proposed Aqua Park

In support of the Aqua Park then referred to proposed regatta on 4 November 2018. Boats must be launched from the boat ramp near the cabins and this is where the racing will occur. Need to ensure the Park does not impede the running of the regatta.

**G Crisp** – ratepayer

Spoke to concerns about water fund theft and admissions he has made to the police. Made allegations against staff and claimed inappropriate behaviour. Referred to his submission to the budget. Stated the premier has released an illegal "fatwah"

**Cr Morse** expressed concerns at Mr Crisp's behaviour and his continued allegations against staff and the Council.

**P Dowling** – ratepayer

Could Council look at the median strips in areas such as Peel Street where they are untidy. Also Keppel Street, between Bentinck and Havannah, is there any review being undertaken of the uneven joins in the road?

**The Director Engineering Services** spoke to previous road construction techniques in this area. Council will have a look at some short term repair options.

**B Triming** – Chairman, Bathurst Regional Access Committee

Thanked the Engineers for the works undertaken in Bentinck Street near the Federal members offices recently. Also spoke about the footpath near the football fields and cars blocking the footpath. Can a fix be found for this problem, as it stops access through to the private hospital etc? Thanked Council for their efforts.

## MINUTE

### 3 APOLOGIES

MOVED: Cr B Bourke SECONDED: Cr I North

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

## MINUTES

ORDINARY MEETING OF BATHURST REGIONAL COUNCIL

## **1 MINUTES - ORDINARY MEETING OF BATHURST REGIONAL COUNCIL - 16 MAY 2018 (11.00005)**

**Recommendation:** That the Minutes of the Ordinary Meeting of Bathurst Regional Council held on 16 May 2018 be adopted.

**Report:** The Minutes of the Ordinary Meeting of Bathurst Regional Council held on 16 May 2018, are **attached**.

**Financial Implications:** N/A

### **Bathurst Community Strategic Plan - Objectives and Strategies**

- Objective 32: To ensure Council is supported by an adequate workforce and appropriate governance procedures. Strategy 32.2

### **Community Engagement**

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

**MINUTE**

**4 Item 1 MINUTES - ORDINARY MEETING OF BATHURST REGIONAL COUNCIL**  
**- 16 MAY 2018 (11.00005)**

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

**RESOLVED:** That the Minutes of the Ordinary Meeting of Bathurst Regional Council held on 16 May 2018 be adopted.

## **2 MINUTES - ORDINARY MEETING OF BATHURST REGIONAL COUNCIL - 6 JUNE 2018 (11.00005)**

**Recommendation:** That the Minutes of the Ordinary Meeting of Council following Policy Committee held on 6 June 2018 be adopted.

**Report:** The Minutes of the Ordinary Meeting of Council following Policy Committee held on 6 June 2018, are **attached**.

**Financial Implications:** N/A

### **Bathurst Community Strategic Plan - Objectives and Strategies**

- Objective 32: To ensure Council is supported by an adequate workforce and appropriate governance procedures. Strategy 32.2

### **Community Engagement**

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

**MINUTE**

**5 Item 2 MINUTES - ORDINARY MEETING OF BATHURST REGIONAL COUNCIL**  
**- 6 JUNE 2018 (11.00005)**

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

**RESOLVED:** That the Minutes of the Ordinary Meeting of Council following Policy Committee held on 6 June 2018 be adopted.

**MINUTES OF THE ORDINARY MEETING OF BATHURST REGIONAL COUNCIL**  
**HELD ON 16 MAY 2018**

**MEETING COMMENCES**

**1 MEETING COMMENCES 6:00 PM**

**Present:** Councillors Hanger (Chair), Aubin, Bourke, Christian, Fry, Jennings, Morse, North, Rudge.

**PUBLIC QUESTION TIME**

**2 PUBLIC QUESTION TIME**

**V Tourle – Friends of Centennial Park - Scoping Study Centennial Park - DES Item #1**

Spoke to proposed scoping study and agree with the recommendations in the Engineer's report. Referred to proposed steps, asks that consultants brief include continued community input, and that aesthetics show appreciation of nature. Look forward to continuing to work with Council.

**P Simmons – Friends of Centennial Park - Scoping Study Centennial Park - DES Item #1**

Thanks Council for listening and spoke to process undertaken. The community has an affection for the park as an open space with ongoing improvements.

**D McLeod – Friends of Centennial Park - Scoping Study Centennial Park - DES Item #1**

Thanks to Council and for the consultation undertaken. Usage of the park has increased. Spoke to recommendations.

**L Petford – Scoping Study Centennial Park - DES Item #1**

Asks for watering system to be put into the park and planting of more trees.

**L Hart – Resident 28 Vine Street - DA Units at 17 Vine Street - DEPBS Item #5**

Stated this development would not be allowed under Council's LEP. It is completely out of character, will impact amenity of the area. Should be a different area nearer the CBD.

**V McNamara – Representing parents at 15 Vine Street - DA Units at 17 Vine Street - DEPBS Item #5**

Expressed concerns about traffic issues, loss of amenity. Spoke to character of



area and the impact the development will have. Need signage on corner of Vine Street to stop unnecessary traffic going down the road. Referred to pedestrian habits in the street and danger to foot traffic. If footpath is constructed would request input into the design of the path.

**K Pearce – Resident 19 Vine Street - DA Units at 17 Vine Street - DEPBS Item 5**

Questioned how, given current discrepancies, (e.g. not all levels have been designed and errors on plans) the development can be approved?

**B Trimming – Chairman, Bathurst Regional Access Committee**

**DA Units at 17 Vine Street - DEPBS Item #5**

Good to see footpath going in, who pays for it? Also spoke to concerns about angles and steep grade issues that can occur with footpaths.

**The Director Environmental, Planning & Building Services** advised proposal is for developer to provide the path.

**Machattie Park Sign**

Asked when will this sign go in? Also good to see race winners sign in front of Council has been replaced.

**The Director Environmental, Planning & Building Services** advised will check on Machattie Park sign, understands has been ordered.

**MacKenzie Place**

Needs a new street sign as old one was stolen.

**P Cooper - Financial Administrator, Trustees of Roman Catholic Church - DA Units at 17 Vine Street - DEPBS Item #5**

Spoke to direction of Catholic Church to help people as part of the National Disability Insurance Scheme. This will also help families. The proposal is cutting edge and will offer greater independence and choice and will be managed by Housing Plus. Spoke to criteria for selecting tenants. It allows people to live independently and the development is unique for this area. A care provider will be provided on site.

**N Lee – Challenge Community Services - DA Units at 17 Vine Street - DEPBS Item #5**

Spoke to opportunities the National Disability Insurance Scheme creates. The proposed development is incredible. The NDIS allows people to choose how they want to live and Challenge will work closely with residents and Housing Plus to build a strong relationship.

**A Marshall – on behalf of residents, Mr & Mrs McKay - DA Units at 17 Vine Street - DEPBS Item #5**

Concerns have been sent to Councillors. Concern at what the building will be used for, noise problems, construction issues and amenity impacts.

**M Griffiths – resident Havannah Street - 48 Havannah Street development**

This is a highly toxic site and Council continues to let unlicensed persons operate there. This has occurred for nearly 18 months and Council has done nothing. There are thousands of cubic metres of asbestos on the site. The occupational hygienist was referred to by Mr Griffiths. Staff have advised him that asbestos has been moved, it must be cleansed first. Also raised other possible contaminants on site. Why is Council accepting the waste at the Waste Management Centre? All 11,000 cubic metres of waste must be removed. Seeking confirmation of what staff have previously advised him of, does not want copies of receipts. Referred to resident who recently passed away in the location. There is dumping from other contaminated sites occurring.

**G Crisp – ratepayer**

Spoke to matters concerning the water fund and the Aquatic Centre cost. Spoke to the Local Government Act and requirements of Council to comply with it. Referred to water charges he owes Council.

**I Pearson – ratepayer - Bathurst 2040 Community Strategic Plan - GM Item #1**

Found the document is reasonably comprehensive. Referred to submission made, also spoke to heritage matters such as infill development, sustainability matters. Then spoke to TAFE and Head Masters residence and the town square direction. Forward planning for additional parking is lacking, look at underground parking.

**J Page – Napoleon Reef/Glanmire/Walang Residents Association - Bathurst 2040 Community Strategic Plan - GM Item #1**

Spoke to previous history of plans. The visions of the Napoleon Reef/Glanmire/Walang area do not relate to Yetholme and Raglan and so plans have been lacking. It is critical that this area and other similar areas are recognised and included in future planning. It is pleasing to see recognition has started, but needs more. When will Council staff commence discussions to develop a community plan for the area?

**W Alderton – Sunset Group, Distinctive Wardrobes - Sale of Lots 1009, 1010 and 1011 Corporation Avenue - DCSF Confidential Item #9**

Spoke to item before Council tonight. This is a growing business and seeks Council's assistance to allow growth to continue.

**P Dowling –ratepayer - Mount Panorama sign**

Spoke to vision of Mayor Griffin. Noted the naming of Mount Panorama was done by public submission. Referred to prior proposals to put 'Bathurst' under the 'Mount Panorama' sign as a permanent feature. This needs to be done permanently. Noted loss of bikes from the track, this was unfortunate, brought a lot of money to Bathurst.

**The Director Engineering Services** advised there are funds allocated in the budget to put a permanent sign in. Discussions are occurring with the Crown.

**APOLOGIES****3 APOLOGIES**

Nil

**MINUTES****4 Item 1 MINUTES - ORDINARY MEETING OF BATHURST REGIONAL COUNCIL - 18 APRIL 2018 (11.00005)**

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

**RESOLVED:** That the Minutes of the Ordinary Meeting of Bathurst Regional Council held on 18 April 2018 be adopted.

**5 Item 2 MINUTES - ORDINARY MEETING OF BATHURST REGIONAL COUNCIL - 2 MAY 2018 (11.00005)**

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

**RESOLVED:** That the Minutes of the Ordinary Meeting of Council following Policy Committee held on 2 May 2018 be adopted.

**DECLARATION OF INTEREST****6 DECLARATION OF INTEREST 11.00002**

**MOVED** Cr M Morse and **SECONDED** Cr I North

**RESOLVED:** That the following Declarations of Interest be noted.

Cr Bourke

Item #4 of the Director Corporate Services & Finance's Confidential report.

Cr Aubin

Item #5 of the Director Environmental, Planning & Building Services' report.

**RECEIVE AND DEAL WITH GENERAL MANAGER'S AND DIRECTORS' REPORTS****General Manager's Report****7 Item 1 BATHURST 2040 COMMUNITY STRATEGIC PLAN (03.00180)**

**MOVED** Cr I North and **SECONDED** Cr B Bourke

**RESOLVED:** That Council adopt the Bathurst 2040 Community Strategic Plan.

**8 Item 2 LOCAL GOVERNMENT NSW ANNUAL CONFERENCE 2018 (ALBURY) (18.00074)**

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

**RESOLVED:** That Council

- (a) authorise the Mayor (Cr Hanger) and Crs Bourke, Fry & Rudge to attend the Local Government NSW Annual Conference 2018
- (b) nominate the Mayor (Cr Hanger), Crs Bourke and Fry as the voting delegates for Motions and Board positions
- (c) nominate Cr Rudge as an Observer

**Director Environmental Planning & Building Services' Report**

**9 Item 1 SECTION 4.15 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 (03.00053)**

**MOVED** Cr B Bourke and **SECONDED** Cr J Rudge

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

**10 Item 2 GENERAL REPORT (03.00053)**

**MOVED** Cr W Aubin and **SECONDED** Cr J Jennings

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

**11 Item 3 DEVELOPMENT APPLICATION NO. 2018/47–THREE LOT RURAL SUBDIVISION AT 2102 TURONDALE ROAD, TURONDALE AND 332 WELLS ACCESS ROAD, WATTLE FLAT. APPLICANT: VOERMAN AND RATSEP. OWNER: TRADE SUPPLIES PTY LTD AND EMANUAL AND JEMER HOLDINGS PTY LTD (DA/2018/47)**

**MOVED** Cr I North and **SECONDED** Cr B Bourke

**RESOLVED:** That Council:

- (a) support the variation to the minimum lot size development standards prescribed in the Bathurst Regional Local Environmental Plan 2014 in relation to the creation of proposed lot 31;
- (b) as the consent authority, grant consent pursuant to section 4.16 of the Environmental Planning and Assessment Act 1979 to Development Application No. 2018/47, subject to conditions able to be imposed pursuant to Section 4.17 of the Environmental Planning and Assessment Act 1979, as amended; 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

**12 Item 4 DEVELOPMENT APPLICATION NO. 2018/24 – DEMOLITION OF DWELLING AND SHED, CONSTRUCTION OF FIVE X TWO BEDROOM RESIDENTIAL UNITS AND FIVE LOT STRATA SUBDIVISION AT 350 STEWART STREET, BATHURST. APPLICANT: BAR CONSTRUCTIONS. OWNER: 350 STEWART STREET PTY LTD (DA/2018/24)**

**MOVED** Cr I North and **SECONDED** Cr A Christian

**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. 2018/24, subject to conditions able to be imposed pursuant to Section 4.17 of the Environmental Planning and Assessment Act 1979, as amended; and
- (b) call a division.

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

**The result of the division was:**

In favour of the motion - Cr W Aubin, Cr 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

**13 Item 5 DEVELOPMENT APPLICATION NO. 2017/448 – FIVE X TWO BEDROOM SELF CONTAINED RESIDENTIAL UNITS AT 17 VINE STREET, SOUTH BATHURST. APPLICANT: HOUSING PLUS. OWNER: TRUSTEES ROMAN CATHOLIC CHURCH DIOCESE OF BATHURST (da/2017/448)**

**MOVED** Cr M Morse and **SECONDED** Cr J Rudge

**Cr Aubin declared a non-pecuniary interest in this item and remained in the Chamber.**

**Reason: son works in the industry**

**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. 2017/448, 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) A footpath is to be constructed from the site to the Havannah Street

pedestrian crossing to comply with the requirements of Clause 26 of the State Environmental Planning Policy (Housing for Seniors and People with a Disability) 2004.

- (ii) Restriction as to User is to be registered on the title of the property under Section 88E of the Conveyancing Act 1919 limiting the use of the accommodation in accordance with State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

(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 A Christian, Cr J Fry, Cr G Hanger, Cr J Jennings, Cr M Morse, Cr I North,

Against the motion - Cr W Aubin, Cr B Bourke, Cr J Rudge,

Absent - Nil

Abstain - Nil

**14**

**Item 6 DEVELOPMENT APPLICATION NO. 2018/112 – SINGLE STOREY DWELLING WITH ATTACHED GARAGE AT 32 PINE RIDGE ROAD, ROCK FOREST. APPLICANT: MS C GRENVILLE. OWNER: MS C GRENVILLE (DA/2018/112)**

**MOVED** Cr B Bourke

and **SECONDED** Cr W Aubin

**RESOLVED:** That Council:

- (a) support in principle the variation to the development standard prescribed in Clause 4.2B *Erection of dwelling houses on land in certain rural zones* of the Bathurst Regional Local Environmental Plan 2014 for Lot 16 DP 844085;
- (b) refer the proposal to the Department of Planning and Environment for the concurrence of the Secretary of the Department;
- (c) defer determination of Development Application 2018/112 until the concurrence of the Secretary of the Department has been received. If concurrence is provided, determine the application by way of approval with conditions under delegation, and if concurrence is not provided, the application be determined by way of refusal under delegation; 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

Against the motion - Cr J Rudge

Absent - Nil

Abstain - Nil

**15** **Item 7 DEVELOPMENT APPLICATION NO. 2017/396 – 222 LOT SUBDIVISION INCORPORATING 219 RESIDENTIAL LOTS, 1 LOT IDENTIFIED AS FUTURE SCHOOL, 1 OPEN SPACE LOT AND 1 RURAL LOT AT FREEMANTLE ROAD, EGLINTON. APPLICANT: VOERMAN AND RATSEP. OWNER: HYNASH PTY LTD (DA/2017/396)**

**MOVED** Cr I North

and **SECONDED** Cr J Jennings

**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. 2017/396, subject to conditions able to be imposed pursuant to Section 4.17 of the Environmental Planning and Assessment Act 1979, as amended.
- (b) notify those that made submissions of its decision; and
- (c) call a division.

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

**The result of the division was:**

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

**16** **Item 8 BATHURST REGIONAL LOCAL ENVIRONMENTAL PLAN 2014 AMENDMENT - LIMEKILNS ROAD (20.00319)**

**MOVED** Cr I North

and **SECONDED** Cr J Rudge

**RESOLVED:** That Council:

- (a) note that Council resolved, by Minute under delegated authority, to commence amendments to the Bathurst Regional Local Environmental Plan (LEP), Development Control Plan (DCP) and Roadworks - New Residential Subdivisions Developer Contributions Plan;
- (b) place the draft LEP, DCP and Developer Contributions Plan Amendments on public exhibition in accordance with the statutory requirements of the Environmental Planning and Assessment Act and the Gateway Determination; 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

**17** **Item 9 BATHURST REGIONAL LEP 2014 HOUSEKEEPING AMENDMENT – OPEN SPACE (20.00307)**  
MOVED Cr B Bourke and SECONDED Cr W Aubin

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

**18** **Item 10 BATHURST REGIONAL COUNCIL LOCAL APPROVALS POLICY 2018 (20.00130 & 41.00089)**  
MOVED Cr I North and SECONDED Cr M Morse

**RESOLVED:** That Council:

- (a) place the Draft Bathurst Regional Council Local Approvals Policy 2018 on public exhibition for a period of 28 days and accept submissions for a period of 42 days in accordance with Section 160 of the Local Government Act 1993;
- (b) if no submissions are received, refer the Policy to the Departmental Chief Executive, seeking consent for the nominated exemptions, in accordance with Section 162 of the Local Government Act 1993;
- (c) upon receipt of advice from the Departmental Chief Executive, and provided that no amendments are required, adopt the Policy;
- (d) give public notice of the revocation of the Local Approvals Policy 2013 and the adoption and commencement of the Local Approvals Policy 2018 in accordance with Section 166 of the Local Government Act 1993; and
- (e) update Council's Policy Manual – Policy: *LEP's & DCPs & Local Approval Policy* to replace the words "Bathurst Region Local Approvals Policy 2013" with "Bathurst Regional Council Local Approvals Policy 2018.

**19** **Item 11 2018 PET EXPO (23.00026)**  
MOVED Cr M Morse and SECONDED Cr J Rudge

**RESOLVED:** That Council note the success of the 2018 Pet Expo event.

**Director Corporate Services & Finance's Report**

**20** **Item 1 STATEMENT OF INVESTMENTS (16.00001)**  
MOVED Cr B Bourke and SECONDED Cr J Fry

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

**21** **Item 2 MONTHLY REVIEW - 2017/2021 DELIVERY PLAN AND OPERATIONAL PLAN 2017-2018 (16.00148)**  
MOVED Cr I North and SECONDED Cr J Rudge



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

**22 Item 3 SUNDRY SECTION 356 DONATIONS, BATHURST MEMORIAL ENTERTAINMENT CENTRE COMMUNITY USE SUBSIDY AND MOUNT PANORAMA FEE SUBSIDY (18.00004)**

**MOVED** Cr B Bourke and **SECONDED** Cr J Fry

**RESOLVED:** That the information be noted and any additional expenditure be voted.

**23 Item 4 POWER OF ATTORNEY (11.00007)**

**MOVED** Cr M Morse and **SECONDED** Cr I North

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

**24 Item 5 BOUNDARY ALTERATION - TRUNKEY ROAD ARKELL (11.00001-12)**

**MOVED** Cr I North and **SECONDED** Cr J Rudge

**RESOLVED:** That Council inform the Office of Local Government, the land owner, and the Blayney Shire Council that it has no objection to the transfer of Lot 1 DP 1182421 to Blayney Shire Council from Bathurst Regional Council, and that an application be made to the Minister to have the boundaries altered to include this lot within Blayney Shire Council.

**25 Item 6 REQUEST FOR FINANCIAL ASSISTANCE - CAMP QUALITY'S ESCARPADE - BATHURST 2018 (23.00026-20/126)**

**MOVED** Cr B Bourke and **SECONDED** Cr J Jennings

**RESOLVED:** That Council:

- (a) Waive the venue hire and commission charge for the opening night dinner at the Bathurst Memorial Entertainment Centre (BMEC) to be held on 20 October 2018;
- (b) Waive the venue hire charges for the Volunteers Shed and Grandstand at Mount Panorama for the morning of 21 October 2018;
- (c) Waive the William Street Banner installation and removal charge for the week leading up to 21 October 2018; and
- (d) Assist with the promotion of this event through its social media.
- (e) Pay for the cost of the Street Banner

**26 Item 7 ITEMS INCLUDED IN CONFIDENTIAL COMMITTEE OF THE WHOLE (11.00005, 21.00044, 22.01907, 08.00007, 21.00077, 22.13929, 22.00219, 20.00030)**

**MOVED** Cr I North and **SECONDED** Cr J Rudge





- 36** **Item 1 MINUTES - POLICY COMMITTEE MEETING - 2 MAY 2018 (07.00064)**  
**MOVED** Cr I North and **SECONDED** Cr J Rudge

**RESOLVED:** That the recommendations of the Policy Committee Meeting held on 2 May 2018 be adopted.

### **Traffic Committee Meeting**

- 37** **Item 1 MINUTES - TRAFFIC COMMITTEE MEETING - 1 MAY 2018 (07.00006)**  
**MOVED** Cr W Aubin and **SECONDED** Cr B Bourke

**RESOLVED:** That the recommendations of the Traffic Committee Meeting held on 1 May 2018 be adopted.

### **COUNCILLORS/ DELEGATES REPORTS**

- 38** **Item 1 COUNCILLORS MEETING WITH COMMUNITY GROUPS/REPRESENTATIVES - 11 APRIL 2018 (11.00019)**  
**MOVED** Cr J Rudge and **SECONDED** Cr I North

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

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

- 39** **RESOLVE INTO CONFIDENTIAL COMMITTEE OF THE WHOLE TO DEAL WITH CONFIDENTIAL REPORTS**  
**MOVED** Cr I North and **SECONDED** Cr A Christian

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

**There were no representations 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.

**\* DIRECTOR CORPORATE SERVICES & FINANCE'S REPORT**

ITEM	SUBJECT	REASON FOR CONFIDENTIALITY
1	RENEWAL OF COMMERCIAL LICENCE AGREEMENT AT BATHURST AERODROME TO PACIFIC AUTOMOTIVE HOLDINGS PTY LTD T/A THRIFTY CAR RENTAL	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.
2	RENEWAL OF COMMERCIAL LICENCE AGREEMENT AT BATHURST AERODROME TO WTH PTY LTD T/A AVIS AUSTRALIA CAR RENTAL	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.
3	RENEWAL OF COMMERCIAL LICENCE AGREEMENT AT BATHURST AERODROME TO BUDGET RENT A CAR AUSTRALIA PTY LTD	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.
4	RENEWAL OF COMMUNITY LICENCE AGREEMENT WITH COMMUNITY OPPORTUNITY SHOP INC FOR LOT 6 DP608111 KNOWN AS 8 LIONS CLUB DRIVE, BATHURST	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.
5	RENEWAL OF TELECOMMUNICATIONS LEASE AGREEMENT FOR PART LOT 1 DP6334401 KNOWN AS MCPHILLAMY PARK, MOUNT PANORAMA WITH MASTER COMMUNICATIONS & ELECTRONICS PTY LTD	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.
6	NEW COMMERCIAL LEASE AT PART LOT 404 DP1241250 KNOWN AS THE BATHURST	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.

	AERODROME TO K & S FREIGHTERS PTY LTD T/A AERO REFUELLERS	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.
7	PROPOSED BOUNDARY ADJUSTMENT AND SUBSEQUENT SALE OF LAND AT PART LOT 1007 DP1168702 KNOWN AS KELSO INDUSTRIAL RESIDUE LAND TO OAKLEIGH PLUMBING PTY LTD	10A (2) (c) – contains information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business. Discussion of the matter in an open meeting would, on balance, be contrary to the public interest as it would prejudice council's position in negotiating commercial and or financial arrangements.
8	PROPOSED BOUNDARY ADJUSTMENT OF LAND AT PART LOT 12 DP1040066 KNOWN AS 176 RUSSELL STREET WITH PART LOT 4, SECTION 7 DP758065 AND PART LOT 3, SECTION 7 DP758065 KNOWN AS 133-137 KEPPEL STREET BATHURST	10A (2) (c) – contains information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business. Discussion of the matter in an open meeting would, on balance, be contrary to the public interest as it would prejudice council's position in negotiating commercial and or financial arrangements.
9	SALE OF LOTS 1009, 1010 AND 1011 CORPORATION AVENUE, BATHURST	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.

**\* DIRECTOR ENGINEERING SERVICES' REPORT**

ITEM	SUBJECT	REASON FOR CONFIDENTIALITY
1	TENDER FOR CONSTRUCTION OF CIVIL WORKS -TRADE CENTRE STAGE 10	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.
2	TERMINATION OF CONTRACT FOR CONSTRUCTION OF TAXIWAYS AND APRON EXTENSION AT BATHURST AERODROME	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.



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

Cr Bourke declared a non-pecuniary interest in this item, left the Chamber and took no part in discussion or voting.

**Reason: Volunteer Manager of Community Opportunity Shop**

**That** Council approve the renewal of the community licence agreement for Lot 6 in DP608111, known as Community Opportunity Shop at 8 Lions Club Drive, Bathurst for a period of five (5) years as detailed in the report.

**e** **Item 5 RENEWAL OF TELECOMMUNICATIONS LEASE AGREEMENT FOR PART LOT 1 DP6334401 KNOWN AS MCPHILLAMY PARK, MOUNT PANORAMA WITH MASTER COMMUNICATIONS & ELECTRONICS PTY LTD (08.00007)**

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

**That** Council approve the renewal of the Telecommunications lease agreement for part Lot 1 in DP6334401 known as McPhillamy Park, Mount Panorama, with Master Communications & Electronics Pty Ltd (Mastercom) for a period of 2 years with a 2 year option period (at Council's discretion) as detailed in the report.

**f** **Item 6 NEW COMMERCIAL LEASE AT PART LOT 404 DP1241250 KNOWN AS THE BATHURST AERODROME TO K & S FREIGHTERS PTY LTD T/A AERO REFUELLERS (21.00077)**

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

**That** Council approve entering into a new commercial lease agreement with K & S Freighters Pty Ltd t/a Aero Refuellers at the Bathurst Aerodrome for a period of 10 years with 2 options of 5 years (at Council's discretion) as detailed in the report.

**g** **Item 7 PROPOSED BOUNDARY ADJUSTMENT AND SUBSEQUENT SALE OF LAND AT PART LOT 1007 DP1168702 KNOWN AS KELSO INDUSTRIAL RESIDUE LAND TO OAKLEIGH PLUMBING PTY LTD (22.13929)**

**MOVED** Cr B Bourke and **SECONDED** Cr W Aubin

**That** Council approve a proposed boundary adjustment, subject to development consent and subsequent sale of land at part Lot 1007 in DP1168702 known as Kelso Industrial residue land as detailed in the report.

**h** **Item 8 PROPOSED BOUNDARY ADJUSTMENT OF LAND AT PART LOT 12 DP1040066 KNOWN AS 176 RUSSELL STREET WITH PART LOT 4, SECTION 7 DP758065 AND PART LOT 3, SECTION 7 DP758065 KNOWN AS 133-137 KEPPEL STREET BATHURST (22.00219)**

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

**That** Council approve the proposed boundary adjustment at part Lot 12 DP1040066 known as 176 Russell Street, Bathurst, with part Lot 4, Section 7 DP758065 and part Lot 3, Section 7 DP758065 known as 133 -137 Keppel Street, Bathurst, subject to development consent as detailed in the report.



- i** Item 9 SALE OF LOTS 1009, 1010 AND 1011 CORPORATION AVENUE, BATHURST (20.00030)  
MOVED Cr I North and SECONDED Cr B Bourke

That Council

- (a) act in accordance with Option 2 as outlined in the report
- (b) delegate authority to the General Manager to sign the sale contracts.

#### **Director Engineering Services' Report**

- i** Item 1 TENDER FOR CONSTRUCTION OF CIVIL WORKS -TRADE CENTRE STAGE 10 (36.00666)  
MOVED Cr I North and SECONDED Cr A Christian

That Council accepts the tender of Hynash Constructions Pty Ltd, for the Construction of Civil Works Trade Centre Stage 10 to the amount of \$1,476,766.00 (incl. GST) subject to adjustments and provisional items.

- k** Item 2 TERMINATION OF CONTRACT FOR CONSTRUCTION OF TAXIWAYS AND APRON EXTENSION AT BATHURST AERODROME (36.00616)  
MOVED Cr W Aubin and SECONDED Cr J Rudge

**RESOLVED:** That Council:

- (a) terminate the contract with Manly Civil Pty Ltd for the Construction of Taxiways and Apron Extension at the Bathurst Aerodrome (36.00616)
- (b) call fresh tenders, in accordance with Clause 167 "Open Tendering" of the Local Government (General Regulation), 2005.

#### **RESOLVE INTO OPEN COUNCIL**

- 41** RESOLVE INTO OPEN COUNCIL  
MOVED Cr W Aubin and SECONDED Cr J Rudge

**RESOLVED:** That Council resume Open Council.

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

- 42** ADOPT REPORT OF THE COMMITTEE OF THE WHOLE  
MOVED Cr I North and SECONDED Cr J Rudge

**RESOLVED:** That the Report of the Committee of the Whole, Items (a) to (k) be adopted.

**MEETING CLOSE**

**43      **MEETING CLOSE****

The Meeting closed at 8.35 pm.

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

**MINUTES OF THE ORDINARY MEETING OF COUNCIL FOLLOWING POLICY  
COMMITTEE  
HELD ON 6 JUNE 2018**

**MEETING COMMENCES**

**1 MEETING COMMENCES 6:00 PM**

**Present:** Councillors Hanger (Chair), Aubin, Bourke, Christian, Fry, Jennings, Morse, North, Rudge.

**APOLOGIES**

**2 APOLOGIES**

Nil.

**DECLARATION OF INTEREST**

**3 DECLARATION OF INTEREST 11.00002  
MOVED** Cr I North and **SECONDED** Cr J Rudge

**RESOLVED:** That the following Declarations of Interest be noted.

Cr Jennings  
Item #1 of the Director Environmental, Planning & Building Services's report.

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

**Director Environmental Planning & Building Services' Report**

**4 Item 1 GROWING LOCAL ECONOMIES FUND (20.00071)  
MOVED** Cr I North and **SECONDED** Cr W Aubin

**Cr Jennings declared a pecuniary interest in this item, left the Chamber and took no part in discussion or voting.**

**Reason: Does consultancy work/research for Tremain's Mill.**

**RESOLVED:** That Council advertise the Growing Local Economies Fund to local organisations for a period of 14-28 days.

**Director Corporate Services & Finance's Report****5 Item 1 QUARTERLY BUDGET REVIEW STATEMENT 2017-2018 - MARCH QUARTER (16.00144)****MOVED** Cr B Bourke and **SECONDED** Cr A Christian**RESOLVED:** That the information be noted.**6 Item 2 2018 LOCAL GOVERNMENT NSW ANNUAL WATER MANAGEMENT CONFERENCE (23.00007)****MOVED** Cr I North and **SECONDED** Cr A Christian**RESOLVED:** That Council nominate Cr Fry as its delegate for the 2018 Local Government NSW Annual Water Management Conference to be held in Armidale from Monday, 3 September - Wednesday, 5 September 2018.**RESOLVE INTO CONFIDENTIAL COMMITTEE OF THE WHOLE TO DEAL WITH CONFIDENTIAL REPORTS****7 RESOLVE INTO CONFIDENTIAL COMMITTEE OF THE WHOLE TO DEAL WITH CONFIDENTIAL REPORTS****MOVED** Cr M Morse and **SECONDED** Cr W Aubin

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

**There were no representations 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.

**\* DIRECTOR CORPORATE SERVICES & FINANCE'S REPORT**

ITEM	SUBJECT	REASON FOR CONFIDENTIALITY
1	HANGAR LEASE FEES	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.
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**Director Corporate Services & Finance's Report**

- a** **Item 1 HANGAR LEASE FEES (16.00044)**  
**MOVED** Cr I North and **SECONDED** Cr B Bourke

That Council:

- (a) Note the current 2017/2018 Market Rate at \$12.00 per m<sup>2</sup> (excluding GST); and
- (b) Introduce the new market rate by equal increments over a period of up to five years in instances where the new market rate is greater than 25% more than the current rent paid by the lessee.
- (c) Apply a discount of 45% to the market rental rate of the existing lessees at the Bathurst Aerodrome, for those who have completed infrastructure works such as water, sewer, roads, to their sheds.

**The MOTION was PUT and LOST**

- 8** **Item 1.01 HANGAR LEASE FEES (16.00044)**  
**MOVED** Cr W Aubin and **SECONDED** Cr M Morse

**RESOLVED:** That Council:

- (a) Note the current 2017/2018 Market Rate at \$12.00 per m<sup>2</sup> (excluding GST); and
- (b) Introduce the new market rate by equal increments over a period of up to five years in instances where the new market rate is greater than 25% more than the current rent paid by the lessee.
- (c) Not apply a discount to the market rental rate of the existing lessees at the Bathurst Aerodrome.

**Crs Bourke, North and Christian asked that their negative votes be recorded.**

**RESOLVE INTO OPEN COUNCIL**

**9** **RESOLVE INTO OPEN COUNCIL**

**RESOLVED:** That Council resume Open Council.

**ADOPT REPORT OF THE COMMITTEE OF THE WHOLE**

**10      **ADOPT REPORT OF THE COMMITTEE OF THE WHOLE****

**RESOLVED:** That the Report of the Committee of the Whole, Item (a) be adopted.

**MEETING CLOSE**

**11      **MEETING CLOSE****

The Meeting closed at 9.12 pm.

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

## MINUTE

### 6 **DECLARATION OF INTEREST 11.00002** **MOVED: Cr I North SECONDED: Cr W Aubin**

**RESOLVED:** That the following Declarations of Interest be noted.

Cr Fry

Item #5 of the Director Corporate Services & Finance's report.

Cr Bourke

Item #12 of the Director Corporate Services & Finance's report.

Cr Jennings

Item #10 of the Director Cultural & Community Service's report.

Cr Hanger

Item #5 of the Delegates report and Item #2 of the Director Engineering Service's confidential report.

## **GENERAL MANAGER'S REPORT AND MINUTES**

ORDINARY MEETING OF BATHURST REGIONAL COUNCIL

20 JUNE 2018



## **1 LOCAL GOVERNMENT AND SHIRES ASSOCIATION OF NSW - CASUAL VACANCY (18.00289)**

**Recommendation:** That Council nominate three voting delegates for the casual vacancy - Vice President (Rural/Regional Councils).

**Report:** Council has been advised of a casual vacancy in the office of Vice President (Rural/Regional Councils) on the Board of the Local Government and Shires Association of New South Wales, refer **attachment 1**.

Bathurst Regional Council is entitled to three (3) ordinary members' voting entitlements for the election. Councillors are requested to nominate the three voting delegates for Bathurst Regional Council.

**Financial Implications:** There are no financial implications from this report.

### **Bathurst Community Strategic Plan - Objectives and Strategies**

- Objective 33: To be and develop good leaders. Strategy 33.7

### **Community Engagement**

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

**MINUTE**

**7 Item 1 LOCAL GOVERNMENT AND SHIRES ASSOCIATION OF NSW - CASUAL VACANCY (18.00289)**

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

**RESOLVED:** That Council nominate Cr Hanger, Cr Bourke and Cr Jennings as voting delegates for the casual vacancy - Vice President (Rural/Regional Councils).

Yours faithfully



D J Sherley  
**GENERAL MANAGER**

**DIRECTOR ENVIRONMENTAL PLANNING & BUILDING SERVICES'  
REPORT AND MINUTES**

ORDINARY MEETING OF BATHURST REGIONAL COUNCIL

20 JUNE 2018

## **1 SECTION 4.15 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 (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 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)
- (b) that apply to the land to which the development application relates,
- (b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,
- (c) the suitability of the site for the development,
- (d) any submissions made in accordance with this Act or the regulations,
- (e) the public interest.

Note. See section 75P (2) (a) for circumstances in which determination of development application to be generally consistent with approved concept plan for a project under Part 3A.

#### **(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 28: To plan for the growth of the region and the protection of the region's environmental, economic, social and cultural assets. Strategy 28.8

## **Community Engagement**

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

**MINUTE**

**8 Item 1 SECTION 4.15 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 (03.00053)**

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

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

## **2 GENERAL REPORT (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 May 2018 (**attachment 1**).
- (b) Applications refused during May 2018 (**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 State Environmental Planning Policy No. 1 or Clause 4.6 of Bathurst Regional LEP 2014 approved in May 2018 (**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 28: To plan for the growth of the region and the protection of the region's environmental, economic, social and cultural assets. Strategy 28.8

### **Community Engagement**

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



## MINUTE

- 9 Item 2 GENERAL REPORT (03.00053)  
MOVED: Cr J Jennings SECONDED: Cr W Aubin

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

**3 DEVELOPMENT APPLICATION NO. 2018/56 – ADDITIONS AND ALTERATIONS TO DWELLING AT 6 STANLEY STREET, BATHURST.**  
**APPLICANT: TABLELANDS BUILDERS PTY. OWNER: MR JW HOLLIS & MRS MP HOLLIS (DA/2018/56)**

**Recommendation:** That Council:

- (a) as the consent authority, refuse Development Application No. 2018/56 pursuant to Section 4.16 of the Environmental Planning and Assessment Act 1979, for the following reasons:
  - (i) The development is inappropriate in terms of its bulk, size and detailing given its location in Stanley Street and in the Heritage Conservation Area; and
  - (ii) The development will have a negative impact on the streetscape in Stanley Street; and
- (b) call a division.

**Report: Summary**

Development Application 2018/56 is for substantial alterations and 2 storey additions to 6 Stanley Street, Bathurst. The property is located within the Heritage Conservation Area and overlooks Bicentennial Park. Whilst the existing building is not heritage listed, the location and existing streetscape are important to the character of the locality.

The initial application contained plans and elevations. The proposal raised concern with Council staff in relation to bulk and scale of the development and its impact on the locality. Following discussions with the applicant, a statement of heritage impact and a statement of environmental effects was subsequently submitted. The applicant was invited to amend the plans to soften the impact on the street but this suggestion was not taken up. Council staff are of the view that amended plans could be developed to lessen the impact yet retain the floor space needs of the applicant.

The application did not receive any submissions during the notification period. Despite this the application is reported to Council for determination in the public interest.

It is acknowledged that some parts of Stanley Street may warrant significant redevelopment at some point in the future, including two storey dwellings, given the proximity of these areas to the CBD, the pressure to increase dwelling density in parts of the City, the possibility to capture impressive views and their proximity to the public open space and recreation corridor along the Macquarie River. However, this particular proposal in this particular location does represent a significant departure from the existing character of this important precinct.

Under the circumstances, Council staff are unable to support the proposal in its current form and consequently recommend refusal.

**The Site**

Council has received a Development Application (DA) for additions and alterations to the existing dwelling at 6 Stanley Street, described as Lot C DP 337737 with an area of 392m<sup>2</sup>. A location plan and aerial photo are provided at **attachment 1**.

The subject site contains a single storey dwelling and detached garage. The dwelling is north facing, overlooking the Macquarie River Bicentennial Park and the Flagstaff. The building is an inter war 1930's building, of rendered masonry walls and tiled roof consistent with nearby dwellings. The site is adjacent to The Domain car park.

The site is located within the Heritage Conservation Area. The existing building is not listed as a significant item but contributory to the existing street character.

### The proposal

The proposal involves:

- Partial demolition involving the entirety of the existing roof structure and rear kitchen, laundry and verandah;
- Extending the ground floor dining, laundry and kitchen areas;
- Adding a two storey component creating four additional bedrooms, kitchenette, family room, bathroom and verandah;
- Replacement of roof tiles with colorbond iron roof sheeting.

The proposed plans are at **attachment 2**.

Dual occupancies are not permissible on this site on the basis of its insufficient land size. The intention is that the building functions as a single dwelling, albeit distinct areas have a degree of shared facilities.

The application was lodged with a set of plans but without a Statement of Environmental Effects nor a summary of the impact of the proposed development on the streetscape generally and heritage character of the specific locality.

Following discussion with Council staff, the applicant has subsequently submitted two documents to support the application, namely an assessment of the "bulk and scale" of the development and a Statement of Environmental Effects. Both of these documents are provided at **attachment 3**.

### Planning Context

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

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

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

The *Height of Buildings Map* indicates the maximum building height for the subject property is 9.0 metres. The proposed building will have an overall height of approximately 7.9 metres.

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

Clause 5.10(4) of Bathurst Regional Local Environmental Plan 2014 requires Council to consider the effect of the proposed development on the heritage significance of the Heritage Conservation Area.

The site is located within the Bathurst Heritage Conservation Area. The existing dwelling is not individually listed as a heritage item but is considered to be contributory within the streetscape.

The application has provided only a limited amount of information in terms of the how this development fits within the streetscape. There remains a concern that the development does not sit comfortably within the streetscape due to its bulk, size and scale and its inconsistency with the heritage features within the locality. The proposal intends to add several bedrooms and a kitchenette in a second floor that will occupy a large portion of the site and side and front elevations, the applicant suggesting this will not adversely impact on heritage and the immediate vicinity of the streetscape.

*Bathurst Regional Development Control Plan 2014*

## **Chapter 2 – Exhibition and Notification of Development Applications**

The Development Application was notified to adjoining property owners from 1 March 2018 to 12 March 2018. Following the notification period, no submissions were received.

## **Chapter 4 – Residential Development**

An assessment of the development against the principal development standards in Chapter 4 of Council's DCP is provided below. With the exception of the Minimum Lot Size, the development is otherwise compliant.

<b>Development Standard</b>	<b>Required</b>	<b>Proposed</b>	<b>Compliance</b>
Minimum Lot Size	550m <sup>2</sup>	392m <sup>2</sup>	NO*
Height	9.0 metres – two storeys	7.9 metres	YES
Setback - Front	Must complement existing		YES
Setback - Side	As per BCA	As per BCA	YES
Setback – rear	As per BCA	As per BCA	YES
Car parking	1 covered space	1 covered car space	YES
Private open space	Minimum 50m <sup>2</sup> for four bedroom dwellings	Approximately 104m <sup>2</sup>	YES
Driveway width	Minimum 3.0 metres	3.0 metres	YES
Private open space width	Minimum 4.0m wide	8.0 metres, approximately.	YES

\* While the prescribed minimum lot size for a single dwelling is 550m<sup>2</sup> and the subject site has an area of 392m<sup>2</sup>, the lot size is considered appropriate given that the proposal is for additions and alterations to the existing dwelling. It is the bulk and scale of the proposed additions that remain of concern.

## **Chapter 10 Urban Design and Heritage Conservation**

The applicant was requested to provide a Statement of Heritage Impact to address the underlying concerns relating to the impact of the development within the streetscape. Whilst there are many different tools to address these issues, the applicant was provided with a copy of the *NSW Heritage Office Guidelines for Infill Development in the Historic Environment* as a basis for guiding the assessment of the development. This document provides guidance in terms of character, scale, form, siting, materials and colour and

detailing when dealing with developments in a Heritage Conservation Area. The Heritage Office Guidelines are consistent with those matters that would typically be dealt with by a Heritage Impact Statement under Section 10.3.3 of Council's DCP. The intention was to provide a detailed discussion on the design and the impact the development will have on the heritage streetscape and contributory significance of the building.

### Character

The existing dwelling on the site forms part of the contributory inter-war (1930's) housing stock in this locality. The existing low rise streetscape in its current form provides a harmonious setting complementary to the public open space of the Macquarie River Bicentennial Park.

Whilst 2 storey developments can sit comfortably within a heritage streetscape, this is largely a factor of the development occurring on the surrounding land. In this particular case there is a strong dominance of single storey developments in the locality along Stanley Street. Whilst there are examples of 2 storey developments in the locality (e.g. 1 George Street) there is a general consistency of single storey housing stock.

It is acknowledged that there is the potential for this area of Stanley Street and William Street to undergo renewal over time given its proximity to the CBD, and the relative significance of much of the existing housing stock. This is likely to include more two storey dwellings to take advantage of the northerly aspect and the views across the open space and floodplain to the hills beyond. Notwithstanding this, it is very important to create an appropriate bulk and scale to complement surrounding single storey buildings. The proposal in its current form is bulky with minimal articulation and in the opinion of Council staff will not enhance the streetscape.

Streetscape impressions are often used to portray a proposed development within the context of its surroundings. With the limited streetscape assessment being provided by the applicant, Council has prepared sketches that portray the proposed development relative to the immediate adjacent streetscape, refer **attachment 4**. The applicant was asked to provide this information, but advised the large frontage would result in an unreasonable scale that would be illegible. **Attachment 4** demonstrates the implication of the proposed development adjacent to a modest building and car park.

### Bulk and scale

Due to the concerns expressed about the bulk and scale of the development it is necessary that this be put into some context. The Land and Environment Court Planning Principles ( *Veloshin v Randwick Council* [2007] NSWLEC 428) provides some guidance to decision makers in relation to assessment of bulk and scale as follows:

#### *Planning principle: assessment of height and bulk*

The appropriateness of a proposal's height and bulk is most usefully assessed against planning controls related to these attributes, such as maximum height, floor space ratio, site coverage and setbacks. The questions to be asked are:

*Are the impacts consistent with impacts that may be reasonably expected under the controls?* (For complying proposals this question relates to whether the massing has been distributed so as to reduce impacts, rather than to increase them. For non-complying proposals the question cannot be answered unless the difference between the impacts of a complying and a non-complying development is quantified.)

*How does the proposal's height and bulk relate to the height and bulk desired under the relevant controls?*

Where the planning controls are aimed at preserving the existing character of an area, additional questions to be asked are:

*Does the area have a predominant existing character and are the planning controls likely to maintain it?*

*Does the proposal fit into the existing character of the area?*

Where the planning controls are aimed at creating a new character, the existing character is of less relevance. The controls then indicate the nature of the new character desired. The question to be asked is:

*Is the proposal consistent with the bulk and character intended by the planning controls?*

Where there is an absence of planning controls related to bulk and character, the assessment of a proposal should be based on whether the planning intent for the area appears to be the preservation of the existing character or the creation of a new one. In cases where even this question cannot be answered, reliance on subjective opinion cannot be avoided. The question then is:

*Does the proposal look appropriate in its context?*

*Note: the above questions are not exhaustive; other questions may also be asked.*

The Heritage Office Guidelines provide the following definitions to bulk and scale.

*Bulk is the combined effect of the arrangement, volume, size and shape of a building or group of buildings*

*Scale is the size of a building and its relationship with its surrounding buildings or landscape.*

The proposed development introduces the two storey element at the front building line and covers the entirety of the existing structure as well as further extension to the rear. Development in the immediate vicinity includes the single storey dwelling at 4 Stanley Street and the Domain carpark. The net result of this is that the development will be seen in isolation from other development with limited shielding by surrounding development. It therefore will be seen as a dominant feature within the streetscape and does not relate to the adjoining sites.

The Bulk and Scale Information provided by the applicant, **attachment 3**, states that there are "no heritage buildings in this section of Stanley Street". Whilst it is acknowledged that there are no heritage items in the immediate vicinity there are a number of contributory buildings in this section of Stanley Street that provide a level of significance within the streetscape. The loss of contributory buildings or in this case the significant alteration to a contributory building would have a detrimental impact on the heritage significance of Bathurst. The objective of Chapter 10 of the Bathurst Regional DCP 2014 is to protect significant streetscapes and enhance a sense of identity and place.

Further, the proximity of the site to the important public space of Bicentennial Park means the development will be highly visible to the public from multiple vantage points.

### Form

The Heritage Office Guidelines provide the following definitions for the form of a building.

*Form – the form of a building is its overall shape and volume and the arrangement of its parts.*

The proposal does not relate to the neighbouring building at 4 Stanley Street. The building, in its current form, has similar roof heights, eave heights, roof colour and material that presents as a consistent streetscape. The loss of these elements will have a significant impact on the streetscape. The proposal being 2 storeys over its entirety will dominate the streetscape, detracting from all other contributory buildings that form the heritage significant streetscape.

The Domain Carpark, adjacent to the site, increases the dominant appearance of the proposal. The carpark is open and wide, providing no covering ability to the proposal.

### Siting

The building maintains the existing footprint of the existing dwelling with further extension to the rear.

### Materials and colour

The proposal involves the removal of roof tiles and replacement with colorbond roof sheeting. The roof tiles are an excellent example of this period of building and roof tiles provide consistency of materials for the dwellings at 4, 10 and 12 Stanley Street, as well as buildings in William Street. The loss of the tiles will be incompatible with the surrounding area and the building in its context. The tiles reflect the architecture and affluence of the time, which today contribute to a sense of place.

It is further noted that Council has historically had discussions with the owners of 4 Stanley regarding the replacement of roof tiles. Council encouraged the owners of 4 Stanley to retain the existing roof tiles as it is representative of the age and style of the building.

### Detailing

The proposed aluminium windows and colorbond roofing are not typical for the period of the existing buildings. Detail of materials used can have a negative impact on the appearance of a building, and these features are not supported.

Whilst the balcony and 25 degree roof pitch are good elements and present articulation on the façade, they are insufficient on their own to warrant support of the development.

### Conclusion

The proposed development seeks consent for additions and alterations to the dwelling at 6 Stanley Street, Bathurst.

The alterations and additions would result in a bulk and scale that is incompatible with the existing streetscape and locality, an adverse impact on the Heritage Conservation Area and a poor urban design outcome. The proposed development does not relate to adjoining properties or consider the scale of the building within the streetscape and its proximity to Bicentennial Park. The loss of terracotta tiles would be disappointing to the period and style

of the building.

Whilst there is typically no outright objection to two storey dwellings in the Heritage Conservation Area, specific design elements must be considered carefully and within the context of the neighbouring area. Introducing larger buildings into streetscapes has an impact on the character of that streetscape, and the significant history surrounding it.

**Financial Implications:** Nil.

### **Bathurst Community Strategic Plan - Objectives and Strategies**

- Objective 28: To plan for the growth of the region and the protection of the region's environmental, economic, social and cultural assets. Strategy 28.8

### **Community Engagement**

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



## MINUTE

- 10 Item 3 EXTENSION OF TIME (DA/2018/56)  
MOVED: Cr I North SECONDED: Cr W Aubin

**RESOLVED:** That an extension of time of 1 minute be granted to Cr Morse for this item in accordance with Clause 250 (3) of the Local Government (General) Regulation 2005.

## **MINUTE**

### **11 Item 3.01 DEVELOPMENT APPLICATION NO. 2018/56 – ADDITIONS AND ALTERATIONS TO DWELLING AT 6 STANLEY STREET, BATHURST. APPLICANT: TABLELANDS BUILDERS PTY. OWNER: MR JW HOLLIS & MRS MP HOLLIS (DA/2018/56)**

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

**RESOLVED:** That Council:

- (a) as the consent authority, grant consent to Development Application No. 2018/56 pursuant to Section 4.16 of the Environmental Planning and Assessment Act 1979, subject to conditions able to be imposed pursuant to Section 4.17 of the Environmental Planning and Assessment Act as amended.
  - (i) The development will not have a negative impact on the streetscape in Stanley Street; and
- (b) call a division.

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

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

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

Against the motion - Cr M Morse

Absent - Cr J Rudge

Abstain - Nil

**4 DEVELOPMENT APPLICATION NO. 2018/122 – SHED AND EARTHWORKS INCLUDING RETAINING WALL AT 14 IRONSTONE AVENUE, WHITE ROCK. APPLICANT: LAYNE MOULDS. OWNER: MR LR MOULDS (DA/2018/122)**

**Recommendation:** That Council:

- (a) support the variation to the development standards prescribed in Bathurst Regional Development Control Plan 2014 Clause 6.2.4 Minimum Setbacks – Zone R5 – Large Lot Residential and Zone E4 Environmental Living;
- (b) as the consent authority, grant consent pursuant to Section 4.16 of the Environmental Planning and Assessment Act 1979 to Development Application No.2018/122, 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) The site is not be used as a “transport depot”, “depot” or “truck depot” as defined in the Bathurst Regional Local Environmental Plan 2014 noting:
- The shed is only to be used to park vehicles owned or used by the residents of the dwelling,
  - No employees or third parties are to utilise the vehicles parked on the premises, nor park additional heavy vehicles on the premises,
  - The shed and site is not be used for the unloading and/or storage of any business related goods.
- (ii) An Occupation Certificate for the shed cannot be issued until an Occupation Certificate for a dwelling on the same site has been issued.
- (iii) A turning circle is to be provided showing that a semi-trailer 19.0 metres in length can enter and leave the site in a forward direction, this being the largest vehicle to enter the premises.
- A plan drawn to scale showing the manoeuvring area is to be submitted to Council for approval prior to the issuing of a Construction Certificate.
- NOTE 1: All vehicle turning movements are to be based on the Austroads design vehicle.
- (iv) The paving (in concrete) of all vehicular manoeuvring areas, in accordance with Bathurst Regional Council’s Guidelines for Engineering Works.
- (v) Heavy vehicles, other than for the purposes of entering or leaving the site, and maintenance and cleaning of heavy vehicles, should not be heard from inside a neighbour’s residence, between 8 pm and 8am on a Saturday, Sunday or public holiday or 8pm and 7am on any other day.
- (vi) The washing of heavy vehicles should not occur on site unless appropriate measures are put in place to prevent pollution of waterways;
- (vii) The applicant is to submit to Council, for endorsement, a landscape plan prepared in accordance with Chapter 13 of the Bathurst Regional Development Control Plan 2014. Council is to certify that the landscape plan is in accordance with Council’s Development Control Plan and any other requirements prior to the

issuing of a Construction Certificate. Landscaping is to be carried out and maintained in accordance with the certified landscape plan. The landscaping is to be completed prior to the occupation of the building.

- (c) notify those that made submissions of its decision; and
- (d) call a division.

**Report: Summary**

This development application is for a large shed in a large lot residential area, to enable the land owners to park their semi-trailer on the premises, together with other vehicles and household items. The size of the shed, at 12m x 20m, and its use for parking such a large vehicle, have raised objection from several neighbours based not only on disruption to the amenity of the area but also challenging whether such a use is permissible in the R5 large lot residential zone.

A group of objectors has also submitted, albeit after the closing date for submissions, a letter from Mr Trevor Cork of McPhee Kelshaw Solicitors. This submission questions the permissibility of the proposal in the zone and its contradiction with certain covenants over the land. All submissions, including that of Mr Cork, are attached to this report.

In the opinion of Council staff, the use of the land as described by the applicant is permissible in the zone, and Council is not bound by the covenant over the land that relates to set backs from the boundaries and the size of the shed. Therefore the application could be approved with conditions if Council is inclined to do so, noting it may be preferable to allow the truck to be parked on site rather than it be illegally parked on the street. For Council to approve the application, it will need to be satisfied the use of the land in this way is permissible, specifically, that the parking of the truck is ancillary to the use of the land for a dwelling and it is not used as a truck depot. Council will also need to exercise its power to vary the covenant in relation to boundary setbacks given it has been assigned the power to vary the covenant by the developer.

Those conditions and the recommendation of Council staff that it be approved, are reliant on the statement of the applicant about how the truck will be used on site and the frequency of truck movements; the recommendation of Council staff may be different if those circumstances change. Further, the application itself was not accompanied by a Statement of Environmental Effects that comprehensively discusses how the impacts on neighbours will be mitigated, relying on post application comment at the request of Council staff. It is acknowledged the site is located in somewhat undulating terrain and the visual impact on neighbours is a relevant matter.

**The Site**

Council has received a Development Application (DA) for a shed and earthworks, including a retaining wall, at 14 Ironstone Avenue, White Rock, described as Lot 10 DP 1062075. A location plan and aerial photo are provided at **attachment 1**.

The site has an area of 4003 m<sup>2</sup>.

The site contains a 7 x 12 metre shed, which had approval to be used as a temporary dwelling. The consent for the temporary dwelling has lapsed and the shed is currently being used for storage purposes.

Council is also concurrently considering a Development Application for a dwelling on the

property. The dwelling otherwise complies with Council's adopted standards and will be determined under delegated authority in the near future. Earthworks to create the building pad for the dwelling have been completed.

The adjoining properties contain dwellings and associated outbuildings with established landscaping. The site remains one of the few remaining lots in the Blue Ridge Estate which has not been substantially developed.

The site slopes generally from the front to the rear and from east to west.

### The proposal

The proposal involves the erection of a shed (see plan of proposed development at **attachment 2**).

The shed is proposed to be 12 metres x 20 metres. The eave height of the shed is 4.7 metres with a total height of 5.866 metres.

The site requires approximately 1 metre cut and 1 metre of fill for the development which will be retained with a 1 metre high retaining wall.

The shed will have a maximum height of approximately 6.9 metres from natural ground level.

The shed is proposed to be located 5 metres from the side boundary with 18 Ironstone Avenue and 5.65 m from the rear boundary with 86 and 90 Blue Ridge Drive.

It is noted that during the assessment process the applicant has reduced the size of the shed (originally 12 x 22 metres), the overall height of the building (from 6.67m to 5.86 m) and relocated it further from the rear boundary.

### Planning Context

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

The subject site is zoned R5 Large Lot Residential Zone under the provisions of the *Bathurst Regional Local Environmental Plan 2014*. A shed (being ancillary to a dwelling) is permissible with consent in the R5 Large Lot Residential zone.

The objectives of the R5 Large Lot Residential Zone are:

- *To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.*
- *To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.*
- *To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*

The proposed development is considered generally consistent with the Zone objectives, however the use of the site has been raised in the public submissions. The applicant has advised that the shed is to be used to *"house my truck and trailer, 2 very rare classic cars, a caravan, boat, children's motorbikes, lawnmower, box trailer, yard equipment, tools, fridge, table and chairs, pushbikes, toys, play/work/storage etc"*

The applicant has also provided a description on how he proposes to utilise the shed as it relates to the truck and trailer (see **attachment 3** and **attachment 4**). Below is a summary of the parameters of the use:

- The shed will only be used to park one truck which is owned by the resident.
- The truck parked in the shed will be operated by the resident of the dwelling.
- The business does not have employees.
- The truck will not be moved from the site on a daily basis as the work is seasonal.
- No unloading or storage of any business related goods will occur at the property.
- General maintenance, e.g. washing and minor maintenance of all the vehicles, will occur on site.

The Bathurst Regional Local Environmental Plan 2014 defines the following uses as:

*“Truck Depot” means a building or place used for servicing or parking of trucks or earthmoving machinery and the like.*

*“Transport depot” means a building or place used for the parking or servicing of motor powered or motor drawn vehicles used in connection with a business, industry, shop or passenger or freight transport terminal.*

*“Depots” means a building or place used for storage (but not sale or hire) of plant, machinery or other goods (that support the operations of an existing undertaking) when not required for use but does not include a farm building.*

It should be noted that “Truck Depots”, “Depots” and “Transport Depots” are prohibited land uses within zone R5 under the Bathurst Regional Local Environmental Plan 2014.

In order to satisfy itself that the development is permissible, Council must satisfy itself that the development is ancillary to the use of the property as a dwelling. The use of the premises may be considered to be a depot, truck depot or transport depot where it is considered to be either the dominant purpose or its own independent purpose. These concepts are usefully discussed in the Department of Planning’s Circular on How to Characterise Development (PS13-001 Issued 21 February 2013) provided at **attachment 5**. Based on the Circular the following may be ascertained:

- Development is considered to be for a particular purpose if that purpose is the dominant purpose of the development.
- An ancillary use is a use that is subordinate or subservient to the dominant purpose.
- If a component serves the dominant purpose, it is ancillary to that dominant purpose.
- If a component serves its own purpose, it is not a component of the dominant purpose but an independent use on the same land. It is a dominant use in its own right.

In this case the applicant has advised that the shed serves the function of storage of the owners own work vehicle (albeit in this case that is a truck) as well as a significant amount of other material and goods that would normally be associated with a dwelling.

The use, storage and maintenance of commercial vehicles in residential and rural residential areas solely by the resident of the dwelling in conjunction with their employment would be considered to be ancillary to the residential use of the land. This scenario exists with many home based businesses where commercial vehicles are brought back to the dwelling. The fact that in this case that vehicle is a truck does not change this principle. It is for this reason that many of the larger blocks are attractive for those in the trades.

It should, however, be noted that the site does not currently contain a dwelling house although that approval is expected to be issued in the near future. In order for the shed to be properly considered to be ancillary to the dwelling, the dwelling should exist. A condition should therefore be imposed on the shed restricting it from having an Occupation Certificate issued until an Occupation Certificate for the dwelling has been issued. This will ensure the shed is not used to park vehicles on site without the resident living on site.

It should be noted that if the operational parameters described by the applicant were to change then this may alter the assessment and lead to a different conclusion.

#### *Clause 1.9A Suspension of covenants, agreements and instruments.*

Clause 1.9A of Bathurst Regional LEP 2014 enables Council to grant consent notwithstanding that it is inconsistent with any covenant or similar instrument which restricts the carrying out of that development.

The Clause does not apply to "a covenant imposed by the Council or that the Council requires to be imposed". In those cases additional processes need to be followed.

In this case the land is subject to a number of covenants and restrictions as to user including those relating to setbacks from the side and rear boundaries and the size of any shed or garage (maximum 120m<sup>2</sup>).

The Deposited Plan and accompanying Section 88B Instrument are provided at **attachment 6**. As noted on the Deposited Plan, Lot 10 is subject to boundary offsets of 10 metres shown as (R). These are referred to in part 3 of the 88B Instrument. As noted in the 88B Instrument the benefitted parties are every other lot in the subdivision. Council is not a benefitted party. Likewise, the covenants relating to the size of sheds referred to in the 88B Instrument were not imposed or required by Council. This is consistent with the fact that Council's Planning Instruments of the time did not require setbacks to the side and rear boundaries nor the size of garages. In this context the restriction is not imposed or required by Council and can therefore be varied by Council.

The impact of the development relative to the setbacks and size are discussed in further detail below, however, Clause 1.9A has the effect of ensuring that developer imposed covenants do not alter the way in which Council deals with an application.

#### *4.3 Height of Buildings*

The objective of this clause is to establish a maximum height limit to which buildings may be erected in certain locations.

The height of buildings map specifies a height of 9 metres for the subject site. The proposed shed has a height from natural ground level of 6.866 metres. This includes the 1 metre of fill and a building height of 5.866 metres. Therefore the proposed shed complies with this planning standard.

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

### **Chapter 6 Rural and Rural Lifestyle Development**

#### **Clause 6.2**

The objectives of clause 6.2 are:

- a) *To prevent conflict between residential activities and primary industry.*
- b) *To ensure that development will not significantly adversely affect the use of adjoining land.*
- c) *To ensure that building sites do not impact on existing drainage patterns and water supplies.*
- d) *To protect the environmental qualities of the land.*

#### *6.2.4 Minimum setbacks – Zone R5 – Large Lot Residential and Zone E4 Environmental Living.*

Clause 6.2.4 of the DCP provides that *“Council must only grant consent to the erection of buildings within the building envelope, if shown on the deposited plan”*.

In the absence of an identified building envelope, the DCP provides for setbacks of 8 metres to the front, side and rear boundaries.

The Deposited Plan for 14 Ironstone Avenue shows a building envelope setback 10 metre from all boundaries. The shed is proposed to be 5 metres from the nearest side boundary with 18 Ironstone Avenue and 5.65 metres from the rear boundary.

The current 10 metre wide restriction as to user to the side and rear building offsets was imposed by the developer when the land was subdivided in 2003. The 10 metre wide boundary offsets were not imposed to satisfy any planning standards in the DCP of the time.

It is further noted that within the Blue Ridge Estate the width of the Restriction as to User has changed and are not consistent at 10 metres for the whole estate. The subject lot was part of an earlier stage of the Estate which generally required 10 metre setbacks to the side and rear. In latter stages the developer reduced the side and rear setback to 5 metres. For example the subject lot (14 Ironstone Avenue) has a 10 metre side and rear setback on the Deposited Plan whilst the adjoining lot (18 Ironstone Avenue), developed in a later stage, has a 5 metre side and rear setback. The net result of this is that there are numerous examples of sheds being located 5 metres off the side and rear boundaries throughout the Estate; e.g. 18 Ironstone Avenue, 86 Blue Ridge Drive and 13 Ironstone Avenue.

The Applicant has provided the following reasons to support the variation to Clause 6.2.4 of the Bathurst Regional DCP 2014:

- The site of the shed was chosen as it is on the lowest part of the site. Because of the natural slope of the site it will result in the finished floor level of the shed being 3.85 metres below the finished floor level than the approved dwelling on site.
- The subject shed will have a roof height that is 190mm below the existing shed on site.
- The position of the shed at 5 metres from the side boundary will allow for easy manoeuvring of the applicants vehicles into the shed.
- There are sheds within the estate including on the adjoining property at 5 metres.

The variation to Clause 6.2.4 can, in this case, be supported for the above reasons. It is further noted that increasing the setbacks to either 8 metres (as contemplated in the DCP) or 10 metres (as contemplated on the Deposited Plan) would likely increase the visibility of the shed, have a greater impact on views because of the natural topography of the site and lead to a greater level of earthworks and retaining walls.

It is acknowledged if the shed were to be moved to either 8 or 10 metres from the side boundary it would be sited behind the dwelling and have reduced visibility to Ironstone Street but it would have a greater impact in relation to heights and views for adjoining neighbours.



## Public Notification

The Development Application was notified to adjoining property owners from 25 April 2018 to 7 May 2018. Following the advertising and notification period a total of 11 submissions were received (see submissions at **attachment 7**). The Applicant has provided a written response to the submissions see **attachment 4**).

It should be noted that the applicant has amended the DA plans after reviewing the submissions. The amended plans include:

- Increasing the setback from the rear boundary by 0.65 metres to a setback of 5.65 metres.
- The length of the shed has been reduced from 22 metres to 20 metres.
- The total height of the structure has been reduced by 1.02 metres to an overall height of 5.866 metres.
- The plans also include 1 metre of cut and fill and 1 metre high retaining wall.

A Public Discussion Forum was convened on 6 June 2018 (see minutes of discussion forum at **attachment 8**). Issues raised in the submissions and at the discussion forum included:

- The size of the shed is representative of an industrial shed or farm shed.

**Comment:** It is a characteristic of the Estate that many lots have sheds and, in some cases, these can be quite large. There are examples of large sheds in the vicinity including for example:

- 78 Blue Ridge Drive has a 16m x 13m shed;
- 26 Ironstone Avenue has a 17.5m x 12m shed; and
- 119 Blue Ridge Drive has a 17.5m shed x 8m shed.

It is acknowledged that the scale and proportion of this shed is larger than others, however it is the overall impact of the shed that must be considered.

- The noise impact of a truck being stored on site.

**Comment:** The Environment Protection Authority (EPA) has published a *Guideline for Managing Vehicle Noise*. The Guideline suggests that vehicles on residential premises (other than for vehicles entering or leaving) should not be heard inside a neighbour's residence, between 8 pm and 8am in a Saturday, Sunday or public holiday or 8pm and 7am on any other day.

A condition can be imposed on the Development Application to ensure that heavy vehicles are not making excessive noise consistent with this Guideline.

It should be noted that the use of the site for parking of heavy vehicles has historically been raised by surrounding residents. The approach being taken to this application is consistent with the advice given to surrounding residents in the past.

- Views to and from the site.

**Comment:** The visual impact of the shed can be softened by appropriate landscaping, and a condition of consent to that effect is proposed.

The development has the potential to impact most upon the views from those properties

to the rear (most notably 94 and 98 Blue Ridge Drive).

94 Blue Ridge Drive would have views from the rear section of the dwelling, backyard and swimming pool over part of the site.

98 Blue Ridge Drive has similar views although there is more vegetation along the boundary of the property.

Whilst the shed will certainly be visible from these and other sites it is not considered that this impact will be "significant" as discussed below.

Council's DCP does not contain any numerical standards in relation to the protection or sharing of views.

The Land and Environment Court has established a number of principles in relation to view sharing. These principles are considered below, with a comment relevant to this application.

### ***Principles of view sharing: the impact on neighbours***

(Reference: Roseth SC, Tenacity Consulting v Warringah [2004], NSWLEC 140)

*25 The notion of view sharing is invoked when a property enjoys existing views and a proposed development would share that view by taking some of it away for its own enjoyment. (Taking it all away cannot be called view sharing, although it may, in some circumstances, be quite reasonable.) To decide whether or not view sharing is reasonable, I have adopted a four-step assessment.*

*26 The first step is the assessment of views to be affected. Water views are valued more highly than land views. Iconic views (eg. of the Opera House, the Harbour Bridge or North Head) are valued more highly than views without icons. Whole views are valued more highly than partial views, eg. a water view in which the interface between land and water is visible is more valuable than one in which it is obscured.*

**Comment:** The views that may be potentially affected are views of land with no icons although partial views to Bathurst and South Bathurst would be considered to be highly valuable by residents.

*27 The second step is to consider from what part of the property the views are obtained. For example the protection of views across side boundaries is more difficult than the protection of views from front and rear boundaries. In addition, whether the view is enjoyed from a standing or sitting position may also be relevant. Sitting views are more difficult to protect than standing views. The expectation to retain side views and sitting views is often unrealistic.*

**Comment:** In this case the views are over the side and rear boundaries of the property. Due to the natural topography, the shed has been located on the lowest elevation on the site and will reduce the impact of the shed. The majority of the views from these rear properties will however be maintained.

*28 The third step is to assess the extent of the impact. This should be done for the whole of the property, not just for the view that is affected. The impact on views from living areas is more significant than from bedrooms or service areas (though views from kitchens are highly valued because people spend so much time in them). The impact may be assessed quantitatively, but in many cases this can be meaningless. For*

*example, it is unhelpful to say that the view loss is 20% if it includes one of the sails of the Opera House. It is usually more useful to assess the view loss qualitatively as negligible, minor, moderate, severe or devastating.*

**Comment:** 94 Blue Ridge Drive shares its entire rear boundary with 14 Ironstone Avenue. The views from 94 Blue Ridge are over the rear boundary and the side boundary of the site and predominantly to the north and northwest. With a 5 metre setback to the rear and side boundary the shed is considered to have a minimal overall impact on the loss of views to Bathurst from this site. The majority of the broader views back to Bathurst and South Bathurst would be retained. Views from 98 Blue Ridge Drive (being located above the shed) would largely be retained.

*29 The fourth step is to assess the reasonableness of the proposal that is causing the impact. A development that complies with all planning controls would be considered more reasonable than one that breaches them. Where an impact on views arises as a result of non-compliance with one or more planning controls, even a moderate impact may be considered unreasonable. With a complying proposal, the question should be asked whether a more skilful design could provide the applicant with the same development potential and amenity and reduce the impact on the views of neighbours. If the answer to that question is no, then the view impact of a complying development would probably be considered acceptable and the view sharing reasonable.*

**Comment:** In the opinion of Council staff, the proposed shed is permissible, however it does not meet the requirements of the DCP in relation to the side and rear setbacks. The reasons for the non-compliance with the DCP are detailed in the report. The location chosen, however, will have the least impact on views due to the natural topography. Altering the development to comply would have the effect of increasing the height of the development with corresponding impacts including a greater impact upon views.

- Height of the shed.

**Comment:** The shed is lower than the height standards adopted in Council's LEP of 9 metres. It is further noted that the applicant has reduced the height of the shed during the assessment process.

- The proximity of the shed to the lot boundaries.

**Comment:** Refer to comments under Section 6.2.4 of the Development Control Plan 2014.

- Inconsistent with the R5 Large Lot Residential Zone objectives.

**Comment:** Refer to comments under Bathurst Regional Local Environmental Plan 2014 section of the report.

- The impact on the road network in the estate with heavy vehicle movements to the shed.

**Comment:** The heavy vehicle movements do not occur on a daily basis as described in the applicants response to the submissions. The roadways are adequate to cater for heavy vehicle movements.

A condition will be imposed on the Development Application to ensure that a prime mover and trailer can enter and leave the site in a forward direction. This will ensure all vehicle manoeuvring occurs on site and that vehicles will not be required to reverse into

the site. This will limit any external impact on the road network.

- Overshadowing.

**Comment:** Whilst there are not adopted standards for sheds, the overshadowing standard usually applied to residential development in Council's Development Control Plan 2014 is two hours of sunlight to be maintained to the living areas and private open space on the 21 June. The proposed development is 5 metres from the closest boundary. The impact of the shed causing overshadowing to adjoining properties is considered minimal.

- The intended use of the shed is to operate a transport business.

**Comment:** Refer to comments regarding the permissibility of the development.

- The current use of the site is to operate a transport business.

**Comment:** Refer to comments regarding the permissibility of the development.

- Environmental impact of washing the vehicles on site.

**Comment:** Whilst washing of vehicles of any sort is something that occurs regularly on many residential lots it cannot occur in such a fashion that results in the pollution of waters. Were that to occur it would potentially be a breach of the Protection of the Environment Operations Act. A condition may be imposed which prohibits the washing of heavy vehicles on site unless it is done in a fashion that does not pollute waters. Further, the noise generated from washing trucks, such as the use of pressure washers, can be limited to certain hours.

- The plans do not include earthworks for the shed, which may alter the height of the shed from natural ground level.

**Comment:** The applicant has submitted amended plans which include additional earthworks and a retaining wall (**attachment 2**). The cut and fill on site is 1 metre.

- Devaluing property values.

**Comment:** Property values are not a planning consideration as they are not a matter prescribed by Section 4.15 of the Environmental Planning and Assessment Act 1979.

Council received a further submission on 5 June, after the formal notification period, from Trevor Cork of McPhee Kelshaw Solicitors representing a group of objectors (**attachment 9**). This submission attempts to cast doubt over the permissibility of the development in the zone by quoting Mr Cork's client's submission that the use of the land to park a commercial vehicle is prohibited in the LEP. The submission also argues that, irrespective of Council's powers to vary the terms of a restriction in the 88B Instrument, Council should not do so lightly. Council staff are of the view that the development is permissible if Council is satisfied it is ancillary to the use of the property as a dwelling. Council staff agree that any decision to alter a covenant, one which neighbours may have relied upon, should not be taken lightly.

### Conclusion

A Development Application has been lodged for a 20 metre x 12 metre shed within the locality of White Rock. The use of the shed is to store amongst other things the prime mover

truck and trailer of the resident of the soon to be constructed dwelling. The resident is the owner and operator of the vehicle. Restrictions can be imposed to ensure that the use of the shed does not become a truck depot.

**Financial Implications:** Nil.

**Bathurst Community Strategic Plan - Objectives and Strategies**

- Objective 28: To plan for the growth of the region and the protection of the region’s environmental, economic, social and cultural assets. Strategy 28.8

**Community Engagement**

- Consult To obtain public feedback on alternatives and/or decisions

## MINUTE

**12 Item 4 DEVELOPMENT APPLICATION NO. 2018/122 – SHED AND EARTHWORKS INCLUDING RETAINING WALL AT 14 IRONSTONE AVENUE, WHITE ROCK. APPLICANT: LAYNE MOULDS. OWNER: MR LR MOULDS (DA/2018/122)**  
**MOVED: Cr J Jennings SECONDED: Cr B Bourke**

**RESOLVED:** That Council:

- (a) defer consideration of Development Application No.2018/122 pending Council obtaining its own legal advice as to the appropriate characterisation of the development;
- (b) pending receipt of that advice that the matter be further considered by Council;
- (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

Against the motion - Nil

Absent - Cr J Rudge

Abstain - Nil

## **5 NAMING OF PUBLIC ROADS – BRENNAN DRIVE, CAIN DRIVE & DOVEY DRIVE (20.00024)**

**Recommendation:** That Council:

- (a) adopt the names Brennan Drive, Cain Drive and Dovey Drive ; and
- (b) direct the Director Environmental, Planning & Building Services to undertake procedures pursuant to the requirements of the Roads Act 1993, to have the name gazetted, should no objections be received.

**Report:** In October 2016 Council approved a Development Application for a 176 lot residential subdivision off the eastern end of Graham Drive and Mendel Drive in Kelso. This subdivision is an extension of the estate known as Marsden Heights.

A location plan and aerial photo are at **attachment 1** and the plan of subdivision at **attachment 2**.

The developer, Hynash Group, have requested the following road names for three of the roads being created in the subdivision. Other roads in the subdivision will be named at a later date.

The proposed names comply with Bathurst Regional Council's *Guidelines for the Naming of Roads*.

### **Brennan Drive**

David John Brennan.

Resided in Rockley NSW.

The first Bathurst District soldier killed in action during a mortar attack at Fire Base Thrush in Vietnam on 6 June 1969.

Memorial details: Garden of Remembrance, Rookwood, NSW.

Corporal in the 9th Battalion, Royal Australian Regiment. Australian Army Service No: 2184013.

NOTE: Brennan Street was Gazetted in No.173 dated 5/11/1976 for the Macquarie Gardens Subdivision at Kelso. Council has previously adopted this name however to date it hasn't been used.

### **Cain Drive**

Peter Francis Cain.

A prominent and highly respected Bathurst solicitor.

Born in Orange in 1938 and died in Bathurst in 2008.

Won a bursary and attended St. Stanislaus College from 1951 – 1955.

Studied in the Seminary for 12 months. Commenced as an Assistant Clerk in the Court of

Petty Sessions in Bathurst Court House and around the State.

In 1962 he married Veronica Livermore and they had four children. Commenced as a Solicitor in 1971 with John King in Bathurst. Was a founding partner at J H King & Cain in 1973 and stayed with King Cain until his death on 9 May 2008.

### **Dovey Drive**

Thomas Robert DOVEY

Born in 1833 and died in 1916.

An original Bathurst Pioneer.

Alan McRae noted the following on 23 April 2012: "Cabin boy, overseer, general and produce store owner, teamster, partner in Fish's Foundry, landowner".

Married Anne Jane Hawkins on 20 March 1861 and they had 12 children.

The name Dovey is noted by the Bathurst History Group with 28 listings.

**Financial Implications:** Funding for this item is contained within existing budgets.

### **Bathurst Community Strategic Plan - Objectives and Strategies**

- Objective 24: To provide and support the provision of accessible, affordable and well planned transport systems. Strategy 24.2
- Objective 32: To ensure Council is supported by an adequate workforce and appropriate governance procedures. Strategy 32.2

### **Community Engagement**

- Consult To obtain public feedback on alternatives and/or decisions



## MINUTE

### **13 Item 5 NAMING OF PUBLIC ROADS – BRENNAN DRIVE, CAIN DRIVE & DOVEY DRIVE (20.00024)**

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

**RESOLVED:** That Council:

- (a) adopt the names Brennan Drive, Cain Drive and Dovey Drive ; and
- (b) direct the Director Environmental, Planning & Building Services to undertake procedures pursuant to the requirements of the Roads Act 1993, to have the name gazetted, should no objections be received.

## **6 BATHURST 2036 HOUSING STRATEGY (20.00089)**

**Recommendation:** That Council:

- (a) adopt the Bathurst 2036 Housing Strategy; and
- (b) notify those who made a submission of its decision.

**Report:** Council commenced the development of the Bathurst 2036 Housing Strategy in 2016. The Bathurst 2036 Housing Strategy will guide how residential development in Bathurst is planned and managed. In particular, it aims to identify the existing and future housing needs of the City of Bathurst and how a range of housing types can be encouraged.

The Bathurst 2036 Housing Strategy is a strategic document which will encourage choice in housing supply to meet the existing and future needs of the City of Bathurst. The Strategy only considers the R1 General Residential, R2 Low Density Residential, B1 Neighbourhood Centre and B3 Commercial Core land use zones. Investigations relating to rural residential development (zone R5 Large Lot Residential) will be completed as part of a future review of the Bathurst Region Rural Strategy.

Given Bathurst's proximity to metropolitan Sydney, Bathurst is predicted to experience increasing pressure for additional residential development. *NSW Department of Planning and Environment's population and housing projection (2016)* predicts that Bathurst's population will reach 55,250 by 2036, an additional 12,170 people. Based on a predicted declining household size to 2.32 people per dwelling in 2036, this equates to an extra 5,245 dwellings.

The Strategy examines the location and type of residential development that could be provided to meet the changing needs of the Bathurst community, ensuring development enhances Bathurst's urban character, manages any associated environmental risk and is appropriately serviced.

The strategic objectives and actions contained within the Housing Strategy will form the cornerstone of planning for the future of Bathurst and its suburbs.

### **Public Exhibition**

Council undertook a two stage consultation process to assist in the development of the strategy.

- Stage 1 Community's vision for housing – What are the opportunities that Council should consider for the future?
- Stage 2 Development of the Strategy – Feedback on draft actions for the future.

#### *Stage 1 consultation*

Consultation with the Bathurst community was undertaken during March 2016 with three workshops held on 14 & 17 March 2016. A summary of the Stage 1 consultation was reported to Council on 15 June 2016 and the associated summary document is available on Council's yoursay website.

#### *Stage 2 consultation*

Consultation with the Bathurst community was undertaken from 6 November 2017 to 8

December 2017 with two information sessions held on 13 November 2017.

As part of the public exhibition at least 430 people were aware of the project and visited the yoursay engagement portal. A total of 15 submissions were received (8 from the Bathurst community and 7 from Government Departments). A copy of the submissions is provided as **attachment 1**. A summary of the submissions received as part of the Stage 2 consultation is provided as **attachment 2**. The attachment also includes Council's response to the submissions and how the draft Housing Strategy has been amended to take into consideration the matters raised.

There were no unresolved matters arising from the submissions and therefore a discussion forum has not been held.

**Attachment 3** is a report that summarises the level of engagement with respect to the draft Bathurst 2036 Housing Strategy during the Stage 2 exhibition period.

*Bathurst 2036 Housing Strategy final report presented to Council for adoption*

The Bathurst 2036 Housing Strategy has been developed to guide the anticipated population growth of the City of Bathurst.

The Strategy is presented in two volumes:

Volume 1 – Background Information  
Volume 2 – The Implementation Plan

Volume 1 – Background Information brings together the background research undertaken in the preparation of the Strategy. It provides detailed analysis in relation to:

- The planning and policy context
- The housing vision
- Demographic analysis
- The issue of affordability
- Housing demand and supply
- Housing Density/Lot Yield
- Visioning consultation

Volume 2 (The implementation Plan) is presented as a standalone document and includes a summary of the detailed research from Volume 1.

The Implementation Plan (Volume 2) identifies the strategic context for the future supply of housing, impacts for future infrastructure provision and opportunities for growth and change. It establishes a strategy for growth through a series of planning precincts. The significant features, constraints and opportunities for each precinct are identified along with recommended objectives and actions to enable planned change.

The Implementation Plan seeks to achieve planned housing growth to:

- Extend the life of the existing vacant land stock
- Improve housing diversity and choice, particularly as household size declines, the population ages and median house price increases
- Address the key messages identified by the community in the visioning process.

The proposed growth strategies seek to:

- Increase living densities and lot yields in appropriate locations;
- Respect the heritage significance of Bathurst's streetscapes, buildings and sites, and take some development pressures off the City's key heritage areas.
- Encourage adaptive reuse of larger heritage sites.
- Maintain the existing open space and plan for new open space where necessary.
- Improve accessibility and walkability to the CBD and Neighbourhood Activity Centres (NACs) and increase the housing stock in close proximity to those centres.
- Encourage higher density living and lot yields on greenfield sites whilst preserving neighbourhood amenity.
- Manage change from old to new housing stock and ensure the impacts of change are managed to complement the existing neighbourhood character.
- Ensure the provision of quality access to NACs and CBD through walking and integrated public transport.
- Encourage master planning of different precincts.
- Encourage the development of high quality urban design principles to manage increased living densities and to manage change between the old and new housing stock.
- Offset increases in living densities with higher design standards relating to matters such as sustainability, accessibility, affordability and ageing in place.

The Strategy recognises that there are a number of methods that could be used to increase the living density of the City with the aim of reducing unrestrained urban sprawl. The identified actions will assist in delaying the zoning of additional land and reducing the City's urban sprawl.

Bathurst's population will continue to age and household size will continue to decrease. The identified actions in the Housing Strategy encourage housing choice and diversity, particularly with respect to lot and household size.

The actions within the Housing Strategy map a balanced approach to managing increasing living densities within the City whilst addressing the identified constraints and the community's desire to maintain the character of the existing neighbourhoods and maintain the rural feel of the City.

Based on current development trends, the Housing Strategy identifies that no further land is required to be zoned prior to 2036 to cater for the expected population growth.

Volume 2 of the Strategy includes a timeframe for delivery of the Strategy as well as a process for ongoing monitoring and review.

### Conclusion

A number of amendments, as outlined in **attachment 2**, have been made to the draft Bathurst 2036 Housing Strategy. There were no unresolved issues arising from the submissions received. It is therefore recommended that Council adopt the Bathurst 2036 Housing Strategy to guide residential development of the City of Bathurst into the future.

The final Strategy is provided at **attachment 4**. Attachment 4 includes an executive summary of the Strategy at the beginning of volume 1.

**Financial Implications:** The Strategy has been prepared by Council within existing budgets.

## **Bathurst Community Strategic Plan - Objectives and Strategies**

- Objective 28: To plan for the growth of the region and the protection of the region's environmental, economic, social and cultural assets. Strategy 28.1
- Objective 33: To be and develop good leaders. Strategy 33.5 33.6

## **Community Engagement**

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

## MINUTE

- 14 **Item 6 BATHURST 2036 HOUSING STRATEGY (20.00089)**  
**MOVED: Cr J Jennings SECONDED: Cr B Bourke**

**RESOLVED:** That Council:

- (a) adopt the Bathurst 2036 Housing Strategy; and
- (b) notify those who made a submission of its decision.

## **7 EDGELLS LANE BRICK PITS WETLAND HYDROLOGICAL ASSESSMENT (13.00086)**

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

**Report:** Council engaged Pitt and Sherry to prepare a hydrological study of the Brick Pit wetlands (Edgells Lane) site and provide advice on how best to manage their ecological habitat value for wetland birds.

The brief for the hydrological assessment included:

- A surface water assessment to determine the origin, frequency and nature of flooding;
- A groundwater assessment to assess the movement of groundwater between the site's aquifers, Macquarie River and Raglan Creek and the impact of water levels in the wetland;
- A concept plan for enhancement of the wetlands through the addition of supplementary water; and
- Recommended actions to enable the development of a detailed design of the wetland enhancements.

The completed report is provided at **attachment 1**.

The hydrological assessment found that the Brick Pit wetlands are located in the floodplain between the Macquarie River and Raglan Creek, at an elevation below the banks of both waterways. It found that the primary mechanism for the flooding of the Brick Pit wetlands is the Macquarie River overtopping its banks, which occurs at a frequency of about once every five to 10 years. The Raglan Creek diversion, which is located upstream (south) of the Great Western Highway, was constructed by Roads and Maritime Services to reduce nuisance flooding on the Highway and is likely to be having an impact on the frequency of flooding of the wetlands.

The wetting and drying of the Brick Pit wetlands indicates that the flooding from the Macquarie River and Raglan Creek is not the only mechanism that controls inflows and outflows. A connection to the aquifers underlying the flood plain is hypothesised, that may be recharged during flood events and drawn down by extraction and natural seepage between flood events.

Groundwater modelling using soil profiles obtained from bore logs indicates that the Brick Pit wetlands is recharged during dry periods from an underlying aquifer and also through the aquifer from the Macquarie River and Raglan Creek. This can sustain water levels in some areas of the wetlands during dry periods for three or more years. Groundwater extraction will also affect water levels at the wetland.

Because of the flooding and groundwater influences on the hydrology of the wetland, the wetland is likely to have low water levels for approximately 90% of the time and occasionally be dry.

A concept plan to protect and enhance the quality and diversity of habitat of the wetland is included in the report. Enhanced habitat quality will be achieved primarily through providing more permanent water in the wetland and undertaking minor earth moving works to improve habitat and hydrology/hydraulics in the wetland. Based on the likely impact of the aquifer on wetland water levels, the report recommended that water be added to the wetland by pumping from the aquifer via the existing well adjacent to the wetland. This will allow three zones to be developed within the Brick Pit being:

- A permanent deeper open water zone in the northern portion of the wetland;
- An ephemeral/shallow wetland zone in the southern portion of the wetland; and
- A terrestrial zone surrounding the wetland and an island within the permanent water zone.

Discussions with the consultant following submission of the report also identified that it may be possible to source supplementary water for the wetlands by extracting flows from Raglan Creek during periods of high flow by a gravity system. This option will be further explored during the detailed design phase.

The following steps are recommended to progress the project to detailed design:

- Undertake further modeling to improve the calibration of the hydrological model to the gauge records in order to yield a better fit for flows exceeding the 10% AEP (10 year ARI) events;
- Further site investigations in the form of test bore holes and soil tests to estimate the extent and nature of the aquifer below the floodplain; and
- Further investigations into possible bore water extraction in the area.

**Financial Implications:** The hydrological study was funded from a \$50,000 allocation in the 2017-2018 Operating Plan. A further \$50,000 has been requested in the 2018-2019 operating plan which will allow for the development of the detailed design of the wetland.

### **Bathurst Community Strategic Plan - Objectives and Strategies**

- Objective 10: To protect and enhance the region's biodiversity. Strategy 10.4, 10.7

### **Community Engagement**

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



**MINUTE**

**15 Item 7 EDGELLS LANE BRICK PITS WETLAND HYDROLOGICAL ASSESSMENT (13.00086)**

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

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

## **8 BATHURST REGION ECONOMIC DEVELOPMENT STRATEGY 2018–2022 (20.00071)**

**Recommendation:** That Council adopt the Bathurst Region Economic Development Strategy 2018–2022.

**Report:** The Bathurst Region Economic Development Strategy 2018–2022 presents a framework by which the Council, in partnership with industry and the community, can take a coordinated approach to retaining and growing the existing economic base of the region, as well as attracting new investment. Council, at its meeting held 18 April 2018, resolved to place the draft Strategy on public exhibition. The Strategy was placed on public exhibition on 21 April 2018 for 28 days.

The Economic Development Strategy 2018–2022 is the third iteration of the Strategy for the Bathurst region. The vision of the draft Strategy is for Bathurst to become:

“A pioneering, adaptable economic hub that celebrates the regions rich diversity, culture, skills and history, yet nourishes innovative, nimble industries and professionals of the future.”

The objectives of the new Strategy have been based on “Economic Enablers” that were identified through Council business development programs, key stakeholder engagement and community consultation. The objectives are as follows:

1. Nurture economic and cultural infrastructure development.
2. Planning processes that protect and grow a vibrant region.
3. Market-leading promotional campaigns and events.
4. Support local business growth, partnerships and skill development.
5. Grow local employment, investment and attract new businesses.
6. Develop Bathurst into a Smart City.

The Western Research Institute (WRI) was engaged to undertake a range of community engagement and research activities to assist Council’s strategy development. The outputs of these activities provided Council with a strong understanding of the features, strengths and challenges affecting economic development in the region. These activities included:

- A socioeconomic profile of the Bathurst Region.
- A review of strategic economic documentation developed by Council and other stakeholder organisations.
- Four community engagement forums consisting of approximately 100 participants.
- A short survey, developed to gather feedback from the Bathurst business community and the wider community. Approximately 45 survey responses were received.
- An analysis of the information gathered from community engagement with input from relevant strategic documentation.

During the exhibition period, Council held a community information session and also received a number of submissions (see **attachment 1**). The feedback received during the exhibition period has been incorporated into the final version of the Economic Development Strategy 2018–2022. The following changes were made:

- Diversification in agricultural production due to changing climate conditions added as an opportunity (page 15).
- Climate change added as a threat due to the potential impact on agricultural businesses (page 15).

- Timeframe for the upgrade of Chifley and Winburndale Dams changed from Long Term to Medium Term (page 38).
- Activation of the night-time economy added to the Action Plan (page 41).
- Support of programs that address Equal Employment Opportunity (EEO) and gender equality in the workplace added to the Action Plan (page 42).
- Exploration of "smart practices" in town planning, workforce development and partnerships with neighbouring Councils added to the Action Plan (page 43).

Council also anticipates that the NSW Government will shortly provide the next draft of the Regional Economic Development Strategy (REDS), which places Bathurst and Oberon within the same Functional Economic Region (FER). Many of the activities within the Bathurst Region Economic Development Strategy 2018–2022 have been incorporated into the REDS, which will primarily be used to support grant applications for economic infrastructure.

The Final Economic Development Strategy 2018–2022 is provided at **attachment 2**.

### Conclusion

The Bathurst Region Economic Development Strategy 2018–2022 has been developed incorporating the conversations, comments, suggestions and feedback that have taken place over the past 18 months. It identifies and responds to the community's economic vision and priorities for the future. The feedback received during the exhibition period has been considered and incorporated into the final version.

It is recommended that Council adopt the Economic Development Strategy 2018–2022.

**Financial Implications:** Funding for this item is contained within existing budgets.

### **Bathurst Community Strategic Plan - Objectives and Strategies**

- Objective 1: To attract employment, generate investment and attract new economic development opportunities. Strategy 1.1

### **Community Engagement**

- Collaborate To partner with the public in each aspect of decision making including the development of alternatives and identification of the preferred solution.

**MINUTE**

**16 Item 8 BATHURST REGION ECONOMIC DEVELOPMENT STRATEGY 2018–2022 (20.00071)**

**MOVED: Cr J Jennings SECONDED: Cr W Aubin**

**RESOLVED:** That Council adopt the Bathurst Region Economic Development Strategy 2018–2022.

Yours faithfully

A handwritten signature in black ink, appearing to read 'N Southorn', with a long horizontal flourish extending to the right.

N Southorn  
**DIRECTOR**  
**ENVIRONMENTAL, PLANNING & BUILDING SERVICES**

**DIRECTOR CORPORATE SERVICES & FINANCE'S REPORT AND  
MINUTES**

ORDINARY MEETING OF BATHURST REGIONAL COUNCIL

20 JUNE 2018

## **1 STATEMENT OF INVESTMENTS (16.00001)**

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

**Report:** \$75,380,000 was invested at 30 May, 2018 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:

	<b><u>Rating</u></b>	<b><u>Balance</u></b>	<b><u>Average Return</u></b>
<b><u>Short Term 1 – 365 Days</u></b> <b>(comprising Commercial Bills, Term Deposits, Debentures and Certificates of Deposits):</b>			
National Australia Bank Limited	A1+	\$6,000,000.00	2.55%
Bankwest	A1+	\$1,500,000.00	2.50%
Westpac	A1+	\$1,500,000.00	
Bank of Queensland Limited	A2	\$12,500,000.00	2.21%
People's Choice Credit Union	A2	\$4,500,000.00	2.64%
IMB	A2	\$1,500,000.00	2.60%
G & C Mutual Bank Limited	A3	\$1,500,000.00	2.65%
Auswide Bank	A3	\$3,500,000.00	2.70%
Maritime, Mining & Power Credit Union Ltd	ADI	\$4,500,000.00	2.69%
Railways Credit Union Limited	ADI	<u>\$2,000,000.00</u>	<u>2.73%</u>
		<b>\$39,000,000.00</b>	<b>2.40%</b>
<b><u>Long Term &gt; 365 Days</u></b> <b>(comprising Commercial Bills, Term Deposits, Debentures and Bonds):</b>			
<b><u>Floating Rate Term Deposits</u></b>			
CBA Deposit Plus	AA-	\$1,500,000.00	2.72%
CBA Deposit Plus 1	AA-	\$1,500,000.00	2.77%
CBA Deposit Plus 2	AA-	\$1,500,000.00	3.04%
WBC Coupon Select	AA-	\$2,000,000.00	2.98%
WBC Coupon Select 1	AA-	\$3,000,000.00	3.00%
WBC Coupon Select 2	AA-	\$1,500,000.00	2.95%
Maritime Mining & Power Credit Union Ltd	ADI	<u>\$1,830,000.00</u>	<u>1.70%</u>
		<b>\$12,830,000.00</b>	<b>2.75%</b>
<b><u>Fixed, Negotiable &amp; Tradeable Certificates of Deposits</u></b>			
Greater Bank Ltd	BBB	\$1,000,000.00	3.34%
Greater Bank Ltd	BBB	<u>\$2,000,000.00</u>	<u>1.55%</u>
		<b>\$3,000,000.00</b>	<b>2.15%</b>
<b><u>Floating Rate Notes</u></b>			
Commonwealth Bank of Aust.	AA-	\$1,000,000.00	2.98%
CBA Climate Bond	AA-	\$1,000,000.00	2.95%
Suncorp Metway	A+	\$1,000,000.00	3.31%
Rabobank	A+	\$1,000,000.00	3.32%
AMP	A	\$1,000,000.00	3.08%
AMP	A	\$800,000.00	3.02%
AMP	A	\$1,000,000.00	3.13%

Macquarie Bank	A	\$1,000,000.00	2.92%
Bank of Queensland	BBB+	\$1,000,000.00	2.92%
Bank of Queensland 1	BBB+	\$2,000,000.00	3.10%
Bank of Queensland 2	BBB+	\$1,000,000.00	3.07%
Bendigo & Adelaide Bank 2	BBB+	\$1,000,000.00	2.90%
Bendigo & Adelaide Bank 3	BBB+	\$1,000,000.00	3.04%
Members Equity 3	BBB	\$750,000.00	3.21%
Police Bank Ltd 1	BBB	\$1,000,000.00	3.08%
Police Bank Ltd 2	BBB	\$1,000,000.00	3.02%
Credit Union Australia 3	BBB	\$1,000,000.00	3.64%
Newcastle Permanent	BBB	\$1,000,000.00	3.40%
Newcastle Permanent 2	BBB	\$1,000,000.00	3.59%
Newcastle Permanent 3	BBB	<u>\$1,000,000.00</u>	<u>3.71%</u>
		<b>\$20,550,000.00</b>	<b>3.16%</b>

**Total Investments** **\$75,380,000.00** **2.66%**

***These funds were held as follows:***

Reserves Total (includes unexpended loan funds)	\$37,616,372.00
Grants held for specific purposes	\$2,773,031.00
Section 94 Funds held for specific purposes	\$32,931,328.00
Unrestricted Investments	\$2,059,269.00
<b>Total Investments</b>	<b><u>\$75,380,000.00</u></b>

**Total Interest Revenue to 31 May 2018** **\$2,081,206.35** **2.66%**

**A Jones**  
**Responsible Accounting Officer**

**Financial Implications:** **Attachment 1** shows Council's year to date performance against the benchmarks contained in Council's Investment Policy. Council has outperformed each of the benchmarks required and complied with the Ministers Investment Order.

**Bathurst Community Strategic Plan - Objectives and Strategies**

- Objective 28: To plan for the growth of the region and the protection of the region's environmental, economic, social and cultural assets. Strategy 28.6

**Community Engagement**

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

## MINUTE

- 17 Item 1 STATEMENT OF INVESTMENTS (16.00001)  
MOVED: Cr B Bourke SECONDED: Cr A Christian

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



## **2 MONTHLY REVIEW - 2017/2021 DELIVERY PLAN AND OPERATIONAL PLAN 2017-2018 (16.00148)**

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

**Report:** Bathurst Regional Council has in place the Bathurst 2036 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 Part VI of the Community Strategic Plan which was adopted by Council on 20 February 2013. 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](http://www.bathurst.nsw.gov.au/council/general-information/public-documents). A listing of the Objectives and Strategies from the Bathurst 2036 Community Strategic Plan can be found within the Plan commencing from page 34.

At **attachment 1** is an update of Council's progress towards achieving the Strategies and Objectives for the 2017-2021 Delivery Plan and the Annual Operational Plan 2017-2018.

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 28: To plan for the growth of the region and the protection of the region's environmental, economic, social and cultural assets. Strategy 28.6
- Objective 29: To guide the construction and provision of new infrastructure/facilities and services and the management and upgrading of existing assets and service levels. Strategy 29.3
- Objective 33: To be and develop good leaders. Strategy 33.5

### **Community Engagement**

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

**MINUTE**

**18 Item 2 MONTHLY REVIEW - 2017/2021 DELIVERY PLAN AND OPERATIONAL PLAN 2017-2018 (16.00148)**

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

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

### **3 SUNDRY SECTION 356 DONATIONS, BATHURST MEMORIAL ENTERTAINMENT CENTRE COMMUNITY USE SUBSIDY AND MOUNT PANORAMA FEE SUBSIDY (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 May 2018.

**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:	\$Nil
BMEC Community use:	\$Nil
Mount Panorama:	\$3,690.30

#### **Bathurst Community Strategic Plan - Objectives and Strategies**

- Objective 28: To plan for the growth of the region and the protection of the region's environmental, economic, social and cultural assets. Strategy 28.6
- Objective 30: To identify the needs of the community and encourage and support communication, interaction and support within the community. Strategy 30.5

#### **Community Engagement**

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

**MINUTE**

**19 Item 3 SUNDRY SECTION 356 DONATIONS, BATHURST MEMORIAL ENTERTAINMENT CENTRE COMMUNITY USE SUBSIDY AND MOUNT PANORAMA FEE SUBSIDY (18.00004)**

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

**RESOLVED:** That the information be noted and any additional expenditure be voted.

#### **4 POWER OF ATTORNEY (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.

- Essential Energy - Proctor Park, Gormans Hill Road, Gormans Hill - Lot 1, DP128895 and Lot 131, DP1123581 - Transfer granting easement
- Eodo Pty Ltd - Limekilns Road, Kelso - Lot 1021, DP1233843 - Transfer releasing easement
- JR & SG Wallace - 31 Hampden Park Road, Kelso - Lot 3, DP1242636 - Transfer

#### **Linen Plan Release**

- ML Bayliss & TS Kirby - Two lot residential subdivision - Lot 31, DP773473 - 97 Boundary Road, Robin Hill

**Financial Implications:** Nil.

#### **Bathurst Community Strategic Plan - Objectives and Strategies**

- Objective 32: To ensure Council is supported by an adequate workforce and appropriate governance procedures. Strategy 32.2

#### **Community Engagement**

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

## MINUTE

- 20 Item 4 POWER OF ATTORNEY (11.00007)  
MOVED: Cr W Aubin SECONDED: Cr J Jennings

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

## **5 SUBMISSIONS - DRAFT DELIVERY PLAN 2018-2022 AND OPERATIONAL PLAN 2018/2019 (16.00155)**

**Recommendation:** That Council consider the submissions individually.

**Report:** Council has had the Draft Bathurst Delivery Plan 2018-2022 and Operational Plan 2018/2019 (DP/OP) on exhibition for the required period of 28 days.

Council has received a number of submissions in relation to the DP/OP. Submissions were made on various matters and are detailed below for Councillors information:

### **(a) Bathurst Golf Club**

**Recommendation:** That Council not amend the DP/OP in respect of this submission..

**Report:** Council has received a submission from Bathurst Golf Club (BGC), see **attachment 1**, requesting a review of their raw water pricing. BGC has met with Council on several occasions in relation to their water charges. After consultation and in an effort to alleviate some of their burden, the tariff steps were amended in the 2018/2019 Revenue Policy:

Community Clubs:

2017/2018 Tariff Steps		2018/2019 Tariff Steps	
kl	c per kl	kl	c per kl
0 - 18,000	0.77	0 - 18,000	0.81
18,001 - 32,000	1.02	18,001 - 45,000	1.07
> 32,000	1.51	> 45,000	1.68

These steps were amended based on the Golf Club's previous water usage to ensure that their water bills were less onerous. With the increased step in the centre portion, a user will pay 44 cents per kilolitre less for water used in the 32,000 to 45,000 range being a saving of \$5,720. The final step has been increased to ensure that there is a disincentive for excessive water usage.

BGC has put forward two different proposals for consideration by Council. The first is to change the Tier 2 top step from 45,000 kl to 65,000 kl. This would result in a loss of revenue to Council of \$14,250 for an annual consumption of 65,000 kl. The second proposal includes the change in Tier 2 steps and reduce the Tier 3 charges to \$1.59 per kl. This proposal would also reduce Council's revenue by \$14,250 for a annual consumption of 65,000 kl and give no incentive to reduce water consumption.

The saving of \$5,720 already included in the advertised Revenue Policy provides BGC with some relief and the tariffs proposed are set to encourage efficient use of water, and therefore it is recommended not to change the tariffs as advertised.

**Financial implications:** If the recommendation is adopted, there will be no change to the Bathurst Delivery Plan 2018-2022 and Operational Plan 2018/2019.

**(b) Bathurst Edgell Jog**

**Recommendation:** That Council amend the DP/OP to provide a donation of \$13,000 to the Bathurst Edgell Jog as a section 356 donation.

**Report:** Contained within Council's draft budget is an amount of \$6,000 for assistance with the organising of the Bathurst Edgell Jog. A submission has been received, shown at **attachment 2**, requesting further assistance following a meeting between the organising committee and the Council. The DP/OP contains a sundry vote of \$20,000 for donations through section 356 and it is proposed to increase the funding for the Jog to \$13,000 by reducing the sundry vote to \$13,000 for the 2018/2019 year.

**Financial implications:** If the recommendation is adopted, there will be no financial implication to the Bathurst Delivery Plan 2018-2022 and Operational Plan 2018/2019.

**(c) Rebellion on the Turon**

**Recommendation:** That Council not amend the DP/OP in respect of this submission.

**Report:** Contained within Council's draft budget under Section 356 donations is an amount of \$500 for assistance with the organising the Rebellion on the Turon. A submission has been received, shown at **attachment 3**, requesting further assistance from Council for an additional \$11,890. The DP/OP contains a sundry vote of \$20,000 for donations through section 356. If Council agrees to fund the Edgell Jog as per the last item, this will leave an amount of \$13,000 in section 356 donations. If Council agrees to this request also, it will reduce the sundry vote to \$1,110 for the 2018/2019 year.

**Financial implications:** If the recommendation is adopted, there will be no financial implication to the Bathurst Delivery Plan 2018-2022 and Operational Plan 2018/2019.

**(d) Scallywags Child Care Centre Expansion**

**Recommendation:** That Council note the submission.

**Report:** Mr Nicholas Murphy has made a submission (shown at **attachment 4**) supporting the expansion of the Centre.

**Financial implications:** If the recommendation is adopted, there will be no change to the Bathurst Delivery Plan 2018-2022 and Operational Plan 2018/2019.

**(e) The Bridle Track**

**Recommendation:** That Council not amend the DP/OP in respect of the submission.

**Report:** Mr Glenn Floyd, a resident of Orange has made a submission requesting Council fix the Bridle Track (shown at **attachment 5**). As Council is aware, this road has been damaged for several years and is unable to be repaired within current funding limitations and noting the significant engineering works required.



**Financial implications:** If the recommendation is adopted, there will be no change to the Bathurst Delivery Plan 2018-2022 and Operational Plan 2018/2019.

**(f) Accessibility, Lack of Parking and Employment Opportunities**

**Recommendation:** That Council not amend the DP/OP in respect of the submission.

**Report:** Council has received a submission from Vanessa Comiskey (shown at **attachment 6**) that there is a lack of commitment in the DP/OP to disability access, addressing all day parking opportunities, and strengthening training and employment in the region. The items referred to in this submission are about changes to the Objectives shown in the Bathurst 2040 Community Strategic Plan which is outside the scope of the DP/OP focus.

**Financial implications:** If the recommendation is adopted, there will be no change to the Bathurst Delivery Plan 2018-2022 and Operational Plan 2018/2019.

**(g) Water and Sewerage Availability Charges**

**Recommendation:** That Council not amend the DP/OP in respect of the submission.

**Report:** Council has received a submission from Ray Carter (see **attachment 7**), Horton Rhodes Lawyers (see **attachment 8**), Heath Consulting Engineers (see **attachment 9**) and David Hagney who works for Mr Carter's company (see **attachment 10**) in relation to water and sewerage service availability charges. The submissions request Council to review the method of water and sewer fund non-residential access charges. Council has reviewed these access charges and has found that they reflect a cost recovery on each of the services. Council's Water and Sewer Funds are based on Council recovering its operational costs by way of income received respectively from water and sewerage access charges together with income from usage charges.

Mr Carter, and his related parties, contend that Council is unable to make an annual charge under section 501 of the Local Government Act 1993, as amended, for a charge to an essential / fire service through a dedicated pipe or through the same pipe and meter that supplies drinking water.

Section 501 of the Act states that:

- 501 For what services can a council impose an annual charge?*
- (1) A council may make an annual charge for any of the following services provided, or proposed to be provided, on an annual basis by the council:*
    - water supply services*
    - sewerage services*
    - drainage services*
    - waste management services (other than domestic waste management services)*
    - any services prescribed by the regulations.*
  - (2) A council may make a single charge for two or more such services.*
  - (3) An annual charge may be levied on each parcel of rateable land for which the service is provided or proposed to be provided.*

Council does, in accordance with the Act, impose an annual charge on each parcel of rateable land for which a water service is provided or proposed to be provided. Council's water supply responsibility ends at the meter servicing the property and charges the property based on the size of the meter installed as this reflects the load that can be potentially placed on Council's infrastructure. Council, in relation to that water supply, does not direct, once the water enters the property, how that water is used nor whether it is used for drinking or for fire fighting purposes required under the relevant BCA Standards. Council has previously provided the opportunity for meter downsizing where available.

Mr Carter et al assert that under clause 125 of the Local Government Regulation (General) 2005 that he has an "emergency service" at each of his premises where a fire service is maintained.

*125 Services for which an annual charge may be imposed (section 501)*

*(1) Emergency services provided or proposed to be provided within the area of the Blue Mountains City Council are prescribed for the purposes of section 501 of the Act.*

*(2) In this clause, emergency services includes (without limitation) bushfire and other fire services, civil emergency services, and management services associated with emergency services.*

Clause 125 was enacted to give direction under the 5th dot point under section 501(1) of the Act (shown above): "any services prescribed by the regulations". Clause 125 is specifically directed towards emergency services in the Blue Mountains City Council area only.

Council uses the availability pricing method shown in NSW Government's Best Practice Management of Water Supply and Sewerage Guidelines. Council's calculation of the access charges have been reviewed by the Minister for Water and Utilities in 2004 and the Minister for Water in 2009. Both Ministers have supported Council's approach as "responsible" and "appropriate".

The power to impose availability (s501) and usage (s502) charges have also recently been contested in court and found to be legal charges. Horton Rhodes Lawyers represented Prefabricated Buildings Pty Ltd, one of Mr Carter's companies, in the NSW Land and Environment Court against Council regarding this matter. Prefabricated Buildings Pty Ltd's application was dismissed with Robson J finding that "it appears clear that Council is entitled to charge for services based on both actual use and availability of those services" and that the accessibility charges had not been unlawfully levied under the Act. A copy of the decision [2017] NSWLEC 44 is shown at **attachment 11**.

**Financial implications:** If the recommendation is adopted, there will be no change to the Bathurst Delivery Plan 2018-2022 and Operational Plan 2018/2019.

#### **(h) Submission from Mr G A Crisp**

**Recommendation:** That Council not amend the DP/OP in respect of the submission received from Mr G A Crisp.

**Report:** Council has received a submission from Mr G A Crisp dated 5 June 2017. The submission does not actually address any content of the DP/OP but is titled as a submission. The submission by Mr Crisp contains complaints and allegations much of which are unrelated to the DP/OP process. It is not possible to dissect those matters from the

remainder of the submission. Much of the material:

- (i) has been raised before
- (ii) involves allegations made against a range of persons and is not necessarily related to the Bathurst Delivery Plan 2018-2022 or the Operational Plan 2018/2019
- (iii) is defamatory and will not be re-published by Council.

The submission from Mr Crisp has been provided to Councillors as a confidential memorandum **under separate cover**.

**Financial implications:** If the recommendation is adopted, there will be no change to the Bathurst Delivery Plan 2018-2022 and Operational Plan 2018/2019.

**(i) Submission from Council**

**Recommendation:** That Council amend the DP/OP in respect of the submission.

**Report:** The DP/OP is a derivative of the Bathurst 2040 Community Strategic Plan (CSP) and the actions and tasks proposed in the DP/OP are linked to the objectives shown in the CSP. The DP/OP was formulated whilst the CSP was in draft format for public submission. As a result of submissions, the objectives in the CSP were changed and therefore the DP/OP actions and targets are required to be linked to the new document. A table showing the amendments is shown **attachment 12**.

**Financial implications:** If the recommendation is adopted, there will be no change to the Bathurst Delivery Plan 2018-2022 and Operational Plan 2018/2019.

**(j) Submission from Council**

**Recommendation:** That Council amend the DP/OP in respect of the submission.

**Report:** Several issues have arisen between the draft DP/OP being adopted and the closing of public submissions.

It is recommended that the following changes be adopted:

1. Council has been advised that it will receive a grant from Restart NSW for \$1,000,000 towards the Mt Panorama Boardwalk. The full cost of the project is \$2,081,000, with the rest of the funding, \$1,081,000, to be sourced from Section 7.11 funds. Net cost to the DP/OP is nil.
2. Council has been successful in obtaining Community Child Care Fund grants for a three year period. The grants are for 2018/2019 \$150,000, 2019/2020 \$100,000 and 2020/2021 \$100,000. These grants will match the expenditure on the transition of the Family Day Care operation. Net cost to the DP/OP is nil.
3. The John Matthews Sports Complex. Council staff have now costed the redevelopment of the complex which includes upgrading all courts to ITF compliance; including Acrylic Hardcourt Surface courts, synthetic grass courts and Hot Shots courts for juniors, along with additional seating, shelters, walkways and fencing. The redevelopment is estimated

to cost \$2,700,000, being funded by NSW State Government grant of \$2,025,000 which has been applied for and awaiting on approval, Tennis NSW contribution of \$270,000 and Section 7.11 contributions of \$405,000. Net cost to the DP/OP is nil.

**Financial implications:** If the recommendation is adopted, there will be no financial implication for the Bathurst Delivery Plan 2018-2022 and Operational Plan 2018/2019.

#### **(k) Sporting Grants**

**Recommendation:** That Council not amend the DP/OP in respect of this submission.

**Report:** Contained within Council's draft budget under Section 356 donations is an amount of \$20,000 for the Bathurst District Sport & Recreation Council (BDSRC). The BDSRC have requested an increase in Sporting Grants to \$30,000, see submission, shown at **attachment 13**, requesting further assistance from Council for an additional \$10,000. .

The BDSRC are allocated \$20,000 per annum through Section 356 and, in the last two years, have given grants of \$20,000 (07/02/2018 - DES Item 3) and \$7,248 (01/02/2017 - DCSF Item 8).

The DP/OP contains a sundry vote of \$20,000 for donations through Section 356. If Council agrees to fund the Edgell Jog and Rebellion on the Turon as per previous items, there would only be \$1,110 remaining to fund this submission.

**Financial implications:** If the recommendation is adopted, there will be no financial implication to the Bathurst Delivery Plan 2018-2022 and Operational Plan 2018/2019.

**Financial Implications:** If the recommendations are adopted, the changes will be incorporated into the Delivery Plan 2018-2022 and Operational Plan 2018/2019 which will become the budget for Bathurst Regional Council for 2018/2019.

#### **Bathurst Community Strategic Plan - Objectives and Strategies**

- Objective 28: To plan for the growth of the region and the protection of the region's environmental, economic, social and cultural assets. Strategy 28.6
- Objective 29: To guide the construction and provision of new infrastructure/facilities and services and the management and upgrading of existing assets and service levels. Strategy 29.3
- Objective 33: To be and develop good leaders. Strategy 33.5

#### **Community Engagement**

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

**MINUTE**

**21 Item 5 SUBMISSIONS - DRAFT DELIVERY PLAN 2018-2022 AND OPERATIONAL PLAN 2018/2019 (16.00155)**

**MOVED: Cr B Bourke SECONDED: Cr A Christian**

**RESOLVED:** That Council consider the submissions individually.

**MINUTE**

**22 Item 5.01 SUBMISSIONS - DRAFT DELIVERY PLAN 2018-2022 AND OPERATIONAL PLAN 2018/2019 (16.00155)**

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

Cr Fry declared a pecuniary interest in this item, left the Chamber and took no part in discussion or voting.

Reason: Employee of Skillset who consult for the Bathurst Golf Club.

(a) **Bathurst Golf Club**

**RESOLVED:** That Council not amend the DP/OP in respect of this submission.

**MINUTE**

**23 Item 5.02 SUBMISSIONS - DRAFT DELIVERY PLAN 2018-2022 AND OPERATIONAL PLAN 2018/2019 (16.00155)**

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

**(b) Bathurst Edgell Jog**

**RESOLVED:** That Council amend the DP/OP to provide a donation of \$13,000 to the Bathurst Edgell Jog as a section 356 donation.

**MINUTE**

**24 Item 5.03 SUBMISSIONS - DRAFT DELIVERY PLAN 2018-2022 AND OPERATIONAL PLAN 2018/2019 (16.00155)**

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

**(c) Rebellion on the Turon**

**RESOLVED:** That Council amend the DP/OP to provide a donation of \$5,000 to the Rebellion on the Turon as a Section 356 Donation.



**MINUTE**

**25 Item 5.04 SUBMISSIONS - DRAFT DELIVERY PLAN 2018-2022 AND OPERATIONAL PLAN 2018/2019 (16.00155)**

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

**(d) Sallywags Child Care Centre Expansion**

**RESOLVED:** That Council note the submission.

**MINUTE**

**26 Item 5.05 SUBMISSIONS - DRAFT DELIVERY PLAN 2018-2022 AND OPERATIONAL PLAN 2018/2019 (16.00155)**

**MOVED: Cr J Jennings SECONDED: Cr W Aubin**

**(e) The Bridle Track**

**RESOLVED:** That Council not amend the DP/OP in respect of the submission.

**MINUTE**

**27 Item 5.06 SUBMISSIONS - DRAFT DELIVERY PLAN 2018-2022 AND OPERATIONAL PLAN 2018/2019 (16.00155)**

**MOVED: Cr M Morse SECONDED: Cr J Fry**

(f) **Accessibility, Lack of Parking and Employment Opportunities**

**RESOLVED:** That Council not amend the DP/OP in respect of the submission.

**MINUTE**

**28 Item 5.07 SUBMISSIONS - DRAFT DELIVERY PLAN 2018-2022 AND OPERATIONAL PLAN 2018/2019 (16.00155)**

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

**(g) Water and Sewerage Availability Charges**

**RESOLVED:** That Council not amend the DP/OP in respect of the submission.

**MINUTE**

**29 Item 5.08 SUBMISSIONS - DRAFT DELIVERY PLAN 2018-2022 AND OPERATIONAL PLAN 2018/2019 (16.00155)**

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

**(h) Submission from Mr G A Crisp**

**RESOLVED:** That Council not amend the DP/OP in respect of the submission received from Mr G A Crisp.

**MINUTE**

**30 Item 5.09 SUBMISSIONS - DRAFT DELIVERY PLAN 2018-2022 AND OPERATIONAL PLAN 2018/2019 (16.00155)**

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

**(i) Submission from Council**

**RESOLVED:** That Council amend the DP/OP in respect of the submission.

**MINUTE**

**31 Item 5.1 SUBMISSIONS - DRAFT DELIVERY PLAN 2018-2022 AND OPERATIONAL PLAN 2018/2019 (16.00155)**

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

**(j) Submission from Council**

**RESOLVED:** That Council amend the DP/OP in respect of the submission.

**MINUTE**

**32 Item 5.11 SUBMISSIONS - DRAFT DELIVERY PLAN 2018-2022 AND OPERATIONAL PLAN 2018/2019 (16.00155)**

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

**(k) Sporting Grants**

**RESOLVED:** That Council not amend the DP/OP in respect of this submission.



## **6 DELIVERY PLAN 2018-2022 AND OPERATIONAL PLAN 2018/2019 (16.00155)**

**Recommendation:** That:

- (a) Following consideration of the submissions received by Council, the Draft Delivery Plan 2018-2022 and Operational Plan 2018/2019 be adopted as the Bathurst Regional Council Delivery Plan and Operational Plan, subject to the inclusion of any amendment adopted as a result of the submissions received, and all expenditure and income items incorporated in the Operational Plan 2018/2019 be voted.
- (b) Councillors remuneration be set at the maximum level for the category Regional Rural as published by the Local Government Remuneration Tribunal.
- (c) It be noted that Council has reviewed its organisation structure in accordance with section 333 of the Local Government Act 1993 as amended.

**Report:** The Draft Delivery Plan 2018-2022 and Operational Plan 2018/2019 has been advertised for the statutory 28 days and submissions were received during the exhibition period.

Council considered these submissions in the previous report (DCSF #5 of 20 June 2018) and any adjustment to the Draft Delivery Plan 2018-2022 and Operational Plan 2018/2019 adopted at that item will now have to be included in the formal adoption of the Plan.

The adopted budget contains an allowance for Councillors to be paid in accordance with the maximum level allowed by the Local Government Remuneration Tribunal under the category, Regional Rural, as shown at **attachment 1**.

Under section 333 of the Local Government Act 1993 as amended, the Council must review, and may re-determine, the organisation structure within 12 months after any ordinary election of the Council. The organisation structure was reviewed during the Operational Plan development.

**Financial Implications:** The Delivery Plan 2018-2022 and Annual Operational Plan 2018/2019 is the budget of the Bathurst Regional Council for the 2018/2019 financial year.

### **Bathurst Community Strategic Plan - Objectives and Strategies**

- Objective 28: To plan for the growth of the region and the protection of the region's environmental, economic, social and cultural assets. Strategy 28.6
- Objective 29: To guide the construction and provision of new infrastructure/facilities and services and the management and upgrading of existing assets and service levels. Strategy 29.3
- Objective 33: To be and develop good leaders. Strategy 33.5

## **Community Engagement**

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

## MINUTE

### **33 Item 6 DELIVERY PLAN 2018-2022 AND OPERATIONAL PLAN 2018/2019** **(16.00155)**

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

**RESOLVED:** That:

- (a) Following consideration of the submissions received by Council, the Draft Delivery Plan 2018-2022 and Operational Plan 2018/2019 be adopted as the Bathurst Regional Council Delivery Plan and Operational Plan, subject to the inclusion of any amendment adopted as a result of the submissions received, and all expenditure and income items incorporated in the Operational Plan 2018/2019 be voted.
- (b) Councillors remuneration be set at the maximum level for the category Regional Rural as published by the Local Government Remuneration Tribunal.
- (c) It be noted that Council has reviewed its organisation structure in accordance with section 333 of the Local Government Act 1993 as amended.

## **7 2018/2019 REVENUE POLICY (16.00155)**

**Recommendation:** That, following consideration of the submissions received by Council, the Revenue Policy for 2018/2019, as presented to Council, be adopted as the Bathurst Regional Council 2018/2019 Revenue Policy with the inclusion of any amendments adopted as a result of the submissions received.

**Report:** Council's Revenue Policy for 2018/2019 has been advertised for the statutory 28 days and submissions considered by Council.

Included in this year's Plan is the provision of eight waste management vouchers consisting of:

- two (2) x Mixed Refuse Vouchers of 200kg each
- two (2) x Mixed Refuse Vouchers of 100kg each
- two (2) x Green Waste Vouchers of 200kg each, and
- two (2) x Green Waste Vouchers of 100kg each.

Vouchers have been issued to ratepayers for a number of years. The number of vouchers was amended last year to assist ratepayers in getting better value from the issued vouchers. The usage will be monitored during 2018/2019 for review and modification, if required, during next year's budget process.

**Financial Implications:** The 2018/2019 Revenue Policy sets out the fees and charges for Council services for the 2018/2019 financial year. These fees and charges assist Council to achieve its budgeted income for the year.

### **Bathurst Community Strategic Plan - Objectives and Strategies**

- Objective 28: To plan for the growth of the region and the protection of the region's environmental, economic, social and cultural assets. Strategy 28.6
- Objective 29: To guide the construction and provision of new infrastructure/facilities and services and the management and upgrading of existing assets and service levels. Strategy 29.3
- Objective 33: To be and develop good leaders. Strategy 33.5

### **Community Engagement**

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

## MINUTE

- 34 Item 7 2018/2019 REVENUE POLICY (16.00155)  
MOVED: Cr I North SECONDED: Cr B Bourke

**RESOLVED:** That, following consideration of the submissions received by Council, the Revenue Policy for 2018/2019, as presented to Council, be adopted as the Bathurst Regional Council 2018/2019 Revenue Policy with the inclusion of any amendments adopted as a result of the submissions received.

## **8 2018/2019 RATE LEVY (16.00155)**

**Recommendation:** That Council formally resolve to make the following rates and charges in relation to the 2018/2019 Rating Year.

- (a) ORDINARY RATES FOR 2018/2019 - That in accordance with Sections 534 and 535 of the Local Government Act, 1993, WHEREAS the Bathurst Delivery Plan 2018-2022 and Annual Operating Plan 2018/2019 for the twelve months to 30 June 2019 was adopted by the Council on 20 June 2018 it is hereby recommended that:
1. a **Residential Rate** of zero point two eight nine one four six (0.289146) cents in the dollar on the land value of all rateable land categorised as Residential in accordance with Section 516 of the Local Government Act, 1993 excepting those parcels of land sub-categorised as "Residential Town/Villages", AND THAT
  2. a **Residential Town/Villages Rate** of zero point nine four one two five six (0.941256) cents in the dollar on the land value of all rateable land sub-categorised as Residential – Town/Villages, in accordance with Section 529(2) (b) of the Local Government Act, 1993, AND THAT
  3. a **Farmland Rate** of zero point two two zero one eight six (0.220186) cents in the dollar on the land value of all rateable land categorised as Farmland in accordance with Section 515 of the Local Government Act, 1993, AND THAT
  4. a **Business Rate** of zero point four five four four eight five (0.454485) cents in the dollar on the land value of all rateable land categorised as Business in accordance with Section 518 of the Local Government Act, 1993, excepting those parcels of land sub-categorised as "Business Bathurst City", "Business Forest Grove", "Business Ceramic Avenue", "Business Eglinton Non-Urban", "Business Orton Park", "Business Stewarts Mount", "Business Evans Plains" AND THAT
  5. a **Business Bathurst City Rate** of one point eight four five five two zero (1.845520) cents in the dollar on the land value of all rateable land sub-categorised as Business Bathurst City in accordance with Section 529(2)(d) of the Local Government Act, 1993, AND THAT
  6. a **Business Forest Grove Rate** of one point five nine seven six four eight (1.597648) cents in the dollar on the land value of all rateable land sub-categorised as Business Forest Grove in accordance with Section 529(2)(d) of the Local Government Act, 1993, AND THAT
  7. a **Business Ceramic Avenue Rate** of one point five nine seven six four eight (1.597648) cents in the dollar on the land value of all rateable land sub-categorised as Business Ceramic Avenue in accordance with Section 529(2)(d) of the Local Government Act, 1993, AND THAT
  8. a **Business Eglinton Non-Urban Rate** of one point five nine seven six four eight (1.597648) cents in the dollar on the land value of all rateable land sub-categorised as Business Eglinton Non-Urban in accordance with Section 529(2)(d) of the Local Government Act, 1993, AND THAT

9. a **Business Orton Park Rate** of one point five nine seven six four eight (1.597648) cents in the dollar on the land value of all rateable land sub-categorised as Business Orton Park in accordance with Section 529(2)(d) of the Local Government Act, 1993, AND THAT
10. a **Business Stewarts Mount Rate** of one point five nine seven six four eight (1.597648) cents in the dollar on the land value of all rateable land sub-categorised as Business Stewarts Mount in accordance with Section 529(2)(d) of the Local Government Act, 1993, AND THAT
11. a **Business Evans Plains Rate** of one point five nine seven six four eight (1.597648) cents in the dollar on the land value of all rateable land sub-categorised as Business Evans Plains in accordance with Section 529(2)(d) of the Local Government Act, 1993, AND THAT
12. a **Mining Rate** of zero point three five one three three five (0.351335) cents in the dollar on the land value of all rateable land categorised as Mining in accordance with Section 517 of the Local Government Act, 1993,

BE NOW MADE for the 2018/2019 Rating Year subject to the following Minimum and Base Amounts in accordance with Section 548 and Section 499 of the Local Government Act, 1993, AND THAT aggregation of values of certain parcels of land subject to a minimum or base amount in accordance with Section 548A of the Local Government Act, 1993, be permitted.

	Category	Minimum Amount	Base Amount	%Yield Base Amount
1	<b>Residential</b>		\$262.00	32
2	<b>Residential/Town Village</b>	\$373.00		
3	<b>Farmland</b>		\$355.00	24
4	<b>Business</b>	\$260.00		
5	<b>Business Bathurst City</b>	\$399.00		
6	<b>Business Forest Grove</b>	\$399.00		
7	<b>Business Ceramic Avenue</b>	\$399.00		
8	<b>Business Eglinton Non-Urban</b>	\$399.00		
9	<b>Business Orton Park</b>	\$399.00		
10	<b>Business Stewarts Mount</b>	\$399.00		
11	<b>Business Evans Plains</b>	\$399.00		
12	<b>Mining</b>		\$229.00	48

- (b) DOMESTIC WASTE MANAGEMENT CHARGES FOR 2018/2019 - That the annual residential charge – Standalone Dwellings where the service is available under Section 496 of the Local Government Act, 1993, for the removal of weekly general waste, weekly food and green waste and the fortnightly collection of material for recycling for the twelve months commencing 1 July 2018 being three hundred and ninety four dollars and zero cents (\$394.00) for the provision of one waste mobile bin, one food and green waste mobile bin and one recycle mobile bin be made by the Council, and the annual residential charge for other than standalone dwellings for the removal of weekly general waste, and the fortnightly collection of material for recycling for the twelve months commencing 1 July 2018 being two hundred and ninety two dollars and zero cents (\$292.00), and that the annual charge to be made for each parcel of rateable vacant land where the service is available under Section 496 of the

Local Government Act, 1993, for the twelve months commencing 1 July 2018 being six dollars and zero cents (\$6.00) be made by the Council and further that a charge where the service is provided under Section 496 of the Local Government Act, 1993, for each additional domestic waste collection service of two hundred and three dollars and zero cents (\$203.00) per mobile bin and for each additional food and green waste collection service of one hundred and two dollars and zero cents (\$102.00) and for each additional fortnightly recycling collection service of eighty nine dollars and zero cents (\$89.00) per mobile bin be made by the Council.

- (c) **WASTE MANAGEMENT SERVICE CHARGES FOR 2018/2019 (NON DOMESTIC) –** That the annual charge where the service is provided under Section 501/502 of the Local Government Act, 1993, for the weekly removal of garbage being two hundred and three dollars (\$203.00) per mobile bin and the weekly removal of food and green waste being one hundred and two dollars (\$102.00) and the fortnightly collection of material for recycling being eighty nine dollars (\$89.00) per mobile bin for the twelve months commencing 1 July 2018 be made by the Council.
- (d) **WASTE MANAGEMENT SERVICE CHARGES – RURAL AREAS FOR 2018/2019** That the annual waste charge be levied for each rural rateable property that is outside of the waste collection area, Council provides access to rural transfers stations, under Section 501 of the Local Government Act, 1993, for the twelve months commencing 1 July 2018 being eighty five dollars (\$85.00) be made by the Council.
- (e) **WASTE MANAGEMENT VOUCHERS –** That the Council provide to all rateable properties eight waste management vouchers, consisting of 4 Mixed Refuse Vouchers consisting of two by 200kg and two by 100kg each and 4 Green Waste Vouchers consisting of two by 200 kg and two by 100kg each, at no charge.
- (f) **SEWERAGE CHARGES FOR 2018/2019 –** That in accordance with Sections 501,502, 503, 539, 541 and 552 of the Local Government Act, 1993, the following charges are made for the twelve months commencing 1 July 2018.
  - 1. That the annual charge for single residential (including residential strata) and un-metered properties, be five hundred and eight four dollars and zero cents (\$584.00).
  - 2. That the annual charge for vacant land be three hundred and seventy one dollars and zero cents (\$371.00).
  - 3. That the annual access charges for non-residential and multiple residential properties are to be the total of the metered charges applicable to the property as shown in the table below multiplied by a sewerage discharge factor.

Size of Water Connection (mm)	Charge for 2018/2019
20	\$527.00
25	\$819.00
32	\$1342.00
40	\$2100.00
50	\$3280.00



65	\$5275.00
80	\$8389.00
100	\$13108.00
150	\$29488.00
Strata Properties (Each non-residential lot)	\$527.00
Assumption School	\$1643.00

- That the Sewer Usage Charge (Section 502) for non-residential and multiple residential properties be one dollar and seventy five cents (\$1.75) per kilolitre of filtered water supplied multiplied by a sewerage discharge factor.

(g) SEWERAGE CHARGES -TRADE WASTE 2018/2019

That in accordance with Sections 501,503, 539, and 541 of the Local Government Act, 1993, the following charges are made for the twelve months commencing 1 July 2018.

- That the Annual Trade Waste Fee for individual businesses be one hundred and nineteen dollars and zero cents (\$119.00).
- That the Annual Trade Waste Fee (Large Discharger) for individual business be seven hundred and ninety four dollars and thirty cents (\$794.30).
- That the Trade Usage Charge for non-residential properties be two dollars and ninety cents (\$2.90) per kilolitre of filtered water supplied multiplied by a trade discharge factor.

(h) WATER CHARGES 2018/2019 – That in accordance with Sections 501,502, 503, 539, 541 and 552 of the Local Government Act, 1993, the following charges are made for the twelve months commencing 1 July 2018.

- That the annual water availability charges are to be the total of the metered charges applicable to the property as shown in the table below for:

Size of Water Connection (mm)	Charge for 2018/2019 \$
20	\$175.00
25	\$274.00
32	\$448.00
40	\$701.00
50	\$1094.00
65	\$1848.00
80	\$2797.00
100	\$4369.00
150	\$9831.00
Hillview Water Supply	\$159.00

2. That the minimum annual water availability charge for each unit within a Strata development be one hundred and seventy five dollars and zero cents (\$175.00).
3. That the annual water availability charge for vacant unconnected land be one hundred and seventy five dollars and zero cents (\$175.00).
4. That the annual water availability charge for unmetered or unconnected properties be seven hundred and forty five dollars and zero cents (\$745.00).
5. That if water pressure at a property is less than 120 kpa, then a larger service may attract a charge of one hundred and seventy five dollars and zero cents (\$175.00).
6. That Water Usage Charges (Section 502) be as follows in the below table.

Type	Consumption	Tariff per kilolitre for 2018/2019
Hillview Estate Water Supply	First 250 kl	\$2.18
	> 250 kl	\$4.36
Residential Filtered	First 250 kl	\$2.08
	> 250 kl	\$3.12
Residential Raw	First 250 kl	\$0.91
	> 250 kl	\$1.37
Other Filtered	First 250 kl	\$2.08
	> 250 kl	\$3.12
Other Raw	First 250 kl	\$0.91
	> 250 kl	\$1.37
Large Industrial Filtered	>0 kl	\$1.68
Large Industrial Raw	>0 kl	\$1.06
Community Clubs:	First 18,000 kl	\$0.81
Golf, Majellan & Bathurst Community Club	>18,000kl to 45,000kl	\$1.07
	Balance	\$1.68
Strata Unit property	First 250 kl (for each unit)	\$2.08
	>250 kl (for each unit)	\$3.12
Home Dialysis – subject to doctors certificate	First 200 kl	Free
	200kl-250 kl	\$2.08
	>250 kl	\$3.12
Hospital	1 <sup>st</sup> x patient average	Free
	Balance per KL	\$3.12

- (i) Included in this year's Bathurst Delivery Plan 2018/2022 and Annual Operating Plan 2018/2019 in the Water Fund are amounts for Operational expenditure at the Aquatic Centre. This is to be financed from revenue raised from the Water Fund as detailed in the Plan.
- (j) INTEREST ON OVERDUE RATES AND CHARGES FOR 2018/2019 – That in accordance with Section 566 of the Local Government Act, 1993 Council charge interest on overdue rates at a rate of 7.5 % per annum for the 12 month period commencing 1 July 2018 as advised by the Minister.

(k) The rates and charges have been based upon the advertised estimates of income and expenditure, which provided for increases in Ordinary Rates of 1.5%, a 5.0% increase in Sewer Charges, Waste Charges have been calculated on the basis of the reasonable cost of providing the service and a 5.0% increase in Water Charges which have been calculated on achieving a 25% access charge and 75% usage charge basis as per the Best Practice Guidelines introduced by the NSW Office of Water, August 2007.

**Report:** As per the recommendation.

**Financial Implications:** The Rates and charges for the year are included in the Revenue Policy which forms part of the adopted Delivery Plan 2018-2022 and Annual Operational Plan 2018/2019.

### **Bathurst Community Strategic Plan - Objectives and Strategies**

- Objective 28: To plan for the growth of the region and the protection of the region's environmental, economic, social and cultural assets. Strategy 28.6
- Objective 29: To guide the construction and provision of new infrastructure/facilities and services and the management and upgrading of existing assets and service levels. Strategy 29.3
- Objective 33: To be and develop good leaders. Strategy 33.5

### **Community Engagement**

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

## MINUTE

### 35 Item 8 2018/2019 RATE LEVY (16.00155) MOVED: Cr A Christian SECONDED: Cr I North

That Council formally resolve to make the following rates and charges in relation to the 2018/2019 Rating Year.

- (a) ORDINARY RATES FOR 2018/2019 - That in accordance with Sections 534 and 535 of the Local Government Act, 1993, WHEREAS the Bathurst Delivery Plan 2018-2022 and Annual Operating Plan 2018/2019 for the twelve months to 30 June 2019 was adopted by the Council on 20 June 2018 it is hereby recommended that:
1. a **Residential Rate** of zero point two eight nine one four six (0.289146) cents in the dollar on the land value of all rateable land categorised as Residential in accordance with Section 516 of the Local Government Act, 1993 excepting those parcels of land sub-categorised as "Residential Town/Villages", AND THAT
  2. a **Residential Town/Villages Rate** of zero point nine four one two five six (0.941256) cents in the dollar on the land value of all rateable land sub-categorised as Residential – Town/Villages, in accordance with Section 529(2) (b) of the Local Government Act, 1993, AND THAT
  3. a **Farmland Rate** of zero point two two zero one eight six (0.220186) cents in the dollar on the land value of all rateable land categorised as Farmland in accordance with Section 515 of the Local Government Act, 1993, AND THAT
  4. a **Business Rate** of zero point four five four four eight five (0.454485) cents in the dollar on the land value of all rateable land categorised as Business in accordance with Section 518 of the Local Government Act, 1993, excepting those parcels of land sub-categorised as "Business Bathurst City", "Business Forest Grove", "Business Ceramic Avenue", "Business Eglinton Non-Urban", "Business Orton Park", "Business Stewarts Mount", "Business Evans Plains" AND THAT
  5. a **Business Bathurst City Rate** of one point eight four five five two zero (1.845520) cents in the dollar on the land value of all rateable land sub-categorised as Business Bathurst City in accordance with Section 529(2)(d) of the Local Government Act, 1993, AND THAT
  6. a **Business Forest Grove Rate** of one point five nine seven six four eight (1.597648) cents in the dollar on the land value of all rateable land sub-categorised as Business Forest Grove in accordance with Section 529(2)(d) of the Local Government Act, 1993, AND THAT
  7. a **Business Ceramic Avenue Rate** of one point five nine seven six four eight (1.597648) cents in the dollar on the land value of all rateable land sub-categorised as Business Ceramic Avenue in accordance with Section 529(2)(d) of the Local Government Act, 1993, AND THAT
  8. a **Business Eglinton Non-Urban Rate** of one point five nine seven six four eight (1.597648) cents in the dollar on the land value of all rateable land sub-categorised as Business Eglinton Non-Urban in accordance with Section

529(2)(d) of the Local Government Act, 1993, AND THAT

9. a **Business Orton Park Rate** of one point five nine seven six four eight (1.597648) cents in the dollar on the land value of all rateable land sub-categorised as Business Orton Park in accordance with Section 529(2)(d) of the Local Government Act, 1993, AND THAT
10. a **Business Stewarts Mount Rate** of one point five nine seven six four eight (1.597648) cents in the dollar on the land value of all rateable land sub-categorised as Business Stewarts Mount in accordance with Section 529(2)(d) of the Local Government Act, 1993, AND THAT
11. a **Business Evans Plains Rate** of one point five nine seven six four eight (1.597648) cents in the dollar on the land value of all rateable land sub-categorised as Business Evans Plains in accordance with Section 529(2)(d) of the Local Government Act, 1993, AND THAT
12. a **Mining Rate** of zero point three five one three three five (0.351335) cents in the dollar on the land value of all rateable land categorised as Mining in accordance with Section 517 of the Local Government Act, 1993,

BE NOW MADE for the 2018/2019 Rating Year subject to the following Minimum and Base Amounts in accordance with Section 548 and Section 499 of the Local Government Act, 1993, AND THAT aggregation of values of certain parcels of land subject to a minimum or base amount in accordance with Section 548A of the Local Government Act, 1993, be permitted.

	Category	Minimum Amount	Base Amount	%Yield Base Amount
1	<b>Residential</b>		\$262.00	32
2	<b>Residential/Town Village</b>	\$373.00		
3	<b>Farmland</b>		\$355.00	24
4	<b>Business</b>	\$260.00		
5	<b>Business Bathurst City</b>	\$399.00		
6	<b>Business Forest Grove</b>	\$399.00		
7	<b>Business Ceramic Avenue</b>	\$399.00		
8	<b>Business Eglinton Non-Urban</b>	\$399.00		
9	<b>Business Orton Park</b>	\$399.00		
10	<b>Business Stewarts Mount</b>	\$399.00		
11	<b>Business Evans Plains</b>	\$399.00		
12	<b>Mining</b>		\$229.00	48

- (b) DOMESTIC WASTE MANAGEMENT CHARGES FOR 2018/2019 - That the annual residential charge – Standalone Dwellings where the service is available under Section 496 of the Local Government Act, 1993, for the removal of weekly general waste, weekly food and green waste and the fortnightly collection of material for recycling for the twelve months commencing 1 July 2018 being three hundred and ninety four dollars and zero cents (\$394.00) for the provision of one waste mobile bin, one food and green waste mobile bin and one recycle mobile bin be made by the Council, and the annual residential charge for other than standalone dwellings for the removal of weekly general waste, and the fortnightly collection of material for recycling for the twelve months commencing 1 July 2018 being two hundred and ninety two

dollars and zero cents (\$292.00), and that the annual charge to be made for each parcel of rateable vacant land where the service is available under Section 496 of the Local Government Act, 1993, for the twelve months commencing 1 July 2018 being six dollars and zero cents (\$6.00) be made by the Council and further that a charge where the service is provided under Section 496 of the Local Government Act, 1993, for each additional domestic waste collection service of two hundred and three dollars and zero cents (\$203.00) per mobile bin and for each additional food and green waste collection service of one hundred and two dollars and zero cents (\$102.00) and for each additional fortnightly recycling collection service of eighty nine dollars and zero cents (\$89.00) per mobile bin be made by the Council.

- (c) WASTE MANAGEMENT SERVICE CHARGES FOR 2018/2019 (NON DOMESTIC) – That the annual charge where the service is provided under Section 501/502 of the Local Government Act, 1993, for the weekly removal of garbage being two hundred and three dollars (\$203.00) per mobile bin and the weekly removal of food and green waste being one hundred and two dollars (\$102.00) and the fortnightly collection of material for recycling being eighty nine dollars (\$89.00) per mobile bin for the twelve months commencing 1 July 2018 be made by the Council.
- (d) WASTE MANAGEMENT SERVICE CHARGES – RURAL AREAS FOR 2018/2019 That the annual waste charge be levied for each rural rateable property that is outside of the waste collection area, Council provides access to rural transfers stations, under Section 501 of the Local Government Act, 1993, for the twelve months commencing 1 July 2018 being eighty five dollars (\$85.00) be made by the Council.
- (e) WASTE MANAGEMENT VOUCHERS – That the Council provide to all rateable properties eight waste management vouchers, consisting of 4 Mixed Refuse Vouchers consisting of two by 200kg and two by 100kg each and 4 Green Waste Vouchers consisting of two by 200 kg and two by 100kg each, at no charge.
- (f) SEWERAGE CHARGES FOR 2018/2019 – That in accordance with Sections 501,502, 503, 539, 541 and 552 of the Local Government Act, 1993, the following charges are made for the twelve months commencing 1 July 2018.
1. That the annual charge for single residential (including residential strata) and un-metered properties, be five hundred and eight four dollars and zero cents (\$584.00).
  2. That the annual charge for vacant land be three hundred and seventy one dollars and zero cents (\$371.00).
  3. That the annual access charges for non-residential and multiple residential properties are to be the total of the metered charges applicable to the property as shown in the table below multiplied by a sewerage discharge factor.

Size of Water Connection (mm)	Charge for 2018/2019
20	\$527.00
25	\$819.00
32	\$1342.00
40	\$2100.00

50	\$3280.00
65	\$5275.00
80	\$8389.00
100	\$13108.00
150	\$29488.00
Strata Properties (Each non-residential lot)	\$527.00
Assumption School	\$1643.00

- That the Sewer Usage Charge (Section 502) for non-residential and multiple residential properties be one dollar and seventy five cents (\$1.75) per kilolitre of filtered water supplied multiplied by a sewerage discharge factor.

(g) SEWERAGE CHARGES -TRADE WASTE 2018/2019

That in accordance with Sections 501,503, 539, and 541 of the Local Government Act, 1993, the following charges are made for the twelve months commencing 1 July 2018.

- That the Annual Trade Waste Fee for individual businesses be one hundred and nineteen dollars and zero cents (\$119.00).
- That the Annual Trade Waste Fee (Large Discharger) for individual business be seven hundred and ninety four dollars and thirty cents (\$794.30).
- That the Trade Usage Charge for non-residential properties be two dollars and ninety cents (\$2.90) per kilolitre of filtered water supplied multiplied by a trade discharge factor.

(h) WATER CHARGES 2018/2019 – That in accordance with Sections 501,502, 503, 539, 541 and 552 of the Local Government Act, 1993, the following charges are made for the twelve months commencing 1 July 2018.

- That the annual water availability charges are to be the total of the metered charges applicable to the property as shown in the table below for:

Size of Water Connection (mm)	Charge for 2018/2019 \$
20	\$175.00
25	\$274.00
32	\$448.00
40	\$701.00
50	\$1094.00
65	\$1848.00
80	\$2797.00
100	\$4369.00
150	\$9831.00
Hillview Water Supply	\$159.00

2. That the minimum annual water availability charge for each unit within a Strata development be one hundred and seventy five dollars and zero cents (\$175.00).
3. That the annual water availability charge for vacant unconnected land be one hundred and seventy five dollars and zero cents (\$175.00).
4. That the annual water availability charge for unmetered or unconnected properties be seven hundred and forty five dollars and zero cents (\$745.00).
5. That if water pressure at a property is less than 120 kpa, then a larger service may attract a charge of one hundred and seventy five dollars and zero cents (\$175.00).
6. That Water Usage Charges (Section 502) be as follows in the below table.

Type	Consumption	Tariff per kilolitre for 2018/2019
Hillview Estate Water Supply	First 250 kl	\$2.18
	> 250 kl	\$4.36
Residential Filtered	First 250 kl	\$2.08
	> 250 kl	\$3.12
Residential Raw	First 250 kl	\$0.91
	> 250 kl	\$1.37
Other Filtered	First 250 kl	\$2.08
	> 250 kl	\$3.12
Other Raw	First 250 kl	\$0.91
	> 250 kl	\$1.37
Large Industrial Filtered	>0 kl	\$1.68
Large Industrial Raw	>0 kl	\$1.06
Community Clubs:	First 18,000 kl	\$0.81
Golf, Majellan & Bathurst Community Club	>18,000kl to 45,000kl	\$1.07
	Balance	\$1.68
Strata Unit property	First 250 kl (for each unit)	\$2.08
	>250 kl (for each unit)	\$3.12
Home Dialysis – subject to doctors certificate	First 200 kl	Free
	200kl-250 kl	\$2.08
	>250 kl	\$3.12
Hospital	1 <sup>st</sup> x patient average	Free
	Balance per KL	\$3.12

- (i) Included in this year's Bathurst Delivery Plan 2018/2022 and Annual Operating Plan 2018/2019 in the Water Fund are amounts for Operational expenditure at the Aquatic Centre. This is to be financed from revenue raised from the Water Fund as detailed in the Plan.
- (j) INTEREST ON OVERDUE RATES AND CHARGES FOR 2018/2019 – That in accordance with Section 566 of the Local Government Act, 1993 Council charge interest on overdue rates at a rate of 7.5 % per annum for the 12 month period commencing 1 July 2018 as advised by the Minister.



(k) The rates and charges have been based upon the advertised estimates of income and expenditure, which provided for increases in Ordinary Rates of 1.5%, a 5.0% increase in Sewer Charges, Waste Charges have been calculated on the basis of the reasonable cost of providing the service and a 5.0% increase in Water Charges which have been calculated on achieving a 25% access charge and 75% usage charge basis as per the Best Practice Guidelines introduced by the NSW Office of Water, August 2007.

## **9 TCORP LOAN (16.00148)**

**Recommendation:** That Council approves the execution of the Loan Agreement with NSW Treasury Corporation..

**Report:** Council's budget for 2017/2018 allowed for loans to be secured to fund various projects. Council is now able to access loans through New South Wales Treasury Corporation (TCorp), usually, at a much more competitive rate than banks. Council has negotiated a loan for \$8,525,000 fixed at 3.46% over ten years.

Part of TCorp's procedures is that it requires approval of the loan agreement, shown at **attachment 1**, at a meeting of Council.

**Financial Implications:** The loan funds will allow Council to complete projects identified in the 2017/2018 budget.

### **Bathurst Community Strategic Plan - Objectives and Strategies**

- Objective 28: To plan for the growth of the region and the protection of the region's environmental, economic, social and cultural assets. Strategy 28.6
- Objective 29: To guide the construction and provision of new infrastructure/facilities and services and the management and upgrading of existing assets and service levels. Strategy 29.3
- Objective 33: To be and develop good leaders. Strategy 33.5

### **Community Engagement**

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

## MINUTE

- 36 Item 9 TCORP LOAN (16.00148)  
MOVED: Cr I North SECONDED: Cr B Bourke

**RESOLVED:** That Council approves the execution of the Loan Agreement with NSW Treasury Corporation.

## **10 WATER FOR VERIFIED PRIME PRODUCERS (16.00155)**

**Recommendation:** That Council not allow verified primary producers to access water from standpipes at no charge whilst the area is drought declared.

**Report:** Council has a pass card system in place at its standpipes in Hereford Street for the provision of water. This is normally charged out at \$5.00 per kilolitre as per Council's adopted Revenue Policy 2017/2018 and continuing at \$5.00 for the 2018/2019 year. Council, at its Policy Meeting of 6 June 2018, resolved to decrease the price to \$2.50 per kilolitre, in accordance with the Revenue Policy 2017/2018 whilst part of the region is drought declared. Note that the current price for water sold to residents on town water who have used over 250 kilolitres is \$2.93 per kilolitre, moving to \$3.12 per kilolitre after 1 July 2018.

Also, in recognition of the current drought conditions, at the Policy Meeting of 6 June 2018 a resolution was passed to investigate the provision of water at no charge to verified primary producers whilst the area is drought declared.

For the 2016/2017 year 7,832 kilolitres passed through the standpipes. For the 2017/2018 year to date 11,291 kilolitres have been used. This is a 44% increase year on year and reflects the current demand for water in the region, although also noting that standpipe water is used for a myriad of purposes including construction and roadworks.

To ensure fairness around the provision of this offer, there are many variables that Council requires some certainty around:

- should only Bathurst Regional Council residents be able to access this offer;
- policing the on-selling of water;
- what type of proof of primary production to be shown, and is this provision only for farms with stock;
- should there be a maximum limit of free water per property and how would that be determined;
- what timeframe this scheme should run for.

The financial implications of this scheme are very difficult to estimate. Council has approximately 1,450 properties rated as farmland, however, the take-up rate and length of time until the drought declaration is lifted are completely unknown factors. Bulk water sales are estimated at \$30,000 for the 2017/2018 year, the effect of half-price sales, that has already been provided for, means the loss of at least \$15,000 in revenue, however the increased usage also means Council's operating costs will also increase markedly, as well as faster depletion of the Dam water.

**Financial Implications:** The financial implications of this scheme are very difficult to estimate. Council's bulk water sales for 2017/2018 are currently in excess of budget, however, the new financial year begins 1 July 2018, and next year's budget may be significantly impacted.

## **Bathurst Community Strategic Plan - Objectives and Strategies**

- Objective 28: To plan for the growth of the region and the protection of the region's environmental, economic, social and cultural assets. Strategy 28.6
- Objective 29: To guide the construction and provision of new infrastructure/facilities and services and the management and upgrading of existing assets and service levels. Strategy 29.3
- Objective 33: To be and develop good leaders. Strategy 33.5

## **Community Engagement**

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

## MINUTE

**37     Item 10    WATER FOR VERIFIED PRIME PRODUCERS (16.00155)**  
**MOVED: Cr J Jennings SECONDED: Cr B Bourke**

**RESOLVED:** That Council:

- (a) Provide verified primary producers access to water from the Hereford Street standpipes at no charge, based on the following parameters;
- (i) To apply to Bathurst Regional Council / ratepayers who are owners of a farmland rated parcel of land;
  - (ii) Must be registered primary producer with a current Property Identification Code (PIC); and
  - (iii) A limit of 20kl per week per rate notice (non-accruing); and
  - (iv) For stock and domestic use only.
- (b) The scheme will cease in the event of any of the following:
- (i) When Ben Chifley Dam reaches a capacity of 40% or lower;
  - (ii) Drought declaration is lifted for the Bathurst Regional Council area; and
  - (iii) Four months from commencement of the scheme.
- (c) That the proposed waiving of water charges for primary producers, be placed on public exhibition for 28 days and a further report come back to Council.

## **11 OPERATIONAL LAND CLASSIFICATION (22.00911, 22.06307, 22.16073)**

**Recommendation:** That Council classify the following parcels as operational land in accordance with the provision of Section 31(2) of the Local Government Act, 1993:

- (a) 38 William Street, Bathurst;
- (b) 116 Bentinck Street, Bathurst;
- (c) 434 Laffing Waters Lane, Laffing Waters

**Report:** Council, at its meeting held on 21 February 2018, resolved to proceed with the following property purchased, however, the published minute for each report omitted the resolution to classify each property as operational land.

- (a) 38 William Street, Bathurst - settled on 16 May 2018.
- (b) 116 Bentinck Street, Bathurst - settled on 16 April 2018.
- (c) 434 Laffing Waters Lane, Laffing Waters - settled on 31 May 2018.

This report has been prepared to assist in the transparency of the acquisitions process.

Section 31(2) of the Local Government Act 1993 requires:

*"(2) Before a council acquires land, or within 3 months after it acquired land, a council may resolve (in accordance with this Part) that the land be classified as community land or operational land".*

Any land that has not been classified by the end of the 3 month period is taken to have been classified at community land.

Accordingly, it is recommended that Council classify each of the property purchased as operational land in accordance with Section 31(2).

**Financial Implications:** Nil

### **Bathurst Community Strategic Plan - Objectives and Strategies**

- Objective 6: To support infrastructure development necessary to enhance Bathurst's life-style and industry development. Strategy 6.1
- Objective 21: To support the provision of community services and facilities to meet the needs of specific community sectors and the community as a whole. Strategy 21.1, 21.4
- Objective 29: To guide the construction and provision of new infrastructure/facilities and services and the management and upgrading of existing assets and service levels. Strategy 29.1

## **Community Engagement**

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



## MINUTE

### **38 Item 11 OPERATIONAL LAND CLASSIFICATION (22.00911, 22.06307, 22.16073)**

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

**RESOLVED:** That Council classify the following parcels as operational land in accordance with the provision of Section 31(2) of the Local Government Act, 1993:

- (a) 38 William Street, Bathurst;
- (b) 116 Bentinck Street, Bathurst;
- (c) 434 Laffing Waters Lane, Laffing Waters

## **12 REQUEST FOR FINANCIAL ASSISTANCE - 8 LIONS CLUB DRIVE, KELSO (22.01907)**

**Recommendation:** That Council fund the cost of the additional water consumption that was incurred at 8 Lions Club Drive, Kelso arising from the fire clean-up works to be funded from Section 356 donations.

**Report:** Councillors would recall the extensive damage that was caused to the Council owned premises at 8 Lions Club Drive, Kelso. An insurance claim for this incident, and subsequent rectification works, was lodged by Council and has since been settled.

As a result of the clean-up works, this site experienced a larger than normal water consumption for the period immediately following the fire. Based on an average of the previous years' consumption for the same period, the normal consumption has increased by 57kl. This equates to an additional consumption charge of \$111.15.

Ordinarily, this additional charge would have been incorporated into the insurance claim, however, due to the timing of the meter reads and the timing of when this matter was raised with Council, the insurance claim for the fire had already been lodged and settled.

Accordingly, Council's approval is sought for Council to fund the cost of the additional water consumption arising from the fire clean-up works.

**Financial Implications:** Should Council resolve in accordance with the recommendation of this report, then the additional water consumption charge of \$111.15 would be funded from Council's donations allocation which currently has a balance of \$3,690.30.

### **Bathurst Community Strategic Plan - Objectives and Strategies**

- Objective 23: To encourage a supportive and inclusive community. Strategy 23.1

### **Community Engagement**

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

## MINUTE

**39** Item 12 REQUEST FOR FINANCIAL ASSISTANCE - 8 LIONS CLUB DRIVE, KELSO (22.01907)

MOVED: Cr I North SECONDED: Cr A Christian

Cr Bourke declared a non-pecuniary interest in this item, left the Chamber and took no part in discussion or voting.

**Reason:** Volunteer manager at the Community Op Shop.

**RESOLVED:** That Council fund the cost of the additional water consumption that was incurred at 8 Lions Club Drive, Kelso arising from the fire clean-up works to be funded from Section 356 donations.

### **13 2019 AUSTRALIAN INTERNATIONAL LUTHIERS CONGRESS (18.00004)**

**Recommendation:** That Council:

- (a) Provide financial support of up to \$5,000 (cash/in-kind) towards the inaugural Australian International Luthiers Congress to be held in July 2019; and
- (b) Host a Mayoral Reception as part of this Congress, at Council's cost.

**Report:** Council's Mayor and Director Corporate Services & Finance met with representatives of the 2019 Australian International Luthiers Congress Organising Committee to discuss the opportunity of this event being hosted in the Bathurst region.

The organisers have advised that support for this event has already been obtained from the Scots School with accommodation, meals and conference venue being provided (at a cost) at this facility.

A copy of the proposal from the organisers, together with additional information (including event budget), has been provided to Councillors under separate cover.

In brief, the Congress is hoping to achieve 90 international/national delegate registrations, with seven expert lecturers (three Australian) delivering the Congress content. It is envisaged that the Congress will run for one week during the July 2019 school holidays. The organisers estimate the Congress will generate expenditure of \$145,000 into the Bathurst local economy, which includes the payment to the Scots School. The organisers are seeking financial support of up to \$35,000 from Council.

Historically, where an economic return can be demonstrated, Council has provided support of up to \$5,000 in cash or in kind. A recent exception to this was the sponsorship of Artstate where a greater, and more diverse, economic return was able to be demonstrated.

**Financial Implications:** Should Council resolve in accordance with the recommendations of this report, funding will need to be identified in Council's 2019/2020 Budget.

#### **Bathurst Community Strategic Plan - Objectives and Strategies**

- Objective 1: To attract employment, generate investment and attract new economic development opportunities. Strategy 1.1

#### **Community Engagement**

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

## MINUTE

### **40 Item 13 2019 AUSTRALIAN INTERNATIONAL LUTHIERS CONGRESS** **(18.00004)**

**MOVED: Cr M Morse SECONDED: Cr J Jennings**

**RESOLVED:** That Council:

- (a) Provide financial support of up to \$5,000 (cash/in-kind) towards the inaugural Australian International Luthiers Congress to be held in July 2019; and
- (b) Host a Mayoral Reception as part of this Congress, at Council's cost.

**14 ITEMS INCLUDED IN CONFIDENTIAL COMMITTEE OF THE WHOLE  
(11.00005, 22.01826, 22.11668, 21.00044, 22.00654, 22.11668)**

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

**Report:** The following items have been included in the confidential section of the business paper for Council's consideration:

**1 RURAL LICENCE AGREEMENT RENEWAL AT LOT 60 DP1226661, KNOWN AS COX LANE, EGLINTON (22.01826)**

This report relates to the renewal of a rural licence agreement for Cox Lane, Eglinton for a period of 12 months.

**2 PURCHASE OF PROPERTY - 29-35 SYDNEY ROAD, KELSO (22.11668/019)**

This report relates to the proposed purchase of land at 29-35 Sydney Road, Kelso.

**3 PROPOSED NEW COMMERCIAL LICENCE AGREEMENT AT BATHURST AERODROME TO GO 2 INVESTMENTS PTY LTD T/A HERTZ CAR RENTAL (21.00044)**

This report relates to the proposed renewal of commercial licence agreement for counter space located in the terminal building at the Bathurst Aerodrome for a period of up to five years.

**4 RURAL LICENCE AGREEMENT - LOT 1 DP 1007963 AND LOT 1 DP995205 KNOWN AS CORNER OF PATNA & COMMONWEALTH STREETS, BATHURST. (22.00654)**

This report relates to entering into a rural licence agreement at the corner of Patna & Commonwealth Streets for a period of 12 months with a 12 months option.

**5 PROPOSED NEW COMMERCIAL LICENCE AGREEMENT, PART LOT 2 DP1186691 KNOWN AS 29 SYDNEY ROAD, KELSO (22.11668)**

This report relates to the proposed commercial licence agreement for a Billboard located on Council's property at 29 Sydney Road, Kelso.

**Financial Implications:** There are no financial implications resulting from this report.

**Bathurst Community Strategic Plan - Objectives and Strategies**

- Objective 32: To ensure Council is supported by an adequate workforce and appropriate governance procedures. Strategy 32.2

**Community Engagement**

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

**MINUTE**

**41 Item 14 ITEMS INCLUDED IN CONFIDENTIAL COMMITTEE OF THE WHOLE**  
**(11.00005, 22.01826, 22.11668, 21.00044, 22.00654, 22.11668)**

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

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'A Jones', written over a large, hand-drawn oval shape.

A Jones  
**DIRECTOR**  
**CORPORATE SERVICES & FINANCE**

## **DIRECTOR ENGINEERING SERVICES' REPORT AND MINUTES**

ORDINARY MEETING OF BATHURST REGIONAL COUNCIL

20 JUNE 2018



## **1 WATER SECURITY IN BATHURST (16.00103)**

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

**Report:** There was a severe drought in Bathurst over the summer of 1982-83 (over 35 years ago), that led to Council placing water restrictions in early October 1982. Restrictions were in accordance with the then Water Restrictions Policy, limiting outdoor use to one hose per property for 1 hour each afternoon. Due to the severity of the drought, the restrictions were rigorously enforced by Council, and many users were fined and ordered to pay court costs. The restrictions were lifted in early 1983 when good rainfalls refilled the dam.

The next time restrictions were imposed was in December 1997, due to very high water consumption and high temperatures, and consisted of banning fixed sprinklers. These restrictions were lifted mid 1998 with improved rainfalls and good inflows.

From 1999 to 2001 the \$30 million Chifley Dam Flood Security Upgrading and Raising Project was constructed. This project provided Council with a dam capable of withstanding the required 1 in a million year flood event, and also a very significant increase in storage capacity, from 16,000 million litres (ML) to 30,800 ML. The old dam wall provided storage equivalent to 51.9% of the current dam.

In September 2006 Council adopted the Drought Management Plan and the Demand Management Plan, being elements of the State Government's Best Practice Guidelines. Numerous actions were implemented subsequent to these, including a significant shift in how water pricing was applied, to ensure that at least 75% of residential revenue is generated through usage charges. In addition, there is a 150% step increase in the consumption charge above 250 kL consumption each year.

Other relevant reports and studies are as follows:

- EIS for the Proposed Upgrading and Augmentation of Ben Chifley Dam (July 1997).
- Ben Chifley Dam Flood Security Upgrading and Raising Project (1999-2001, \$30 million):
  - This project provided to Council a dam capable of meeting the NSW Dams Safety Committee's requirement to safely withstand a 1 in 1,000,000 year flood event, and also increased the storage capacity from 16,000 ML to 30,800 ML. The increase was possible because it was incorporated into the original design and construction in the 1950s. The 5.35m raising was the largest possible, considering the capacity of the spillway. Further raising work would necessitate substantial studies to identify if a new or additional spillway capacity could be provided.
- Ben Chifley Dam Management Plan (November 2000).
- Drought Contingency and Water Supply Emergency Management Plan was adopted by Council at its meeting on 6 September 2006.
- Ben Chifley Dam to Bathurst Water Treatment Plant Pipeline Pre-Feasibility Assessment (October 2008):
  - The Assessment concluded *that the pipeline has a benefit to cost ratio that is greater than one only when consumption increases to about 32ML per day on average. In 2008 the average is currently about 19ML per day on average. An increase from 19ML per day to 32ML per day reflects a growth within the city of about 70% or a population of around 54,000. This is clearly still some time off.* From

May 2017 to April 2018 the average consumption for Bathurst is 18.6 ML/d, showing no real change since 2008.

- Integrated Water Cycle Management Strategy (February 2009).
- Water Conservation and Demand Management Strategy (June 2009).
- Strategic Business Plan for Water Supply and Sewerage Services (February 2010).
- Climate Change & Water Supply Security Plan (May 2011).
- Aboriginal Heritage Assessment - Chifley Dam Pipeline (December 2011).
- Chifley Dam Pipeline Routes Terrestrial Flora and Fauna (March 2013).
- Chifley Dam Pipeline - Booroolong Frog and Koala survey report (April 2014).
- Bathurst Demand Management Plan (October 2014).
- Drought Management Plan (October 2014).
- Asset Management Plan - Water Supply – Drinking Water Reticulation Network (February 2016).

The key point is that in 2008 the average consumption for Bathurst over the year was about 19 ML/d, and in 2018 to date the average consumption is 18.6ML/d. It should be recognised that our customers have already reduced on average their individual water consumption over the last decade at least.

It should be noted that within this Agenda there is another report regarding pricing of water from Council's Standpipes on Hereford Street Kelso. Please refer to Report Item 10 of the Director Corporation Services and Finance.

### **Recent History**

How much water is being used?

- Bathurst uses between 6,000 ML and 7,000 ML per year, as seen on the following graph.
- The peak summer's day usage of water in Bathurst is about 34 - 35 ML/d (average November 2017 to March 2018 is 22 ML/d), with the winter average being 14 ML/d, and recently was 16 ML/d. The release of water from Chifley Dam varies from 130 ML/d at the height of summer, to the minimum environmental release required under the licence for the dam, being 4.5 ML/d. Bathurst is able to use water from the Fish River when there are adequate flows to supply the city (winter, some of autumn and spring), and Chifley Dam supplies water for summer and some of the adjacent seasons.

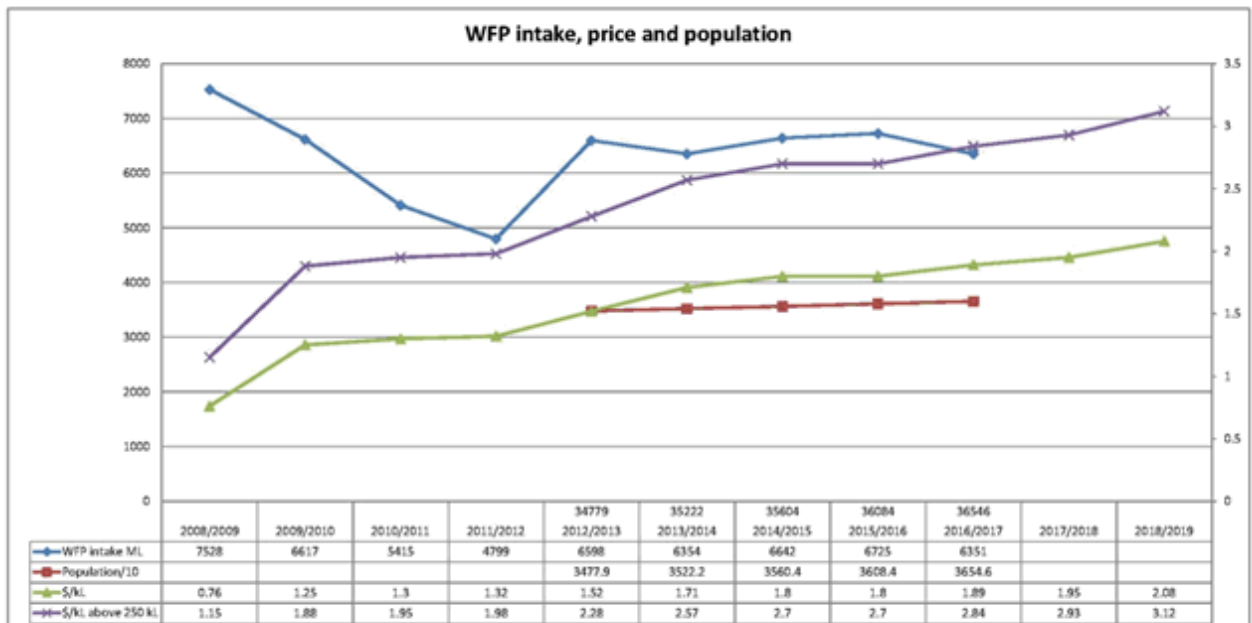
How much is left in Chifley Dam as at the end of May 2018?

- Over 16,000 ML is left in Chifley Dam.

What impacts the amount of water used?

- Pricing is a key driver, with the consumption charge moving up each year to ensure Council meets the requirement under the State Government's Best Practice Management of Water Supply and Sewerage Guidelines that at least 75% of residential revenue is generated through usage charges. In addition, there is a 150% step increase in the consumption charge above 250 kL consumption each year, with this being in place for the last ten years.
- Improvements in the quality of water supply fittings, tapware and appliances such as washing machines, dual flush toilets, and low flow shower heads to use less water ensures all newly built properties and any renovated properties use less water than previously was the case.
- The ability for landlords to charge tenants the water usage charges for water consumed where all water fixtures and fittings are efficient has driven some additional improvements.

BASIX certificates for a development application for a new home or for any alteration and addition of \$50,000 or more to an existing home, has water savings and efficiency requirements, with the targets for single dwellings are typically a 40% reduction in potable water consumption against the New South Wales benchmark. This includes the requirement to install a rain water storage tank to reduce water consumption.



### **What have/are our customers being told?**

Generally every Tuesday throughout the year, Council's website is updated with the latest water details on dam levels and consumption figures. The Western Advocate assists in ensuring these details are regularly provided to as many of our customers as possible.

The details provided are as follows in the following sample:

*Chifley Dam is at 53.0% as of 5 June 2018, with 16,000ML in storage. The previous dam wall equates to 51.9% compared to the current dam.*

*Release of water from Chifley Dam is averaging 17ML per day.*

*Inflow on 5 June 2018 is nil per day.*

*As of 5 June 2018 there is a GREEN Level Blue Green Algae alert currently in place for Chifley Dam.*

*Chifley Dam remains OPEN for all water related recreational activities. Further details are available [here](#).*

*Consumption of filtered water in Bathurst is averaging 15.4ML per day (which is 6.2 Olympic sized swimming pools).*

*Treated water returned to the Macquarie River is averaging 8.4ML per day.*

*The Bathurst Regional Council area at present has no water restrictions; however water wise behaviours (such as the following examples) are expected:*

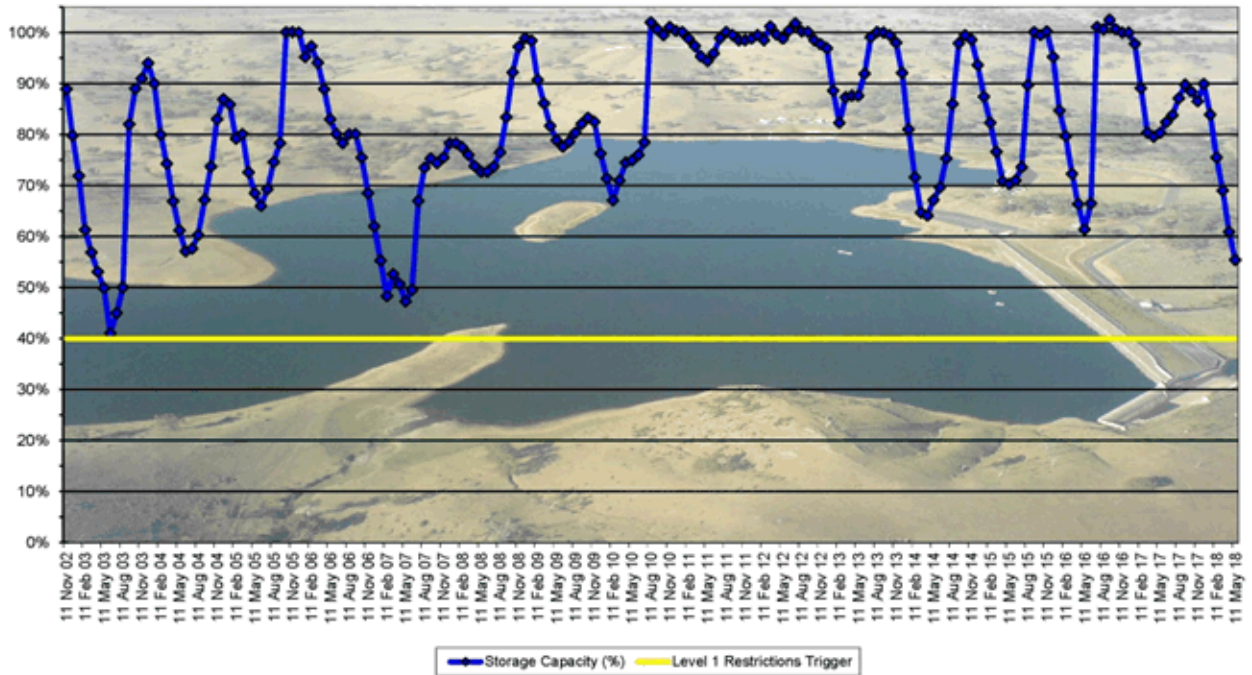
- Check that sprinklers are positioned so that water only falls on soft surfaces*
- Water lawns and gardens out of the heat of the day (before 10am and after 4pm).*
- Use trigger nozzles on your hoses.*
- Clean paths and driveways with a broom or blower first.*
- Only use a hose for health or safety reasons.*

*For further information from the Bureau of Meteorology please view [this link](#).*

*Please refer to the Chifley Dam Storage Graph.*

**Bathurst Regional Council: Chifley Dam Volume (%)**

**Chifley Dam Storage**



Further details on how you can help are available at [Water Wise Bathurst](#).

Compared to the same time last year we now have approximately 31% less in storage at Chifley Dam.

Winburndale Dam is at 48% capacity.

Where does the water go from Chifley Dam?

Council has a licence to use the water stored in Chifley Dam for town water supply purposes that is drinking water. Water is released through pipes under the dam that flows down the Campbells River to the junction of the Fish River, where the Macquarie River commences. Along the way from the dam to the Water Filtration Plant during the growing period from October/November to March/April/May, a number of irrigators access the water released by Council to irrigate their crops, and property owners with stock and domestic licences also pump water for their properties. The release of water from Chifley Dam varies from 130 ML/d at the height of summer, to the minimum environmental release required under the licence for the dam, being 4.5 ML/d. At the weir at the Water Filtration Plant, Council (as all irrigators) is required to ensure there is visible flow at the downstream property boundary.

With the peak summer's day usage of water in Bathurst being about 34 - 35 ML/d, the amount of water used by irrigators, "lost" through the bed of the rivers, and "lost" to evaporation from the rivers is substantial. It is regularly more than double of that used by Council at the Water Filtration Plant, and remember there is also about 9 ML/d returned to the river by Council at the Waste Water Treatment Works. The actual outside water usage at domestic and commercial properties is about 20 ML/d in summer.

At Chifley Dam itself, there is evaporation occurring from 1.1 mm/d in June, through to 6.8 mm/d in January, (winter average is 1.5 mm/d, and summer average is 6 mm/d). Depending

on the water level and then the associated surface area, the evaporation volume can be significant. When the dam is full and it is summer, there is 110 ML/d "lost" to evaporation, though at the current level in summer it would be 14 ML/d. At the current level in winter it is 4 ML/d. There are some options available to limit the evaporation by covering a significant proportion of the dam water surface with things such as floating pontoons or floating solar panels. These would come at a high price both financially and recreationally as it would be necessary to cease water activities at the dam. Given the strong patronage on the dam over summer, this has not been pursued.

### Contrasting Water Wise choices with restrictions

For many years, Bathurst Regional Council Water and Waste staff have endeavoured to always use a positive message when providing information to Council's customers. Instead of saying "Don't water when it is really hot", staff would say "Water lawns and gardens out of the heat of the day". Instead of saying "Don't water the driveway or paths", it is better to say "Check that sprinklers are positioned so that water only falls on soft surfaces". Water Wise Bathurst messages are regularly provided in the rates notices, Saturday Western Advocate Council notices, cinema advertising, on hold messages, website updates, social media, media releases and distributed on printed resources.

Looking to the larger water authorities to see how they manage water use, such as Sydney, where water services are provided by Sydney Water Corporation, who advise their customers:

*"Water Wise Rules are simple, common sense actions about the way we use water outside.*

*They've replaced water restrictions and apply to everyone in Sydney, the Blue Mountains and the Illawarra. This includes both residents and businesses.*

*The Water Wise Rules are:*

- Watering, including with sprinklers and irrigation systems, is allowed any day before 10 am and after 4 pm to avoid the heat of the day.*
- All hand held hoses must have a trigger nozzle.*
- No hosing of hard surfaces such as paths and driveways. Washing vehicles is allowed.*
- Fire hoses may be used for firefighting activities only.*

*The Water Wise Rules are simple, common sense actions that apply to all Sydney Water customers in Sydney, the Illawarra and the Blue Mountains. This includes residents, businesses, local councils and government agencies.*

*Sydney Water encourages the community to use their common sense when applying the Water Wise Rules. For example:*

- Wash your car on the lawn wherever possible. This will not only water and fertilise your lawn but will also avoid stormwater pollution.*
- Avoid any form of outdoor hosing between 10 am and 4 pm to avoid the heat of the day, when evaporation is high.*
- Use a broom to clean up leaves, grass clippings, dirt, dust or general litter on paths or*

*driveways instead of hosing.*

*Being water wise makes good sense.*

*Exclusions:*

*Recycled water, bore water and water used for testing fire systems, firefighting and related activities are exempt from the Water Wise Rules. Water from rainwater tanks is also exempt if it is not topped up from Sydney Water's supply."*

The provision of Water Wise messages is business as usual, and is well received by customers.

The contrast is water restrictions, which require enforcement, and that requires resources to inspect, record, issue fines and notices, and ensure that correct details are kept to succeed in any court case.

The Local Government (General) Regulation 2005 has at clause 159 and 160:

Clause 159 Prevention of waste and misuse of water

The owner, occupier or manager of premises to which water is supplied by the council must:

- (a) prevent waste of water by taking prompt action to repair leaking taps, pipes or fittings located on the premises, and
- (b) take any other action that is reasonable to prevent waste and misuse of water.

Clause 160 Misuse of water

An occupier of premises supplied with water from the council's water supply system must not:

- (a) take any of the water away from the premises, or
- (b) allow any other person to take any of the water away from the premises, or
- (c) use water contrary to a council notice restricting the use of water, other than in accordance with arrangements instituted by the council.

Schedule 12 of the Regulation deals with Penalty Notices, and provides that for Section 637 (1)-wilfully or negligently wasting or misusing water from a public water supply, the fine is \$220.

Clause 637 of the Local Government Act 1993 provides:

Clause 637 Waste or misuse of water:

- (1) A person who wilfully or negligently wastes or misuses water from a public water supply, or causes any such water to be wasted, is guilty of an offence.  
Maximum penalty: 20 penalty units.
- (2) If an offence against this section is committed, the occupier of the premises on which the offence was committed is guilty of the offence as if the occupier were the actual offender unless the occupier proves that the waste or misuse constituting the offence:
  - (a) was not reasonably within the occupier's knowledge, and
  - (b) was caused by the act of the person other than a member of the occupier's household or other than a person employed on the premises by the occupier.
- (3) Subsection (2) does not affect the liability of the actual offender, but, if a penalty has been imposed on or recovered from any person in relation to the offence, no further penalty in respect of the offence may be imposed on or recovered from any other person.

[Note: A penalty unit is worth \$110].

Council would need to provide additional resources to enable enforcement of water restrictions. These resources would need to cover 7 days a week, and potentially include hours early morning and at night.

#### How can water usage be reduced?

As can be seen, the usage of water is complex, and no single solution exists to reduce usage from Chifley Dam. In summer the water evaporates, is pumped by irrigators, moves underground, supplies Bathurst with water for commercial, industrial, indoor and outdoor domestic purposes and flows downstream. Many of Council's parks, gardens and sporting fields have long been supplied with raw water from Winburndale Dam, along with Charles Sturt University & the Golf Club for outside irrigation.

At Chifley, some form of floating pontoons would reduce evaporation, but at the loss of water based recreational activities and direct financial cost. They would prove challenging to keep them in the dam should there be significant inflows, which would result in water flowing over the spillway.

In Bathurst itself, commercial and industrial users are acutely aware of their consumption and associated charges, given years of user pays water and sewer pricing. There is limited scope to further impact (reduce) businesses water consumption generally.

Indoor domestic household water use has been driven down due to years of user pays water pricing, BASIX, better fittings, fixtures and appliances. Outdoor domestic use is around 20 ML/d in summer, and this is where the Drought Management Plan (DMP) initially targets usage, followed by restricting businesses as the levels increase. Restrictions would impact on people's gardens and lawns as the levels increase.

The review of the previous DMP was undertaken by a suitably qualified consultant in 2013/2014 and a summary of most significant changes is detailed below:

- Water restrictions have been updated to reflect the Bathurst, Orange and Dubbo (BOD) collaborative restrictions agreed upon in 2009, and as a result the previous 5 stages have been amended to 6 levels.
- Increased consideration has been given to access of alternative water supplies in the event of drought.
- Specific responsibilities and actions of relevant Council staff have been detailed to ensure an efficient response to any drought situation.
- Consideration has been given to potential climate change impacts and their effects on drought across the Bathurst region, including the effect on Chifley Dam and Winburndale Dam yields.
- Community recovery from a drought situation has been identified as a distinct and separate priority where Council has a role and responsibility.

Two key items that were not changed are:

- The cease to pump requirement in the Water Sharing Plan of 22% (Level 5) has not been amended. (This is the point where the State Government can begin to enforce



the irrigation cease to pump rule as identified in the NSW Water Sharing Plan for the Macquarie Bogan Unregulated and Alluvial Water Sources 2012, for the Campbells River downstream management zone).

- The implementation of empathetic water conservation measures by Council resolution due to lack of supply in the neighbouring Council areas remains available.

A full copy of the Drought Management Plan is available on Council's website.

### Raising Chifley Dam Wall

Raising Chifley Dam wall would require the spillway and spillway outlet to be enlarged as it is currently at maximum capacity.

For maintenance and management purposes Council owns the land bordering Chifley dam up to the level of the probable maximum flood. A larger dam would require more land to be purchased from land owners and relocate the cabins, recreation facilities, amenities and waste water pumping infrastructure.

The discharge pipework valves and scour capacity would also need to be enlarged.

Council currently releases 4.5 Mega Litres per day under current licence conditions. Should the dam capacity be increased this will increase and Council may be required to provide a "fish ladder".

A 1m increase in the height of the dam wall would increase capacity by approximately 3000ML or 10%. To obtain a 50% increase in capacity the wall would need to be raised by approximately 5m.

Preliminary costs for increasing the dam wall height have not been investigated, however costs would be in excess of the previous dam wall raising, that was \$30 million in 2001.

### Restrictions?

Whilst restrictions seem like something Council can consider given the very dry times being experienced, the usage of water has changed in Bathurst since the end of the 20th century.

Consider that on a peak summer's day there could be about 100 ML of Chifley Dam evaporation, with 130 ML being released from Chifley, and 35 ML pumped into the Water Filtration Plant, and only 20 ML (<9%) of that is used outside (where restrictions would initially impact). The Waste Water Treatment Works returns 9 ML back to the Macquarie River.

Without a shortage of supply, restrictions in winter would achieve virtually no water savings, as evaporation is low (around 4 ML/d currently), irrigation has dramatically reduced, and outdoor water use is very low. Council would also need to consider potentially additional staff to issue fines (including weekends) and face court if necessary to enforce the restrictions.

Level 1 Restrictions, which are triggered in the DMP at 40%, means residential and non-residential watering of lawns and gardens is limited in winter time to between 6am and 10am, and 4pm to 10pm daily (summer times are 6pm to 9am daily). Also, the irrigation of new turf is permitted for one week after laying, after which level 1 restrictions on watering lawns applies. Washing cars at home is permitted with bucket and rinse with trigger hose on

lawn at any time. Washing down of walls or paved surfaces is not permitted for residential properties, but is permitted using trigger nozzles for non-residential properties.

Level 2 Restrictions, which are triggered in the DMP at 35%, means residential and non-residential watering of lawns and gardens is limited in winter time to between 7am and 10am, and 4pm to 7pm daily on an odds and evens basis (summer times are 6am to 9am and 6pm to 9pm on an odds and evens basis). Also, the irrigation of new turf is permitted for one week after laying, after which level 2 restrictions on watering lawns applies. Washing down of walls or paved surfaces is not permitted for residential properties, but is permitted using trigger nozzles for non-residential properties. Topping up or first fill of private swimming pools is time limited to morning and evening. Car washing is permitted with bucket and rinse with trigger hose on lawn between 9am to noon any day.

However, the adopted Drought Management Plan, as previously advised in this report, allows for Council to implement water restrictions at any time, regardless of the level of Chifley Dam.

At this time, it should be remembered that the numerous water savings measures identified above and implemented in Bathurst for many years have proven to be successful, as in 2008 the average consumption for Bathurst over the year was about 19 ML/d, and in 2018 to date the average consumption is 18.6 ML/d, during which time the population grew from 38,236 in 2008 to 41,920 in 2016 (Bathurst Region).

Should water restrictions be imposed for Bathurst, it is recommended that exemptions be placed on Council's various premier parks and sporting facilities to ensure that necessary watering practices are able to be maintained in order to keep these community facilities alive. Although Council has reduced its water consumption to its prestige parks and sports fields by installing effective irrigation technology, changing turf species to varieties that use less water and performing best practice maintenance works, the requirement for irrigation is still essential in keeping these facilities operational and available for use for the enjoyment and benefit of the Bathurst community.

It should be noted that watering requirements in Machattie Park and Kings Parade, Haymarket Reserve, the Adventure Playground and the Macquarie River Bicentennial Park will need to be undertaken on a regular basis, to the level currently being applied, to ensure that these high profile parks are maintained to the necessary standards. Within these high profile parks, hand and hose watering is also essential during the day to ensure that annual flower displays as well as lawn areas are able to handle the volumes of patrons that enjoy these public facilities and so that the parks will be able to survive the extremes of winter and summer. Similarly, Council will need to continue with watering programs, sometimes required during the day, for its premier sports surfaces to ensure that these fields are suitable and safe for use for local and regional sporting requirements during the winter and summer season. Failure to keep a healthy turf cover to Council's premier fields will result in the possible closure of fields for sports and create a significant cost to re-establish suitable turf cover again.

Council staff will continue to monitor and report on Council's website the dam water levels, dam releases, usage at the Water Filtration Plant and the actual and predicted weather over the winter months, to ensure that if restrictions are needed they can and will be implemented as outlined in the DMP.

In the meantime a Water Wise Bathurst campaign to provide details on water saving opportunities for everyone in Bathurst both inside and outside has been enhanced, and covers items such as rates notices, Saturday Western Advocate Council notices, cinema advertising, on hold messages, website updates, social media, media releases and printed

resources.

### Conclusion

At the current time, water restrictions are not recommended since implementation of Level 1 restrictions would have little effect. However, Water Wise messaging will continue for the current 8 week campaign. During this time, monitoring and reporting of the situation will occur, and a further Council report will be prepared for Spring 2018.

**Financial Implications:** Nil.

### **Bathurst Community Strategic Plan - Objectives and Strategies**

- Objective 4: To market Bathurst as a great place to live, work, study, invest and play. Strategy 4.1
- Objective 6: To support infrastructure development necessary to enhance Bathurst's life-style and industry development. Strategy 6.3
- Objective 8: To promote sustainable and energy efficient growth. Strategy 8.2

### **Community Engagement**

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

## MINUTE

**42    Item 1    WATER SECURITY IN BATHURST (16.00103)**  
**MOVED: Cr J Jennings SECONDED: Cr J Fry**

**The following MOTION was MOVED.**

That Council:

- (a) Give notice of Level 1 water restrictions, upon Ben Chifley Dam reaching 50% capacity; and
- (b) Increased restriction levels be introduced in accordance with the Drought Management Plan.

**The MOTION was PUT and LOST**

**MINUTE**

**43** **Item 1.01 WATER SECURITY IN BATHURST (16.00103)**  
**MOVED: Cr M Morse SECONDED: Cr B Bourke**

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

## **2 ROAD SAFETY OFFICER PROGRAM UPDATE (16.00018)**

**Recommendation:** That Council continues its commitment to the Road Safety Officer Program and retains a Road Safety Officer position to 30 June 2019, subject to the ongoing support of the Blayney Shire Council and Roads and Maritime Services.

**Report:** A report was presented to the 15 November 2017 meeting of Council which outlined the then status of the Road Safety Program and the position of the Road Safety Officer (RSO).

At that meeting Council resolved:

*"That Council continues its commitment to the Road Safety Officer Program and commences a new RSO employment contract to 30 June 2018, subject to the ongoing support of the Blayney Shire Council and Roads and Maritime Services."*

The previous contract term for the RSO position expires on 30 June 2018 and it is therefore opportune that Council considers its ongoing commitment to the program. Changes to the reporting structure of the program and ongoing discussions between Council, Blayney Council and the Roads and Maritime Services (RMS) have meant that the funding agreement for this program is provisional for 1 year only. However, delivery of this program will continue as per previous years.

The RMS has revised the format of this program, whereby a Local Road Safety Action Plan setting out proposed projects over 1 year only will be prepared. It should be noted that previous RSO programs involved planning over a 3 year period.

Transport for NSW (TfNSW) and the RMS work in partnership with local Councils to fund Local Government Road Safety Program (LGRSP) projects targeting road safety issues at a local level.

The objectives of the LGRSP are to:

- (a) Adopt the Safe System approach to plan, develop and implement evidence-based projects aimed at improving road user safety in local communities.
- (b) Raise the profile of road safety within local government areas (LGAs).
- (c) Facilitate the involvement of local businesses, government agencies and community groups/clubs in road safety project development.
- (d) Improve the coordination of local government road safety initiatives with regional, state and national road safety initiatives.
- (e) Review and evaluate the effectiveness of community-based road safety projects.

The RMS has recently sent correspondence to Council providing an opportunity to commence a new Road Safety Program contract, for a period of 12 months, commencing 1 July 2018 and concluding 30 June 2019.

Council has been a part of the Roads and Maritime Services RSO Program since 1999 when it joined Oberon, Evans, Rylstone, Blayney and the RMS to form the Tablelands Road Safety Group. The program and Council's participation continues today, although due to amalgamations and the withdrawal of Oberon Shire Council the membership has been

reduced to Blayney, Bathurst and the RMS.

The program arrangements are defined by the Program Funding Agreement on the basis that 50% of employment costs are borne by the RMS, while the remainder is provided by the member Councils. Bathurst's current share is 33% plus the provision of office space. The cost of individual projects conducted within any year, is subject to approval from and is fully funded by the RMS.

Blayney Shire Council is also considering its future membership in the Tablelands RSO Group. However, it is expected that it will continue to support the program.

This financial year, the RSO proposes to carry out the following road safety programs and other initiatives:

### **RMS/RSO Funded Program Work**

- 1 **Towards Zero / Come Home Safely** – a regionally focused education and awareness project aimed at highlighting the negative impacts of speeding, fatigue and drink/drug driving, and co-ordinated with the TfNSW 'Towards Zero' campaign.
- 2 **Free Cuppa for the Driver** – a regional program co-ordinated between RSO's within the Central West that encourages drivers to break their trip on long journeys.
- 3 **Round a Roundabout** – an educational and public awareness project relating to the safe use of roundabouts.
- 4 **Plan B Win a Swag** – a regional program which encourages responsible driving behaviour and alternatives to drink driving.

### **Additional Work**

- **Kindy Kits** – kindergarten road safety education program delivered face to face to kindergarten classes in Bathurst Schools.
- **Bathurst 1000 Races** – co-ordinate with NSW Police Highway Patrol for promotion of safer driving and road safety awareness within Mount Panorama precinct during Bathurst 1000 Race Week.
- **Safety Around Schools** – working collaboratively with Council, schools and RMS to improve safety around schools, e.g. parking, pedestrian safety, speeding, safe drop off/pick up zones, signage, bus zones, etc.
- **Sign Audits.**
- **RMS Campaigns: *Don't Trust Your Tired Self (fatigue), Motorcycle Awareness Week.***
- **School Bus Route Reviews** – as required.
- **Youth Week** events.
- **Seniors' Week** events.
- **Top 10 Misunderstood Road Rules** – community education and workplace presentations.
- **Guest speaking roles** for community groups, clubs and workplaces.
- **Fatality Free Friday** – local community support work.
- **Bike Forums** (RMS) and provision of community education re cycling and shared road environment.

Given the benefits of the Road Safety Program in implementing road safety behavioural projects and increasing road safety awareness at a local level, it is recommended that Council continue to participate in the Program until 30 June 2019. Should Blayney Council

withdraw from the program then a further report will be presented to Council.

**Financial Implications:** The annual funding for the position is 33% of employment costs, estimated to be \$35,000.

**Bathurst Community Strategic Plan - Objectives and Strategies**

- Objective 22: To improve community safety. Strategy 22.3
- Objective 24: To provide and support the provision of accessible, affordable and well planned transport systems. Strategy 24.6

**Community Engagement**

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



## MINUTE

- 44 **Item 2 ROAD SAFETY OFFICER PROGRAM UPDATE (16.00018)**  
**MOVED: Cr B Bourke SECONDED: Cr W Aubin**

**RESOLVED:** That Council continues its commitment to the Road Safety Officer Program and retains a Road Safety Officer position to 30 June 2019, subject to the ongoing support of the Blayney Shire Council and Roads and Maritime Services.

### **3 PROPOSED CROWN ROAD TRANSFER - BURGES ROAD CALOOLA (25.00322)**

**Recommendation:** That Council approve the transfer of the Crown Road section of Burges Road within Lot 1 DP1189149 at Caloola from the Crown to Council, subject to the information contained in the Director Engineering Services' report.

**Report:** Council has been notified by the Department of Industry - Crown Lands that an application to close the Crown road traversing part of lot 1 in DP1189149 has been received from the landowner of that property. The road is a constructed road known as Burges Road and is predominantly a Council owned and maintained road.

Part of the physical road alignment has been constructed outside the 'paper' alignment which can be seen in the plan at **attachment 1**. The plan also identifies the Crown Road subject to the proposed transfer.

It is recommended that Council take ownership of the Crown road reserve which may then be utilised as part of compensation negotiations with the landowner of lot 1 in DP1189149 should future road realignment works be deemed necessary.

The transfer of the Crown road to Council will be undertaken by the Department of Industry - Crown Lands and formal acknowledgement of the transfer will be by way of publication in the NSW Government Gazette.

**Financial Implications:** Nil. The Department of Industry - Crown Lands will waive the usual fee for transfer.

#### **Bathurst Community Strategic Plan - Objectives and Strategies**

- Objective 6: To support infrastructure development necessary to enhance Bathurst's life-style and industry development. Strategy 6.1

#### **Community Engagement**

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

## MINUTE

45 Item 3 PROPOSED CROWN ROAD TRANSFER - BURGES ROAD CALOOLA  
(25.00322)

MOVED: Cr I North SECONDED: Cr B Bourke

**RESOLVED:** That Council approve the transfer of the Crown Road section of Burges Road within Lot 1 DP1189149 at Caloola from the Crown to Council, subject to the information contained in the Director Engineering Services' report.

## **4 DESIGN AND ENGINEERING REPORT - MITRE/SUTTOR/LAMBERT STREET INTERSECTION (25.00095)**

**Recommendation:** That:

- (a) Council place the Mitre/Suttor/Lambert Street Intersection Report and Roundabout Design on public exhibition for a period of 28 days, and
- (b) Following the public exhibition period, a further report be presented to Council to adopt the Engineering Design.

**Report:** In 2017 Council sought an assessment for the intersection of Mitre/Suttor/Lambert Street as part of the design process. Details of this assessment and subsequent design details are presented for the purpose of public exhibition and comment.

In December 2017 Council engaged Manage Digital Pty Ltd T/A Traffic Matters (Traffic Matters) to undertake an intersection assessment.

In February 2018 following a successful quotation local design consultants Geolyse Pty Ltd were engaged to provide engineering design and geotechnical studies for the works.

The Traffic Matters assessment considers the current operation of the intersection with the current configuration, and an assessment of the future operation of the intersection taking into account forecast traffic growth over a 5, 10 and 20 year time frame. This assessment also reviews the operation of the intersection in the future as a roundabout and with traffic signals, with Suttor Street realigned to provide a 4 way intersection.

The final report of Traffic Matters is provided at **attachment 1** and the Engineering Design by Geolyse Pty Ltd is provided at **attachment 2**.

### **Traffic Assessment Summary**

The consultant has concluded that the existing intersection configuration, with minor changes, would operate satisfactorily for the next 20 years. However, the provision of a single lane roundabout, including:

- (i) the realignment of the Suttor Street leg of the intersection, and
- (ii) the provision of the kerb blisters at the pedestrian crossing in Mitre Street

would ensure the satisfactory operation of the intersection in the long term.

It is noted that the RMS Traffic Signal Design Guide warrants were not met for traffic light installation at this location.

### **Suttor Street Pedestrian Crossing Removal**

RMS practice does not permit Pedestrian (Zebra) Crossings on roads with two or more marked travel lanes in the same direction. This also applies to roads with 2 unmarked travel lanes in the same direction, i.e. where vehicles can pass other vehicles travelling in the same direction. It is noted that pedestrian counts do not meet RMS warrants for the installation of pedestrian crossings at this location.

Further advice regarding pedestrian refuge/crossing/raised threshold Technical Directions

for this location, was sought from RMS at the June Traffic Committee meeting.

The preliminary cost of constructing the roundabout is \$1.7M, subject to completion of final design.

It is recommended that Council place the Mitre/Suttor/Lambert Street Intersection Report and Roundabout Design on public exhibition for a period of 28 days.

**Financial Implications:** Funding for future works to the Mitre/Suttor/Lambert intersection have been provided from existing funds.

### **Bathurst Community Strategic Plan - Objectives and Strategies**

- Objective 29: To guide the construction and provision of new infrastructure/facilities and services and the management and upgrading of existing assets and service levels. Strategy 29.2
- Objective 24: To provide and support the provision of accessible, affordable and well planned transport systems. Strategy 24.2

### **Community Engagement**

- Consult To obtain public feedback on alternatives and/or decisions

## MINUTE

### **46 Item 4 DESIGN AND ENGINEERING REPORT - MITRE/SUTTOR/LAMBERT STREET INTERSECTION (25.00095)**

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

**RESOLVED:** That:

- (a) Council place the Mitre/Suttor/Lambert Street Intersection Report and Roundabout Design on public exhibition for a period of 28 days; and
- (b) Following the public exhibition period, a further report be presented to Council to adopt the Engineering Design. However, if no submissions are received then the Council move immediately to constructing the roundabout.

## **5 ITEMS INCLUDED IN CONFIDENTIAL COMMITTEE OF THE WHOLE (11.00005, 36.00655 & 36.00669)**

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

**Report:** The following items have been included in the confidential section of the business paper for Council's consideration:

### **1 TENDER - DESIGN & CONSTRUCTION OF NEW TENNIS CENTRE BUILDING, JOHN MATTHEWS SPORTING COMPLEX (36.00655)**

This report considers the tender for the Design and Construction of a new Tennis Centre Building at the John Matthews Sporting Complex.

### **2 TENDER - PREFERRED CONTRACTORS (36.00669)**

This report considers tenders for the engagement of contractors for minor building and other works up to the value of \$20,000 (incl GST), for casual hire for the 2018/2019 financial year.

**Financial Implications:** There are no financial implications resulting from this report.

### **Bathurst Community Strategic Plan - Objectives and Strategies**

- Objective 32: To ensure Council is supported by an adequate workforce and appropriate governance procedures. Strategy 32.2

### **Community Engagement**

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

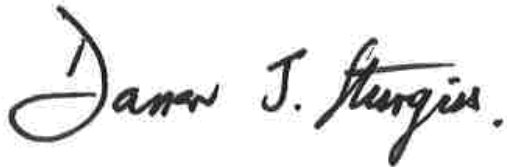
**MINUTE**

**47 Item 5 ITEMS INCLUDED IN CONFIDENTIAL COMMITTEE OF THE WHOLE**  
**(11.00005, 36.00655 & 36.00669)**

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

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

Yours faithfully

A handwritten signature in black ink that reads "Darren J. Sturgiss". The signature is written in a cursive, flowing style.

Darren Sturgiss  
**DIRECTOR**  
**ENGINEERING SERVICES**



**DIRECTOR CULTURAL & COMMUNITY SERVICES' REPORT AND  
MINUTES**

ORDINARY MEETING OF BATHURST REGIONAL COUNCIL

20 JUNE 2018

## **1 BATHURST REGION TOURISM REFERENCE GROUP - MEETING HELD 7 MAY 2018 (07.00116)**

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

**Report:** Included in the Destination Management Plan, adopted by Council on 20 May 2015, the establishment of a Tourism Reference Group (TRG) has been undertaken, with the membership of the Group endorsed by Council on 9 December 2015.

The role of the Group is to provide strategic advice, review plans and provide recommendations to Council for the implementation of the Destination Management Plan.

The Bathurst Region Tourism Reference Group met on 7 May 2018. The Minutes of the Group's Meeting are provided at **attachment 1**.

Councillors should note that the Minutes of each meeting of the Tourism Reference Group are formally adopted at the next meeting.

The majority of the meeting, held on 7 May 2018, was taken up with discussion of the Draft Marketing Plan and Asset Collateral.

**Financial Implications:** There are no financial implications resulting from this report.

### **Bathurst Community Strategic Plan - Objectives and Strategies**

- Objective 4: To market Bathurst as a great place to live, work, study, invest and play. Strategy 4.1
- Objective 11: To protect the region's unique heritage and history. To protect a unique identity. Strategy 11.6

### **Community Engagement**

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

**MINUTE**

**48    Item 1    BATHURST REGION TOURISM REFERENCE GROUP - MEETING HELD**  
**7 MAY 2018 (07.00116)**

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

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

## **2 BATHURST TOURISM REFERENCE GROUP - MEMBERSHIP (07.00116)**

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

**Report:** Council, at its meeting held 21 February 2018, requested a review on the membership of the Bathurst Tourism Reference Group.

### **BACKGROUND**

The formation of a Tourism Reference Group is a direct outcome as articulated in the 6 priority Actions within the Destination Management Plan (DMP):

***'Form a tourism reference group which consists of representation from within the industry as well as from those industries that are impacted by tourism activity. Representation may include representatives from the following activities/sectors: a hotel, B&B, sports event, vigneron, retail, restaurant, arts and cultural sector, education sector; agricultural sector; heritage; environmental and someone to represent the Villages along with Council. The reference group should meet at least 3 times per annum (ref 7.4.1).'***

This group of ten industry representatives was established in December 2015 to support the implementation of the 2015 Destination Management Plan (DMP). The ten member group were selected following an Expressions of Interest process which attracted 25 applications.

The process of creating a Destination Management Plan began in 2014 with the establishment of a DMP Project Reference Group who were appointed to guide and oversee the completion of the DMP.

One of the actions from the 2015 Bathurst Region Destination Management Plan, which was adopted by Council on 20 May 2015, was the establishment of a Tourism Reference Group. The Bathurst Region Tourism Reference Group membership was endorsed by Council on 9 December 2015.

The Tourism Reference Group has met monthly since March 2016. The group operates within the framework of a Terms of Reference which stipulates that an annual report on the implementation of the DMP be reported to Council. The advisory group has no voting rights and operates within the governance framework of a Terms of Reference which is reviewed annually. A copy of the current Terms of Reference is provided at **attachment 1**.

### **BATHURST REGION TOURISM REFERENCE GROUP (TRG)**

The following timeline is provided with regards to the formation of the Bathurst Region Tourism Reference Group:

<b>ACTION UNDERTAKEN</b>	<b>Date</b>
Link to Bathurst 2036 Community Strategic Plan: Objective 4 'To market Bathurst as a great place to live, work, study, invest and play.'	CSP adopted by Council 20 February 2013
Appointment of Seed Solutions to produce Bathurst Region Destination Management Plan	15 January 2014
Adoption of 2015 Bathurst Region Destination Management Plan	20 May 2015

Council resolved: (a) adoption of the draft charter for the Bathurst Region Destination Management Plan Tourism Reference Group; and (b) seek expressions of interest for members of the Destination Management Plan Tourism Reference Group.	15 July 2015
Applications for positions on the Tourism Reference Group advertised. 25 applications received.	26 September 2015 Applications closed 23 October 2015
Chair of Australian Regional Tourism Network provided independent industry oversight of the recommendations for applicants to the group.	October 2015
Adoption of members of Bathurst Region Tourism Reference Group (ten members)	9 December 2015 Applicants advised in writing 10 December 2015.
First meeting of the Bathurst Region Tourism Reference Group	7 March 2016
Adoption of Terms of Reference for Tourism Reference Group by Council	18 May 2016

The membership included in the Terms of Reference is for a two year term. At the Tourism Reference Group meeting held Monday 5 February 2018 and reported to Council (Director Cultural & Community Services Report #3 to Council 21 March 2018), the term of membership for TRG was extended to 2020. Monthly reports will continue to be reported to Council.

**Financial Implications:** The Bathurst Tourism Reference Group meetings and associated administration tasks are completed within existing budgets.

### **Bathurst Community Strategic Plan - Objectives and Strategies**

- Objective 4: To market Bathurst as a great place to live, work, study, invest and play. Strategy 4.1
- Objective 11: To protect the region's unique heritage and history. To protect a unique identity. Strategy 11.6

### **Community Engagement**

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

**MINUTE**

**49 Item 2 BATHURST TOURISM REFERENCE GROUP - MEMBERSHIP**  
**(07.00116)**

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

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

### **3 TOURISM INDUSTRY ENGAGEMENT (18.00010)**

**Recommendation:** That Council:

- (a) Note the progress of the implementation of the Strategic Priorities of the Destination Management Plan (DMP) since its adoption.
- (b) Note the five year time-frame to execute the strategies.
- (c) Review the DMP following a further two year sustained and strategic campaign and product development work involving high level industry engagement.

**Report:** **BACKGROUND**

At the Policy Committee meeting held on 1 November 2017, Item 31, Minute 40, the Council requested a report on outsourcing tourism sector governance, marketing and events within the region.

This report provides an update on the progress and implementation of the six Priority Actions of the Destination Management Plan (DMP), which was adopted by Council on 20 May 2015, Director Environmental, Planning & Building Services Report, and has a focus on Priority Action 5 - Review the structure of tourism within the Council with a view to:

- (a) Improving collaboration, efficiency and outcomes across the various Council players charged with conducting tourism associated businesses
- (b) Improving collaboration between Council and Industry that results in a shared workload and funding contribution to tourism marketing activities.
- (c) Ensure links to the BRC Community Strategic Plan and its relevant deliverables.

The DMP establishes a five-year program of activities that seeks to create the following vision:

***Located in Wiradjuri country, the Bathurst Region, Australia's first inland European settlement, is recognised as a premier regional tourism destination. Compelling visitor experiences that take strategic advantage of the world famous Mount Panorama and the region's unique history and beauty support a growing destination profile.***

Contained within the DMP are the following broad objectives:

1. Improved Brand Awareness, Preference and Intention In Key Target Markets
2. Increased Visitor Numbers Across The Region/Convert Day Trippers To Overnights
3. Increased Visitor Expenditure (Throughout The Destination)
4. Increased Number Of Sustainable Tourism Jobs
5. Increased Investment In Tourism Product And Infrastructure In The Region
6. The Development Of A Sustainable And Cohesive Tourism Industry In The Region

The DMP process resulted in the identification of the following five key strategies:

1. **Be known:**  
Develop and improve brand awareness and preferences through targeted marketing activities.
2. **Think like a visitor:**

3. **Local love:**  
Increase the level of development of sustainable product that meets market needs.  
Improve access, dispersal and participation in the Bathurst (Region) destination tourism experience.
4. **Community commitment:**  
Through improved communication and coordination, people will work together to grow the tourism industry.
5. **Leading success:**  
Council will enable growth by leveraging its assets.

This report and its recommendation focuses on 'Strategy 5 – 'Leading Success' where the role of local government in leading tourism is well documented and acknowledged.

## **ROLE OF LOCAL GOVERNMENT IN TOURISM SECTOR**

Tourism is forecast to double in size by 2030 as one of the fastest growing economies in the world – Australia included. It is a key economic driver at national, state, territory and local levels throughout Australia and the outlook is very promising. Tourism stakeholders must plan effectively now and be ready to adapt to change to leverage the opportunities that are said to arise.

The role of local government in the tourism sector is critical, and this role is well recognised and documented in a range of reports and strategies. The following information is sourced from Tourism and Events Queensland (TEQ) 'Local Government's Critical Role in Driving the Tourism Economy' January 2016:

*"Sustainable demand for tourism to a region is largely driven by the degree of satisfaction that guests associate with their visit.*

*Guest expectations cannot be met and satisfaction not achieved by an individual product or service. It is the sum total of all amenities and interactions within a community, be it the taxi driver, the hire car sales person, the local chemist, the farm stay owner, the local grocer, coffee or banana plantation tour guide etc. that determine whether a tourism visitor is made to feel like a highly appreciated guest.*

*Ultimately, it is the local community that makes or breaks tourism and its Local Government representatives play a pivotal role in either proactively optimising the tourism potential or yielding to competition from an ever-growing number of competitors.*

*Local Government is at the forefront of tourism delivery and in many ways the linchpin to other spheres of government, industry and the community. It provides an expanse of tourism infrastructure, from roads to airports, caravan camping grounds, visitor centres and parks just to name a few. Local Government, in a tourism setting, is governed by legislation from the Commonwealth and State, from land-use planning through to environmental and health legislation; it is impacted by national and State tourism strategies, as well as other government strategies, and participates in, and contributes to the activities of tourism organisations and networks. Industry that supports tourism - accommodation, retail, restaurants, bars and cafes, all have reciprocal relationships with, and of course exist within Local Government jurisdictions."*

Further, the report provides:

*"Regardless of how important tourism is to a local Government jurisdiction, the*



*financial capacity of tourism industry businesses to fund destination marketing without significant government investment is not feasible."*

## **STATUS ON THE DMP'S SIX PRIORITY ACTIONS**

Section 7 of the DMP includes a range of recommendations that are aimed at developing the destination, over an extended period of time.

Six priority actions which will impact the development of Bathurst as a destination were identified and the information below provides a status update on each of those actions.

	<b>PRIORITY ACTION</b>	<b>ACTION TAKEN TO DELIVER</b>
1.	Form a tourism reference group - which consists of representation from within the industry as well as from those industries that are impacted by tourism activity. Representation may include representatives from the following activities/sectors: a hotel, B&B, sports event, vigneron, retail, restaurant, arts and cultural sector, education sector; agricultural sector; heritage; environmental and someone to represent the Villages along with Council. The reference group should meet at least 3 times per annum	Adoption of members of Bathurst Region Tourism Reference Group - 9 December 2015.  Adoption of Terms of Reference for Tourism Reference Group (TRG) - 18 May 2016.  The TRG have been meeting monthly since this time.
2.	Develop and implement a destination brand across all touch points in the destination (website, brochures, Bathurst Visitor Information Centre (BVIC) staff and buildings, signage, entry statements, etc). The brand should be applied according to brand guidelines to ensure consistency.	Adoption of Bathurst Brand strategy and logo - 13 December 2017.
3.	Publish an image library that represents the destination and its assets, providing access to the library to industry	A two-day photography shoot was undertaken 19 and 20 April. The current suite of imagery has been collated and is in a shared folder for use. This process is ongoing.
4.	In consultation with the industry, develop and implement an 18 month to 3 year marketing plan for the destination that integrates with Central NSW Tourism initiatives, incorporates traditional marketing activities (ie. visitor guide) and facilitates opportunities for industry to partner/buy-in with specific and targeted campaigns at a range of price points	The document is in draft format pending the finalisation of budget allocations and tactical implementation plan. Consultation and feedback with the newly formed regional entity Destination Network Country Outback (which replaced Central NSW Tourism) has been undertaken to ensure integration.
5.	Review the structure of tourism within the Council with a view to: (a) Improving collaboration, efficiency and outcomes across the various Council players charged with conducting tourism associated businesses	(a) Council structure has been reviewed with tourism functions and facilities co-located. (b) The BVIC has 150 members, being a growth

	<p>(b) Improving collaboration between Council and Industry that results in a shared workload and funding contribution to tourism marketing activities.</p> <p>(c) Ensure links to the BRC Community Strategic Plan and its relevant deliverables.</p>	<p>rate of around 20%. The TRG has been formed.</p> <p>(c) Ongoing and strengthened in the new CSP.</p>
6.	<p>Develop masterplan/business plans that address the immediate needs around interpretation and promotion for the</p> <p>(a) National Motor Racing Museum</p> <p>(b) Australian Fossil and Mineral Museum</p> <p>(c) Chifley Home</p> <p>(d) Mount Panorama; and</p> <p>(e) The Chifley Dam Cabins</p>	<p>The creation of a Museums Unit within the Cultural &amp; Community Services Department in 2017 will ensure the delivery of this priority action.</p>

## **SUMMARY**

Currently, the Council is approximately half way through delivery of the Strategic Priorities contained in its Destination Management Plan. While the TRG represents a broad range of the tourism industry, the Terms of Reference state the TRG is appointed as an advisory capacity.

Industry governance models such as Brand Orange, are industry led and funded. Currently, there is no budget for this model. A special rate levy may be considered for this purpose if the Council wish to proceed with this model of delivery.

**Financial Implications:** There are no financial implications resulting from this report.

## **Bathurst Community Strategic Plan - Objectives and Strategies**

- Objective 4: To market Bathurst as a great place to live, work, study, invest and play. Strategy 4.1
- Objective 11: To protect the region's unique heritage and history. To protect a unique identity. Strategy 11.6

## **Community Engagement**

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

## MINUTE

### 50 Item 3 TOURISM INDUSTRY ENGAGEMENT (18.00010)

MOVED: Cr B Bourke SECONDED: Cr J Fry

**RESOLVED:** That Council:

- (a) Note the progress of the implementation of the Strategic Priorities of the Destination Management Plan (DMP) since its adoption.
- (b) Note the five year time-frame to execute the strategies.
- (c) Review the DMP following a further two year sustained and strategic campaign and product development work involving high level industry engagement.

#### **4 BATHURST DESTINATION BRAND STRATEGY - PROGRESS REPORT (20.00299)**

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

**Report:** Council, at its meeting held 13 December 2017, (Director Cultural & Community Services Report #2) resolved to receive quarterly destination brand strategy implementation progress reports, outlining the performance monitoring data as described in the report.

The following information is provided as an update on the implementation of the Bathurst Destination Brand:

<b>Destination Brand Implementation</b>	<b>Action</b>
Destination Website	The initial site design is complete and being populated with new written content and imagery. Final testing will occur prior to site launch at the end of June 2018.
Online Booking Platform	The new booking engine has been commissioned and operators from the Bathurst region added. Bathurst Visitor Information Centre staff undergoing training 25-29 June 2018.
Curated Online Content	An agency to develop new, distinctive and authentic editorial content for the new destination website was appointed. Work is being done to ensure the site is populated with editorial and imagery to meet the brand guidelines and resonate with target markets.
Graphic Design of Branded Collateral	All primary elements identified in the Brand style guide have been created by a local graphic designer, with a number of elements including the 'What's On' guides in production.
Signage	The location and re-branding of four highway billboards (Mitchell Highway, Orange Road, Blayney Road and Marangaroo) will be undertaken in the new financial year.
Touring Trail App	Three initial tours have been created; Mount Panorama Drive, Bathurst Town Square (funded by the National Trust) and Mayfield Garden (funded by Mayfield Garden). The app platform has been built and planning for a launch and PR campaign are underway.
Public Relations	A specialist tourism PR agency has been appointed. A schedule of works focusing on media relations, development of media kits, famils and a schedule of media releases has been ongoing. The first PR campaign undertaken by the team was the Bathurst Heritage Trades Trail.
Visitor Guide	The visitor guide has been delayed, it is anticipated the visitor guide will be released by August 2018.

While all of the above tasks are continuing, the Public Relations activity has been active and has produced some very strong and positive results for the region.

A recent example is the PR work done to promote the Bathurst Heritage Trades Trail. This specific tactical marketing activity was funded through a successful application to

Destination NSW (Incubator Funds). \$5,000 of the \$20,000 funds were allocated to Public Relations activity to promote the Bathurst Heritage Trades Trail, and the results are outlined below:

### **Coverage Summary**

Total press clippings (including print, online, radio, TV and social channels): 110

Total audience reach: 7,792, 538

Total Equivalent Advertising Value: \$498,923.14

This focus on heritage is one of the key pillars of the Brand Strategy.

Further reports will be provided quarterly to Council on the implementation of the Bathurst Destination Brand.

**Financial Implications:** Funding for this item is contained within existing budgets.

### **Bathurst Community Strategic Plan - Objectives and Strategies**

- Objective 4: To market Bathurst as a great place to live, work, study, invest and play. Strategy 4.1
- Objective 11: To protect the region's unique heritage and history. To protect a unique identity. Strategy 11.6

### **Community Engagement**

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

**MINUTE**

**51 Item 4 BATHURST DESTINATION BRAND STRATEGY - PROGRESS REPORT**  
**(20.00299)**

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

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

## **5 2018 THE END FESTIVAL, HILL END (20-22 APRIL 2018) (23.00026)**

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

**Report:** The third annual 'The End Festival' was presented by National Parks & Wildlife Service (NPWS) in the historic village of Hill End on 20 to 22 April 2018, following the inaugural festival in April 2016. Financial support of \$10,000 was provided by Bathurst Regional Council (Director Corporate Services & Finance Report #4 to Council 21 February 2017) as the official Program Partner. Council also provided in-kind marketing support.

The objective of the event, and the rationale for making a financial contribution to the festival, was to expose Hill End to a wider, more targeted tourism market and drive visitation to the Bathurst region, as a key action in the 2015 Destination Management Plan.

This objective is aligned to Strategic Objective 7.5 in the Destination Management Plan:

***Leading success: Council will enable growth by leveraging its assets***

***7.5.3 Place Planning and Promotion:***

*The precincts that have the most potential for developing into appealing to places for visitors include:*

- *Villages (in particular Rockley, Sofala and Hill End)*

The festival met the objective of increasing visitation to Hill End, with approximately 7,000 people recorded in the village during the event period. This was an increase of 17% on the 2017 event. All accommodation was at capacity and pre-booked some months prior to the event. The level of occupancy of the National Parks & Wildlife Service (NPWS) campgrounds was at capacity. Campground bookings went on-line Tuesday 3 April, after the Easter weekend and had exhausted all availability within one day.

The \$10,000 contribution was utilised for key elements of the festival:

1. Bathurst Regional Council listed as a major partner on printed collateral and online channels with logo recognition.
2. Exposure for Council's support across National Parks and Wildlife Service's social media channels with an estimated reach of 45,000.
3. Total social media reach increased from 224,973 to 1,590,682, through promotion, including Council's logo.

Surveys were conducted by NPWS on-site and post event through email and social media and these are outlined below:

### **Visitation**

- 7,000 visitors attended the event over 2 days
- 59% of visitors from Sydney and surrounds
- 22% reported that this was their first visit to Hill End
- 78% indicated it was the main reason for their visit to the Central West (increased from 57% in 2017).

### **Spend and stay in the region**

Estimated 15,700 nights spent in Central West region.

- 36% spent 1 night in the area
- 47% spent 2-3 nights in the area
- 17% spent 3 nights in the area
- Spend in region calculated (NPWS) to \$2.3million (National Visitor Survey method)

### **Destination Awareness**

- Appreciate history and heritage: 86%
- Open eyes to art and culture of the area: 87%

### **Marketing**

- 10 media articles - lifestyle and local media
- 1,590,682 social media reach through Facebook promoted posts, an increase of 235% from 2017
- \$34,908 editorial equivalent value
- Free listings, syndication, partnerships
- Information on The End event was distributed to various partners, placed on free listings and provided to the artists participating in the event. As a result, The End was mentioned or listed in eventfinda, aroundyou, syndicated to Australian Tourism Data Warehouse (ATDW), Visit NSW, Australia Tourism Guide, included on Council's and Mudgee Region Tourism websites and shared on a range of social media platforms.

Approximately 2,000 postcards, event posters and festival programs were distributed regionally. All print collateral displayed Council's logo and acknowledgement as a major partner and were distributed through:

- Visitor and Information Centres in Lithgow, Bathurst and Mudgee
- Katoomba Cultural Centre
- Cafes and shops in Leura, Kandos/Rylstone, Katoomba, Blackheath, Lithgow and Bathurst
- Bathurst Regional Council, Mudgee Region Tourism

A copy of the festival report can be found at **attachment 1**.

National Parks & Wildlife Service, in partnership with Council, is reviewing the success and format of the Festival. A further report will be presented to Council with the outcome of the review.

**Financial Implications:** Funding for this item is contained within existing budgets.

### **Bathurst Community Strategic Plan - Objectives and Strategies**

- Objective 4: To market Bathurst as a great place to live, work, study, invest and play. Strategy 4.1, 4.6, 4.8
- Objective 11: To protect the region's unique heritage and history. To protect a unique identity. Strategy 11.6

### **Community Engagement**

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



## MINUTE

- 52 Item 5 2018 THE END FESTIVAL, HILL END (20-22 APRIL 2018) (23.00026)  
MOVED: Cr B Bourke SECONDED: Cr I North

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

## **6 ARTS OUTWEST 2017 ANNUAL REPORT (18.00036)**

**Recommendation:** That Council note the Arts OutWest Annual report for 2017.

**Report:** Council has received a copy of Arts OutWest Annual Report for 2017, copies of the report are available at Council's administration offices or can be viewed on the Arts OutWest website link: [www.artsoutwest.org.au/annualreport2017](http://www.artsoutwest.org.au/annualreport2017).

Council, in its Annual Operating Plan, provides funds to assist in the operations of Arts OutWest. Arts OutWest promotes, educates, facilitates and advocates for arts and cultural development for the communities of Central West NSW.

Arts OutWest has provided support to Council during 2017 with a variety of initiatives, the highlights of Bathurst activities are included in **attachment 1**. The Annual Report estimated the value of services provided to the Bathurst Community at \$156,665.

Arts OutWest will continue to provide Council with updates on their program and benefits to the Bathurst community. It is recommended Council continue to be a financial member of Arts OutWest with the other 10 Local Government Areas.

**Financial Implications:** Council has provided \$25,500 in the draft 2018/2019 Annual Operating Plan for Community Arts and this contribution is made directly to Arts OutWest as per the 2015/2018 Memorandum of Understanding rate of 60 cents per head of population, which is levied at the same rate for each Council area.

### **Bathurst Community Strategic Plan - Objectives and Strategies**

- Objective 3: To protect a vibrant CBD and support and grow retail diversity. Strategy 3.8
- Objective 20: To provide a range of cultural facilities, programs, activities and events and to support and enhance cultural and social activities across the community. Strategy 20.2, 20.6
- Objective 23: To encourage a supportive and inclusive community. Strategy 23.3
- Objective 26: To encourage and support the provision of a range of opportunities for life long education across the Bathurst community. Strategy 26.2

### **Community Engagement**

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

**MINUTE**

- 53**    **Item 6    ARTS OUTWEST 2017 ANNUAL REPORT (18.00036)**  
**MOVED: Cr M Morse SECONDED: Cr I North**

**RESOLVED:** That Council note the Arts OutWest Annual report for 2017.

## **7 AUTUMN SCHOOL HOLIDAY ACTIVITIES 2018 (21.00039, 21.00054, 21.00060)**

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

**Report:** The Australian Fossil and Mineral Museum (AFMM), Bathurst Library, Bathurst Regional Art Gallery, Kelso Community Hub and Vacation Care are recognised as consistently offering high quality programs during school holidays.

The Council Autumn School Holiday activities for 2018 were well attended with over 1,150 children attending a wide variety of activities as outlined below:

### **Australian Fossil and Mineral Museum**

During the Autumn School Holiday period 2018, the Australian Fossil and Mineral Museum programmed the following events:

#### **Mini Mammoth Ice Age Day- a MAMMOTH Day of family fun at AFMM**

Held on Sunday 29 April 2018, the day featured the Museum's inflatable mini mammoth, the really COOL Fizzics Education Liquid Nitrogen Show, screenings of the Ice Age movie in the company of our mini mammoth, a Mammoth Naming Competition and a Mammoth Shop Sale. Attendance for this event was 350.

#### **Dinosaurs in the Dark – Torchlight Tour**

Two torchlight tours of AFMM were booked out. Local families and visitors enjoyed the chance to see the spectacular Somerville Collection in a new light. Attendance was 130 over the two tours, which were held on Tuesday 17 April 2018 and Tuesday 24 April 2018

### **Bathurst Library**

All activities in the Library Autumn School holiday programs were booked out and waiting lists were created for all sessions.

The program catered for diverse age groups and offered assorted activity types. The 'Escape Room' sessions, aimed at teenagers, was promoted as part of Youth Week.

The Sydney Puppet Theatre performed a puppet show in the children's section of the library as part of the Autumn School Holiday program. This event attracted 118 children and parents.

<b>Date</b>	<b>Program Name</b>	<b>Attendance</b>
Mon 16 April	Where's Wally	20
Tue 17 April	Escape Room	12
Fri 20 April	Tribal Treasures	20
Mon 23 April	Puppet Making	16
Tue 24 April	Sydney Puppet Theatre	118
Thu 26 April	Fairy-tale Playdough	21
<b>Total</b>		<b>207</b>

### **Bathurst Regional Art Gallery (BRAG)**

BRAG programmed five workshops over five days (18-27 April) during the 2018 Autumn school holidays. These workshops were themed to coincide with the Waste to Art

competition (run by the Environment section of Council and exhibited at Bathurst Memorial Entertainment Centre from 28 April), as well as current exhibitions at the gallery.

Three of the six workshops presented sold out. Presenters were Fiona Howle and Isabel Fox. Attendance for the workshops were as follows:

<b>Date</b>	<b>Activity</b>	<b>Attendance</b>	<b>Total places available</b>
Wed 18 April	Polystyrene Printing	17	17
Fri 20 April	Contrasts	20	22
Tue 24 April	Altered Packaging	8	15
Tue 24 April	Surface	17	22
Thu 26 April	Things of Clay and Wood	22	22
Fri 27 April	Materiality	17	17
<b>Total</b>		<b>101</b>	<b>115</b>

Altered Packaging, a Waste to Art workshop for people aged 15 years and over, was moved from Thursday 19 April to Tuesday 24 April to allow extra time to promote the workshop to a different age group than is usual for BRAG school holiday workshops. An additional three participants signed up in this time.

### **Kelso Community Hub**

Kelso Community Hub had a busy School Holiday Program that was well attended. The Walk in Wednesday Activity was held in conjunction with Youth Week and Veritas House. The Kelso Cleanup Day was led by the Department of Family and Community Services. The Kelso Community Hub continues to increase activity participation rates.

<b>Date</b>	<b>Program Name</b>	<b>Attendance</b>
Tue 17 April	Hip Hop Workshop	17
Wed 18 April	Walk in Wednesday	30
Fri 20 April	Kelso Cleanup day with FACS	29
Fri 20 April	Movie and popcorn	17
Mon 23 April	Fast 4 roll a ball fun day	70
Tue 24 April	Bunnings DIY Workshop at Bunnings (transport by Bathurst Community Transport)	12
Thu 26 April	Hanging Out Activity	37
Fri 17 April	Introduction to your L's	5
<b>Total</b>		<b>217</b>

### **Vacation Care**

The Autumn School Holiday program was very productive. There was an average of 17 children per day over the nine day program. The children participated in range of craft, cooking, games and excursions.

Excursions included attending Bathurst Panthers to see the Loud Theatre Company present – Princes and Princesses' the Musical, which was a great morning of singing and dancing. The children also had the opportunity to go to Morse Park to participate in a number of games and team building experiences.

The children celebrated International Bike day – the children were asked to bring their bike or scooter to Vacation Care for the day where they participated in an obstacle course and bike races in the back carpark of the Lee Street site.

**Financial Implications:** Funding for this item is contained within existing budgets.

### **Bathurst Community Strategic Plan - Objectives and Strategies**

- Objective 20: To provide a range of cultural facilities, programs, activities and events and to support and enhance cultural and social activities across the community. Strategy 20.1
  
- Objective 26: To encourage and support the provision of a range of opportunities for life long education across the Bathurst community. Strategy 26.1

### **Community Engagement**

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

**MINUTE**

**54 Item 7 AUTUMN SCHOOL HOLIDAY ACTIVITIES 2018 (21.00039, 21.00054, 21.00060)**

**MOVED: Cr W Aubin SECONDED: Cr J Jennings**

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

## **8 BATHURST REGION: A CULTURAL VISION 2036 - PROGRESS REPORT (20.00056)**

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

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

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

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

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

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

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

In delivering the Cultural Vision, progress reporting is prepared and submitted to Council for endorsement annually. A summary report of progress of actions is available at **attachment 1**

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

Some key delivery actions include:

- Funding for BMEC consultancy to review the future of the facility.
- Library upgrade and refurbishment completed in January 2018.
- Successful Catapult Festival held in April 2018.
- Finalisation of planning process for the Bathurst Rail Museum with capital works to commence in September 2018.
- Collections Management Policy - significant progress, including strategic planning and business case, towards the development of a regional collections facility.

**Financial Implications:** Funding for this item is contained within existing budgets.

### **Bathurst Community Strategic Plan - Objectives and Strategies**

- Objective 4: To market Bathurst as a great place to live, work, study, invest and play. Strategy 4.1
- Objective 20: To provide a range of cultural facilities, programs, activities and events and to support and enhance cultural and social activities across the community. Strategy 20.1, 20.2, 20.3, 20.4, 20.6



- Objective 28: To plan for the growth of the region and the protection of the region's environmental, economic, social and cultural assets.

Strategy 28.2, 28.5, 28.7

### **Community Engagement**

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

**MINUTE**

**55 Item 8 BATHURST REGION: A CULTURAL VISION 2036 - PROGRESS REPORT (20.00056)**

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

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

## **9 BATHURST LIBRARY - 2018 BOOKLINK LITERACY PROGRAM (21.00029)**

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

**Report:** Booklink, Bathurst Library's literacy program, has been an important part of the library programming for 17 years and is open to members of Bathurst Library aged between 1 to 17 years of age. Participants read books borrowed from Bathurst Library and record each title in the provided logbooks. Logbooks are handed in throughout the duration of the program.

The 2018 program attracted 96 participants reading 10,970 books. This achievement was celebrated at the awards ceremony for participants and their families held at Bathurst Library on Monday 21 May 2018 as part of Library and Information Week.

The ceremony attracted over 120 parents and children. Special guests included sponsor representatives Janifer Torner President of the CWA Bathurst Branch and Kathryn Bancroft from BooksPlus who presented the awards to the enthusiastic children. All participants received a prize medal, certificate and a book with trophies and prizes for age group winners, encouragement, runner-up and best reader.

The best reader for 2018 Booklink was Ali Wally who read 860 books; runner-up was Salman Wally who read 840 Books. Awards were also presented on the evening to the best Child Care Centre (Elizabeth Chifley), Primary School (Bathurst Public), High School (St Stanislaus) and Rural School (Perthville Public). Representatives from the schools were in attendance.

The program continues to receive positive feedback from the community.

**Financial Implications:** Funding for this item is contained within existing budgets.

### **Bathurst Community Strategic Plan - Objectives and Strategies**

- Objective 20: To provide a range of cultural facilities, programs, activities and events and to support and enhance cultural and social activities across the community. Strategy 20.1, 20.2, 20.4
- Objective 23: To encourage a supportive and inclusive community. Strategy 23.1, 23.3, 23.7
- Objective 26: To encourage and support the provision of a range of opportunities for life long education across the Bathurst community. Strategy 26.1, 26.4
- Objective 27: To encourage youth engagement, participation and achievement across all areas of the Bathurst community. Strategy 27.5, 27.9

### **Community Engagement**

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

**MINUTE**

**56 Item 9 BATHURST LIBRARY - 2018 BOOKLINK LITERACY PROGRAM**  
**(21.00029)**

**MOVED: Cr M Morse SECONDED: Cr B Bourke**

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

**10 BATHURST MEMORIAL ENTERTAINMENT CENTRE - 2018 BATHURST WRITERS' AND READERS' FESTIVAL IN ASSOCIATION WITH THE SYDNEY WRITERS' FESTIVAL LIVE & LOCAL (4-6 MAY 2018) (21.00060)**

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

**Report:** For the fourth year, the Sydney Writers' Festival offered free live streaming to regional areas around Australia of numerous writers' talks from the Sydney Writers' Festival. This solid core of sessions with noted national and international writers has provided a base for Bathurst Memorial Entertainment Centre (BMEC), in association with local partner Books Plus, to build a local Writers' and Readers' Festival.

The joint event was held over three days from Friday 4 May to Sunday 6 May 2018 and included workshops, panel discussions and an international guest writer Ashleigh Young.

Sydney Writers' Festival changed dates this year from late May to the first weekend in May. This weekend was very busy in Bathurst and BMEC was unavailable due to other bookings. The Charles Sturt University - Ponton Theatre and classrooms were utilised for the event, the venue was provided without charge. However, due to the new venue the festival did have increased costs this year which were covered by Local Stages funding. Overall attendance was down this year, probably due to the change of venue, details of overall attendances are provided below:

2018	1,075
2017	1,522
2016	1,440

Planning for the 2019 festival is now underway and the BMEC City Hall and conference rooms are available.

All public events at the festival are free. Secondary school students attended workshops on Friday at a fee of \$20 per student. Local businesses and individuals support the festival and this year over \$4,500 was raised via donations, and \$500 was received from the CSU Small Grants program.

Sponsors included: CSU, Books Plus, Bathurst Custom Kitchens, Chris & Kathy Bergen, Ben & Martha Gelin, Glenn Smith, Joan Phillip, Jo-Anne Reid, Bill Green, Libby Loneragan, Julie Priddle, Kay Nankervis, Kelly Rimmer, Dean Mobbs Gallery, Production Art, Lion Majestic Hospitality Group, Pan Macmillan Publishers and Bathurst City Life, Sophie Meredith and numerous anonymous donors.

A survey of attendees indicates that audiences greatly appreciate the festival, particularly the local panels, workshops and presentations and would like to see more local author sessions in future festivals.

**Financial Implications:** Funding for this item is contained within existing budgets.

**Bathurst Community Strategic Plan - Objectives and Strategies**

- Objective 20: To provide a range of cultural facilities, programs, activities and events and to support and enhance cultural and social activities across the community. Strategy 20.6

- Objective 23: To encourage a supportive and inclusive community.

Strategy 23.3

### **Community Engagement**

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

**MINUTE**

**57 Item 10 BATHURST MEMORIAL ENTERTAINMENT CENTRE - 2018  
BATHURST WRITERS' AND READERS' FESTIVAL IN ASSOCIATION WITH THE  
SYDNEY WRITERS' FESTIVAL LIVE & LOCAL (4-6 MAY 2018) (21.00060)  
MOVED: Cr B Bourke SECONDED: Cr I North**

Cr Jennings declared a pecuniary interest in this item, left the Chamber and took no part in discussion or voting.

**Reason:** Partner paid in the event.

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

## **11 AUTUMN COLOURS 2018 (23.00060)**

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

**Report: BACKGROUND**

Since 1998 the Bathurst Visitor Information Centre (BVIC) has been collating a diverse array of tours, events and activities that occur between March and May. These have been grouped and promoted under the general banner of the 'Autumn Colours' program, which also includes Heritage Week. Historically, the overall Autumn Colours program has occupied an indeterminate marketing and product placement position between a community event and a regional visitor drawcard. The event had also become diluted by inclusion of a number of unrelated events that fell within the period under the umbrella banner of 'Autumn Colours'. In 2018 it was decided to return the focus of the program exclusively to interpretation of Bathurst's heritage through a volunteer led program of tours, with all other general events promoted separately via BVIC's "What's On" guide. It was also decided to specifically target the community and local host/VFR (visiting friends and relatives) markets in promotion of the events.

### **VOLUNTEER LED TOURS**

Consultation with the volunteer guides indicated that the extended duration of the program in previous years had placed considerable demands upon volunteers' time and been the source of some stress. It was therefore decided to compress the tour program into a six week period, half that of previous years with a total of 14 special tours against the 36 offered in 2017. The program was designed to commence with the April school holidays and to conclude with Heritage Week and the Heritage Trades trail to maximise cross promotion and provide a clearer overall event structure.

Total attendance across all tours was 353. Although lower than the total of 487 total attendees recorded in 2017, the average tour group size rose dramatically from 13 to 25, an increase of 86%. No scheduled tours were cancelled due to low numbers, whereas in 2017 there were 8 cancelled tours, and volunteer leaders reported that they were extremely pleased with the high average size and overall reduction in their required commitment of time.

As in previous years, tour attendees in 2018 were overwhelmingly locals, with 89.7% of all attendees registering their home postcode as 2795. This demonstrated the soundness of the marketing approach taken and the enduring strength of the program to the Bathurst community. Visitor satisfaction as reported by tour leaders was high on all activities.

### **MARKETING AND PROMOTION**

A printed program was not produced in 2017 which generated several complaints from members of the local community, though figures suggest that its absence had no negative impact upon overall 2017 event attendance. Community engagement was evaluated post event, and in response to community feedback, a printed brochure of all heritage tours was designed and produced for 2018 which also included information on Heritage Week and the Bathurst Heritage Trades Trail. This brochure maintained the focus upon the heritage tours, with unrelated tourism events over the period not included. Cost of production was well below previous years.

All events were promoted via the [www.visitbathurst.com.au](http://www.visitbathurst.com.au) website and online ticketing provided via Eventbrite with staff at BVIC providing assistance and facilitating bookings to



visitors to the Centre. All tours were promoted to local target audiences via Facebook and Twitter with boosted posts and direct links to the ticketing site. Total VisitBathurst NSW Facebook impressions over the period of the program were 526,800 with an increase in total engagement of 64.7% against the previous period. The separate microsite of [www.autumncolours.com.au](http://www.autumncolours.com.au) was not used in promotion of events in 2018, with this URL redirected to the main tourism site. Online promotion was supported by a local radio campaign that ran from mid-March to mid-May.

Members of the Heritage Working Party, Bathurst District Historical Society, Family History Group and other volunteers involved with Heritage week events and the Artisan Trades Trail were recognised at a function on Friday 8 June 2018.

**Financial Implications:** Funding for this item is contained within existing budgets.

### **Bathurst Community Strategic Plan - Objectives and Strategies**

- Objective 4: To market Bathurst as a great place to live, work, study, invest and play. Strategy 4.1, 4.6, 4.8
- Objective 11: To protect the region's unique heritage and history. To protect a unique identity. Strategy 11.6

### **Community Engagement**

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

## MINUTE

58 Item 11 AUTUMN COLOURS 2018 (23.00060)  
MOVED: Cr B Bourke SECONDED: Cr J Fry

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

## **12 BATHURST HERITAGE TRADES TRAIL 2018 (23.00060)**

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

**Report:** **BACKGROUND**

In 2017 the inaugural 'Bathurst Artisan Trades Trail' was held over the weekend of 13-14 May. This event was intended to provide an opportunity for visitors and locals to rediscover traditional craftsmanship through a showcase of arts and trades demonstrations around ten of Bathurst's iconic heritage venues. The event was considered an important enhancement to the existing Autumn Colours program and aligned with objective 7.2.3 of the Bathurst region Destination Management Plan (DMP).

Due to the positive response to the 2017 event, a further event was planned and held on the weekend of 12-13 May 2018.

The Heritage Trades Trail Organising Committee was formed to assist Council with the event and members of this group include representatives from:

- \* Bathurst District Historical Society
- \* Family History Group
- \* National Trust
- \* Venues
- \* Volunteers

### **THE EVENT**

Following a review of the 2017 event, a number of changes in format were made in 2018 including;

- Changing the event name from 'Artisan Trades' to 'Heritage Trades' to reduce confusion and allow for more consistency in marketing
- Reduction in the number of venues from ten to six to concentrate attendance and reduce necessity of travel time between sites
- Create clearer themes for each venue to provide visitors with a compelling reason to complete all venues within the trail framework

The Bathurst Heritage Trades Trail (BHTT) sites in 2018 included six of Bathurst's iconic venues, each presenting a thematic element of the trail:

<b>VENUE</b>	<b>THEME</b>
Chifley Home	Food Production/preparation
Tremain's Mill	Restoration Trades
BMEC	Fashion ('Getting Hitched' exhibition)
Agricultural Research Station	Agricultural and Farm Trades
Uniting Church Hall	Soft Trades
CWA Hall	Soft Trades

Funding for the 2018 event was sought and successfully obtained from the NSW State Government with \$25,000 provided by the Office of Environment and Heritage (OEH) through the *Heritage Near Me* program for event logistics and staging, and \$20,000 provided by Destination NSW through its *Incubator Event Fund* for public relations and digital marketing.

69 exhibitors, including a strong local presence, presented across the six venues showcasing trades from blacksmithing to felting. A number of special presentations and activities including whip cracking, Cobb & Co coach rides, Chifley Home tours and a 'selfie with a kelpie' were also organised across venues. A delegation from the Grimwade Centre for Cultural Materials Conservation (University of Melbourne) also attended, presenting at Tremain's Mill.

## **ATTENDANCE**

A total of 1145 tickets were sold for the event representing an increase of 91.8% over 2017 result. An additional 268 free entry passes were issued to children under 16 and event volunteers bringing total attendance over the weekend to 1,413. This level of growth for a second year event is significant and shows the strong interest in quality cultural heritage tourism activities.

The overall proportion of visitors to the event from beyond the Bathurst region increased significantly from 36% in 2017 to 48%, of whom the majority were drawn from Sydney (22.4%) and the Central West (16.2%).

## **MARKETING AND PROMOTION**

Receipt of grant funding from Destination NSW allowed investment in specialist public relations and digital marketing targeting the Sydney markets. *Leonards Advertising* utilized outbound digital media with a cumulative audience of over 4 million and created an event microsite, [www.bathursttt.com.au](http://www.bathursttt.com.au) attracting 10,625 unique users. Local tourism providers donated three weekend getaway packages that were used to promote the event via this microsite and to create a database for future use with 808 subscribers added. The public relations activity, primarily coordinated by PR Agency *Res Publica*, generated 110 total media clips with a total reach of 7,792,538 and total EAV of \$498,923. This activity did not merely increase ticket sales, but also provided a substantial boost to Bathurst's profile and provided contacts to be leveraged in future marketing and promotional activity.

The event was promoted via the [www.visitbathurst.com.au](http://www.visitbathurst.com.au) website and online ticketing provided via Eventbrite with staff at BVIC providing assistance and facilitating bookings to visitors to the Centre. All tours were promoted to local target audiences by BVIC via Facebook and Twitter with boosted posts and direct links to the ticketing site. A total of 9 event posts had a combined reach of 27,361 with engagement of 6,051. Online promotion was supported by a local radio campaign that ran from mid-April to mid-May and by local print advertising and editorial.

Members of the Heritage Trades Trail Organising Committee, Bathurst District Historical Society, Family History Group and other volunteers involved with Heritage week events and the Artisan Trades Trail were recognised at a function on Friday 8 June 2018.

**Financial Implications:** Funding for this item is contained within existing budgets.

## **Bathurst Community Strategic Plan - Objectives and Strategies**

- Objective 4: To market Bathurst as a great place to live, work, study, invest and play. Strategy 4.1, 4.6, 4.8
- Objective 11: To protect the region's unique heritage and history. To protect a unique identity. Strategy 11.6

## **Community Engagement**

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

## MINUTE

- 59 **Item 12 BATHURST HERITAGE TRADES TRAIL 2018 (23.00060)**  
**MOVED: Cr M Morse SECONDED: Cr B Bourke**

**RESOLVED:** That:

- (a) the information be noted; and
- (b) the organisers of the Heritage Trades Trail be congratulated.

Yours faithfully



Alan Cattermole  
**DIRECTOR**  
**CULTURAL & COMMUNITY SERVICES**

**POLICY COMMITTEE MEETING**

ORDINARY MEETING OF BATHURST REGIONAL COUNCIL

## **1 MINUTES - POLICY COMMITTEE MEETING - 6 JUNE 2018 (07.00064)**

**Recommendation:** That the recommendations of the Policy Committee Meeting held on 6 June 2018 be adopted.

**Report:** The Minutes of the Policy Committee Meeting held on 6 June 2018, are **attached**.

**Financial Implications:** N/A

### **Bathurst Community Strategic Plan - Objectives and Strategies**

- Objective 28: To plan for the growth of the region and the protection of the region's environmental, economic, social and cultural assets. Strategy 28.5

### **Community Engagement**

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



## MINUTE

60 Item 1 MINUTES - POLICY COMMITTEE MEETING - 6 JUNE 2018 (07.00064)  
MOVED: Cr W Aubin SECONDED: Cr I North

**RESOLVED:** That the recommendations of the Policy Committee Meeting held on 6 June 2018 be adopted.

**MINUTES OF THE POLICY COMMITTEE**  
**HELD ON 6 JUNE 2018**

**MEETING COMMENCES**

**1 MEETING COMMENCES 6:00 PM**

**Present:** Councillors Hanger (Chair), Aubin, Bourke, Christian, Fry, Jennings, Morse, North, Rudge.

**APOLOGIES**

**2 APOLOGIES**

Nil.

**REPORT OF PREVIOUS MEETING**

**3 Item 1 MINUTES - POLICY COMMITTEE MEETING - 2 MAY 2018 (07.00064)**  
**MOVED** Cr J Rudge and **SECONDED** Cr I North

**RESOLVED:** That the Minutes of the Policy Committee Meeting held on 2 May 2018 be adopted.

**DECLARATION OF INTEREST**

**4 DECLARATION OF INTEREST 11.00002**  
**MOVED** Cr I North and **SECONDED** Cr B Bourke

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

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

**Director Corporate Services & Finance's Report**

**5 Item 1 PUBLIC WI-FI ACCEPTABLE USE POLICY (20.00315, 41.00089)**  
**MOVED** Cr J Jennings and **SECONDED** Cr W Aubin

**RESOLVED:** That Council

- (a) Place the Public Wi-Fi Acceptable Use Policy on public exhibition for 28 days, and
- (b) adopt the Public Wi-Fi Acceptable Use Policy and update the Council Policy Manual, if no submissions are received.

## **GENERAL BUSINESS**

### **6** **Item 1 PLAYGROUND EQUIPMENT (04.00121 & 04.00034)**

**Cr Bourke** - spoke to Kurrawa Park, which he recently visited while at the Floodplain Management Conference, and the facilities that were there. Suggests Council have a look at this park to see what was available in this space. Noted accessible attractions in the park, better than just a Liberty Swing, perhaps should look as this for the next stage of the Adventure Playground.

### **7** **Item 2 MISCELLANEOUS MATTERS - UPDATE (08.00008)**

**Cr Bourke** - asked could an update be made to the Councillors Portal on items such as the former TAFE Building, former Gasworks site, and Second Circuit proposal.

### **8** **Item 3 GRAFFITI (20.00045)**

**Cr Bourke** - considers that graffiti is on the increase, can we be more aware of this? Noted the "tags" being used. Perhaps CCTV cameras could pick some of these incidents up.

### **9** **Item 4 WATER (32.00017 & 13.00031)**

**Cr Bourke** - supports any sensible solutions in water issues.

### **10** **Item 5 HERITAGE TRADES TRAIL 2018 (23.00060)**

**Cr Rudge** - noted thanks has been expressed by the Committee to Council.

### **11** **Item 6 ST PATS & BULLDOGS CLUBS (04.00146)**

**Cr Rudge** - road between the clubs, asked are we considering speed humps and is there lighting to go in this area?

**12**      **Item 7 HERITAGE LIGHT STANDS IN CBD (28.00014)**

**Cr Rudge** - asked can we put in guards to protect the lights?

**13**      **Item 8 STREETLIGHTS (28.00014)**

**Cr Rudge** - noted the lights seem to be dim, can this be reviewed?

**14**      **Item 9 LIBERTY SWING (04.00121 & 04.00034)**

**Cr Rudge** - noted the playground needs accessible facilities, can we look at this in next years budget?

**15**      **Item 10 DUMP POINTS (26.00011)**

**Cr Rudge** - noted there is a demand for more dump points. Perhaps the Lions Park area is suitable and appropriate.

**16**      **Item 11 COLES CARPARK DRIVEWAY (25.00332)**

**Cr Jennings** - asked is there any update on the Coles carpark driveway.

**The Director Engineering Services** noted Council has written to the shops and they have written back. Expect repairs will occur.

**17**      **Item 12 HERITAGE ADVISOR REPORTS (10.00004)**

**Cr Jennings** - would like a report back on these being placed on the public record.

**18**      **Item 13 MOTORSPORT MATTERS (04.00019 & 04.00102)**

**Cr Jennings** - raised a number of issues:

1. Asked could we investigate a local produce area at car racing events?
2. Asked could we construct, as part of the Boardwalk, a shrine to Peter Brock at Skyline?
3. Requests a costing for an LEP sign for Mount Panorama, which is changeable.
4. Invite Hyper EV to Bathurst as discussed at recent Cities Power Partnership to

an event at Mount Panorama.

5. Invite China EV race to Bathurst.

**19**      **Item 14 SELF DRIVING VEHICLES (13.00065)**

**Cr Jennings** - asked Council through Cities Power Partnership process to partner with ACT Government in assessing self driving vehicles.

**Meeting was suspended at 6.18 pm for the commencement of the Discussion Forums.**

**General Business resumed at 7.28 pm following the conclusion of the Discussion Forums.**

**20**      **Item 15 ELECTRIC VEHICLES (13.00065 & 30.00002)**

**Cr Jennings** - requests a report on transitioning the Council fleet to battery power e.g. small cars and garbage trucks.

**21**      **Item 16 ELECTRIC VEHICLE CHARGING STATIONS (13.00065)**

**Cr Jennings** - asked can we notify businesses of the benefit of putting in charging stations. Perhaps through Economic Development newsletter.

**22**      **Item 17 DROUGHT SUPPORT (32.00017 & 13.00031)**

**Cr Jennings** - requests Council activates 50% rebate on water sales Item #357 of the Revenue Policy.

**MOVED**

Cr J Jennings

**SECONDED**

Cr North

That Council:

- (a) Implement the 50% rebate for Water sold as per item # 357 of the water services; and
- (b) The General Manager be delegated the authority to implement the measure immediately .

**Cr Jennings** - requests a report back on making water free for stock and domestic use for primary producers.

Would also like water restrictions trigger level to go from 40% to 50% dam capacity.

**23**      **Item 18 VILLAGES EVENT FUNDING (16.00104 & 20.00071)**

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**This is page 4 of Minutes of the Policy Committee held on 6 June 2018**

**Cr Jennings** - would like Council to move to 3 - 4 year funding program for village events.

**24**      **Item 19 ALCOHOL FREE ZONES (20.00126)**

**Cr Jennings** - noted people in Keppel Street would like Alcohol Free Zones to have greater publicity and signage. Would like lighting in thoroughfare near Stitches and could pavement cleaner go there more often.

**25**      **Item 20 BATHURST DISTRICT SPORT & RECREATION COUNCIL GRANTS (18.00279)**

**Cr Jennings** - asked could this go back to the previous level of \$30,000 p.a.

**26**      **Item 21 BURNT OUT MOTOR VEHICLES (04.00068)**

**Cr Aubin** - asked who is responsible for removal? There is one at Walmer Park, can this be removed?

**The General Manager** will follow this up.

**27**      **Item 22 SHOPPING TROLLEYS (28.00006)**

**Cr Aubin** - great to see publicity occurring. Can we get someone out there to hand out some fines?

**28**      **Item 23 UPDATE ON MATTERS (08.00008)**

**Cr Morse** - asked could Councillors get updates on matters raised in minutes. Put on the Councillors Portal.

**29**      **Item 24 ADVENTURE PLAYGROUND (04.00104)**

**Cr Morse** - people will not go as too dangerous, no way can supervise all the children.

**30**      **Item 25 BUS FROM SYDNEY - AUSTRALIA WIDE COACHES DROP-OFF POINT (28.00009)**

**Cr Morse** - asked is there any resolution in this matter?

**The General Manager** advised current status of discussions.

**31**      **Item 26 PETER BROCK MEMORIAL WALL (23.00122)**

**Cr Morse** - photos taken of the wall at the top of Mount Panorama. Where is the video that was to be produced to show at the National Motor Racing Museum?

**32**      **Item 27 TRAFFIC STUDY (28.00017)**

**Cr Morse** - asked what is process for revised traffic study?

**The General Manager** advised of discussions occurring with RMS in developing a traffic model.

**33**      **Item 28 STREET TREES (13.00019)**

**Cr Fry** - feels there is a need for more trees in the city. Landscape drying is occurring.

**34**      **Item 29 SMART STREET LIGHTS TRIAL (28.00014)**

**Cr Fry** - would like to see this occur, not just LED's.

**35**      **Item 30 MOUNT PANORAMA - WESTERN SIDE - GATE (04.00029)**

**Cr Fry** - asked can we look at a gate going into this area?

**36**      **Item 31 ROADSIDE WOOD COLLECTION - HABITATS (13.00001)**

**Cr Fry** - noted this is being advertised. Can we double the fines and increase profile of this problem?

**37**      **Item 32 WATER RESTRICTIONS (32.00017)**

**Cr Fry** - suggests we go straight to Level 2 water restrictions.

**38**      **Item 33 STREET SIGNS (28.00007)**

**Cr Christian** - Vittoria to Durham and Stewart to Mitre Street signs - there are problems, could this be checked and action taken as needed?

**39**      **Item 34 TROLLEY BAYS (28.00006)**

**Cr Christian** - asked who builds these? Outside Target in William Street there are many trolleys left there and also outside Pantanos. Can we put in bays there as well? Council should collect these trolleys and then charge for their release.

**40**      **Item 35 FOOTPATHS (28.00016)**

**Cr Christian** - noted the footpath opposite the Courthouse needs repairs to be undertaken (Kings Parade side).

**41**      **Item 36 COUNCILLORS PORTAL (08.00008)**

**Cr North** - would like to see topics of interest go onto the portal.

**42**      **Item 37 GRAFFITI (20.00045)**

**Cr North** - feels CCTV's will help catch people, these need to be installed.

**43**      **Item 38 LIQUOR ACCORD (07.00101 & 20.00126)**

**Cr North** - spoke to vandalism in Keppel Street and need for an alcohol free zone from the railway all the way up Keppel Street.

**44**      **Item 39 LIBERTY SWING (04.00121 & 04.00034)**

**Cr North** - everyone has agreed to it, it is in the plan for the Adventure Playground, but due to costs the works did not occur. Need to find the money.

**45**      **Item 40 AUTOMATIC EXTERNAL DEFIBRILLATOR (AED) AT SPORT FACILITIES (04.00034)**

**Cr North** - would like money put away to help sporting groups with these facilities.

**46**      **Item 41 VALE CREEK ISSUES (31.00011)**



**Cr North** - this is a problem, what are we going to do about it? Need to be aware of possible impacts.

**The Director Engineering Services** advised this is in private ownership and based on computer modelling will not impact Perthville. The road impacted is an RMS road. Contact has been made with RMS, Council is helping to do an environmental assessment.

**47**      **Item 42 DUMP POINT (26.00011)**

**Cr North** - need a dump point in conjunction with a rest area. Perhaps Hereford Street is suitable, can we get a report on this?

**48**      **Item 43 SOLAR PANELS - BREWONGLE PROPOSAL (16.00007)**

**Cr North** - spoke to electricity costs incurred by Council. could we look at identifying land for large scale solar farm to be owned by Council. This will cut Council's costs.

**49**      **Item 44 WATER RESTRICTIONS (32.00017)**

**Cr North** - noted has a Notice of Motion to the next meeting for consideration of water restrictions timing.

**50**      **Item 45 RFS - FIRE CONTROL CENTRE (18.00233)**

**Cr North** - thanked Director Engineering Services for meeting with RFS and noted this went well. Can we meet again with them in the next two weeks to finalise timelines and a list.

**51**      **Item 46 HONOUR BOARD - SPORTS (21.00007)**

**Cr North** - noted need for another board to be installed on the First Floor of the Civic Centre. Also can Bathurst District Sport & Recreation Council minutes be emailed?

**DISCUSSION FORUM - DEVELOPMENT APPLICATION SUBMISSIONS**

**52**      **Item 1 DEVELOPMENT APPLICATION 2018/122 – SHED AT 14 IRONSTONE AVENUE, WHITE ROCK. APPLICANT – LAYNE MOULDS. OWNER – MR L R**

## **MOULDS (DA/2018/122)**

Discussion included:

### **L Moulds – proponent - 14 Ironstone Avenue**

Spoke to the proposal before Council. Has owned the property for around 10 years. Is an owner/driver, does not operate business from the property. Noted works in Sydney and only comes home with the truck. Same as a plumber or a taxi driver bringing home vehicles, does not operate a depot.

Currently building a house and it makes sense to bring the truck home.

### **P Gorrick – resident - 18 Ironstone Avenue**

Have taken independent advice and have forwarded this to Council. Have retired to Bathurst and spoke to establishing their house in the location. The proposed shed size and location will have a significant detriment such as overshadowing, noise transmission, will cause conflict between neighbours, the shed is an eyesore and does not address correctly Council planning instruments such as the DCP. This is a commercial purpose. There is no screening of the garage and its location will not allow this to occur. No concessions should be allowed to Council standards.

### **C Hunt – resident - 25 Ironstone Avenue**

Raised concerns including; impact on standard of living including size of the shed, it is commercial, scenic values not preserved, the development is unlawful - a truck depot is not allowed, inconsistent with residential zone, safety concerns with heavy vehicles in the Blue Ridge Estate, noise impacts, devaluation of properties.

### **T Phillips – resident - 98 Blue Ridge Drive**

Has made a submission to Council. Main issues include size of the development, adverse impact on amenity of adjoining properties, no Statement of Environmental Effects has been submitted, there is no information on screening. There is a need for a properly documented submission which includes details of impacts.

### **Y Thurtell – resident - 22 Ironstone Avenue**

The proposal is visually awful, this is an industrial development, the truck should not be parked here. Spoke to noise problems from the truck.

### **F Telfser, on behalf of G Clements**

Concerns about the development include; visual impact, commercial use that will occur with such a structure, neighbourhood harmony problems that will result, additional noise, road damage from large vehicles, lack of consultation with adjoining neighbours.

### **J Stewart – resident - Blue Ridge Drive**

Has a number of concerns with the development such as; noise from vehicles, safety issues from heavy vehicles, visual impact of a substantial building, reduction in setbacks proposed, roads within the estate are not made for heavy vehicles.

**J Peak – resident - 94 Blue Ridge Drive**

Happy for shed that meets estate covenant, this does not. Spoke to setbacks required of covenant and this should be adhered to as well as DCP.

**C Telfser**

Spoke to standards of the estate and the covenants imposed. The proposal is not consistent with the estate guidelines - covenants and the DCP. The shed is double the size allowable and is 1 metre higher than allowed. The setback proposal is a concern and there are visual impacts that are inappropriate. The neighbourhood has adhered to the rules, one person should not be allowed to change the standards. Also referred to heavy vehicle movements in residential areas.

**53**

**Item 2 DEVELOPMENT APPLICATION NO. 2018/21 – CONCEPT APPLICATION FOR MIXED USE DEVELOPMENT INCLUDING EDUCATION ESTABLISHMENT, INFORMATION AND EDUCATIONAL FACILITY, TOURIST AND VISITOR ACCOMMODATION, RECREATIONAL FACILITY (OUTDOOR) AND CARAVAN PARK AT 624 LIMEKILNS ROAD, FOREST GROVE. APPLICANT: EDUCATIONAL LEARNING PTY LTD. OWNER: HERITAGE HILLS PTY LTD (DA/2018/21)**

Discussion included:

**M Coleman – resident - 21 Kooyong Place, Forest Grove**

Against the proposal, will take away views, will reduce property values.

**B Goldsmith – consultant**

Prepared the documentation for the DA. This is a concept document which is based on a prior 2002 DA and contains many of the prior concepts. Spoke to moving between transportable homes and tourist villas. There will be future DAs for all constructions. Noted Mr Pickards objections to the development. Conditions can be imposed to address his concerns, referred to prior report from Prof McKinnon. This is a joint project with Wiradyuri Traditional Owners.

**Prof D McKinnon**

Spoke on behalf of Wiradyuri Traditional Owners. Noted proposed educational facility and the meeting of school curriculum needs which will have a significant impact on education provision. The facility will become a major draw card. Lighting issues have previously been addressed in an earlier study.

**R Carroll – owner of adjacent farming property**

Objects to proposal, this is a rural farming precinct. This could lead to subdivision. DA does not contain any costings or timelines, this is a virtual mini-city. Raised noise concerns. There will be increased night time light. Traffic concerns with cattle. Winburndale pipeline, will there be increased use which will impact this

service. Noted sewer plant concerns e.g. smell and water contamination. How will camper vans etc. be managed - will this lead to permanent housing. Waste Management will possibly cause problems. What access will be used. Proximity to aerodrome needs to be considered. Property value concerns and non-compliance with zone.

**R Williams – resident - 626 Limekilns Road**

Not sure of process with a concept application and how is this different to a normal DA. A lot of questions have arisen. Noted difficulty in getting information and that it is confusing, maps difficult to read, fonts unreadable. Noted effluent concerns, native animals impacts, access availability to their property, will property be rezoned, safety problems with aerodrome. One of the proponents is listed on ASIC database as de-registered. Also referred to PFAs concerns which is not yet resolved.

**K Gunning – resident - 587 Limekilns Road**

Opposes the development. There are issues with visual, noise, traffic, and valuation matters. Concern at caravan park operations and likely tenants. There is a possible increase in crime and anti-social behaviour. The proposal is not consistent with the neighbouring land use in the area. Raised concerns at costs for water, sewer and waste.

**T Hicks, on behalf of G Webster & R Webster**

Main concerns are fence line is not substantial and people transgress into their properties. Would like something to happen so money can go to people who sold them the property. The golf course is already there, things have not happened as the owner has not been able to finance. Questions whether there is interest in the history/heritage of the location which was a migrant camp. The current business does not deal with local schools. The designated managers house - there are already two there on Heritage Park.

**J Edmonds – resident - 555 Limekilns Road**

Concern at additional traffic proposed, this is a safety issue. Do not want a satellite city built, it is not in keeping with area. Sewerage system and rubbish removal are a concern.

**D Pratty – resident - Yarris Lane**

Main concern is with biosecurity and animal welfare that will occur. Primary producers have to abide by a number of rules. These developments bring environmental issues e.g. contamination and dogs, given their size. Objection is to the caravan park and proposed agistment. Also weed control is a problem.

**B Seike – resident - 148 Limekilns Road**

The development is not suitable for the area. Worried about sewerage smells and impacts on precinct 4. Referred to proposed accommodation, which is extensive. Noted PFAs concerns. The proposed development will create noise issues, rubbish will be a problem, traffic matters, visual impacts, disease impacts, property prices, weeds.

**C Pickard – Bathurst Observatory**

Concerns include; have not been invited to be part of this. Caravan park is not where originally proposed. Spoke to noise, access to property, dust, smoke, lighting, access to Winburndale water and existing easement. There must be a dust mitigation strategy. The proposal for so many caravans and light that comes with this will impact observatory operations. A full lighting model needs to be done. Must ensure no wood fires and noise controls need to be put in place. Adequate buffer zones must be put in place and the telescope must be able to view the whole of the night sky. The access road needs to be relocated.

**MEETING CLOSE**

**54 MEETING CLOSE**

The Meeting closed at 8.05 pm.

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

**TRAFFIC COMMITTEE MEETING**

ORDINARY MEETING OF BATHURST REGIONAL COUNCIL

## **1 MINUTES - TRAFFIC COMMITTEE MEETING - 5 JUNE 2018 (07.00006)**

**Recommendation:** That the recommendations of the Traffic Committee Meeting held on 5 June 2018 be adopted.

**Report:** The Minutes of the Traffic Committee Meeting held on 5 June 2018, are **attached**.

**Financial Implications:** N/A

### **Bathurst Community Strategic Plan - Objectives and Strategies**

- Objective 28: To plan for the growth of the region and the protection of the region's environmental, economic, social and cultural assets. Strategy 28.5

### **Community Engagement**

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

## MINUTE

- 61 Item 1 MINUTES - TRAFFIC COMMITTEE MEETING - 5 JUNE 2018 (07.00006)  
MOVED: Cr W Aubin SECONDED: Cr B Bourke

**RESOLVED:** That the recommendations of the Traffic Committee Meeting held on 5 June 2018 be adopted.



**MINUTES OF THE TRAFFIC COMMITTEE**  
**HELD ON 5 JUNE 2018**

**MEETING COMMENCES**

**1 MEETING COMMENCES 2:00 PM**

**Members:** Ms Jackie Barry (Roads and Maritime Services), Mr David Veness (MP Representative) and Sergeant Peter Foran (Police)

**Present:** Mr Bernard Drum (Manager Technical Services), Mr Myles Lawrence (Civil Design & Project Engineer), Mr Paul Kendrick (Traffic & Design Engineer), Mr Andrew Cutts (Tablelands Area Road Safety Officer)

**APOLOGIES**

**2 APOLOGIES**

That the apology of Councillor Warren Aubin be accepted. (Bernard Drum, Manager Technical Services, chaired the meeting)

**REPORT OF PREVIOUS MEETING**

**3 Item 1 MINUTES - TRAFFIC COMMITTEE MEETING - 1 MAY 2018 (07.00006)**

That the Minutes of the Traffic Committee Meeting held on 1 May 2018 be adopted.

**DECLARATION OF INTEREST**

**4 DECLARATION OF INTEREST 11.00002**

That the Declaration of Interest be noted.

**RECEIVE AND DEAL WITH DIRECTORS' REPORTS**

**Director Engineering Services' Report**

**5 Item 1 MINUTES OF THE TRAFFIC COMMITTEE MEETING HELD 1 MAY 2018 (07.00006)**

That the information be noted and necessary actions be taken.

**6 Item 2 MONTHLY REPORT FOR LOCAL GOVERNMENT ROAD SAFETY PROGRAM (28.00002)**

That the information be noted.

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**This is page 1 of Minutes of the Traffic Committee held on 5 June 2018**

**7      Item 3 DURHAM STREET BATHURST NO STOPPING SIGNS (28.00007-06/112)**

That Council approve the relocation of a “No Stopping” sign to include the pram ramp on Durham Street opposite the hospital near Commonwealth Street, which connects the footpaths on either side of Durham Street.

**8      Item 4 CBD LOAD LIMIT REVIEW (23.00026)**

That Council endorse the existing hierarchy of CBD Load Limit restrictions.

**9      Item 5 INTERSECTION IMPROVEMENTS - GEORGE AND HOWICK STREET BATHURST (25.00006)**

That Council proceed with construction of a roundabout in accordance with the Director Engineering Services’ report.

**TRAFFIC REGISTER**

**10      Item 1 TRAFFIC REGISTER (07.00006)**

That the information be noted.

**MEETING CLOSE**

**11      MEETING CLOSE**

The Meeting closed at 2.36 pm.

**NOTICES OF MOTION AND MINUTES**

ORDINARY MEETING OF BATHURST REGIONAL COUNCIL

## **1 NOTICE OF MOTION - CR NORTH - WATER RESTRICTIONS (11.00004, 32.00017)**

**Recommendation:** Moved by Cr North:

That Council commence Water restrictions at the earliest convenience.

Also for Council to review its Drought Management Policy taking into account the rapid growth of our Region.

**Report:** Notice is hereby given:

That Council commence Water restrictions at the earliest convenience.

Also for Council to review the Drought Management Policy taking into account the rapid growth of our Region.

**Financial Implications:** Nil.

### **Bathurst Community Strategic Plan - Objectives and Strategies**

- Objective 28: To plan for the growth of the region and the protection of the region's environmental, economic, social and cultural assets. Strategy 28.6
- Objective 31: To maintain local public ownership of water and sewer assets. Strategy 31.2

### **Community Engagement**

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

## MINUTE

**62 Item 1 NOTICE OF MOTION - CR NORTH - WATER RESTRICTIONS**  
**(11.00004, 32.00017)**

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

**RESOLVED:** Moved by Cr North:

That Council review its Drought Management Policy at a Working Party to be held as soon as practical.

## **COUNCILLORS/ DELEGATES REPORTS AND MINUTES**

ORDINARY MEETING OF BATHURST REGIONAL COUNCIL

20 JUNE 2018

## **1 COUNCILLORS MEETING WITH COMMUNITY GROUPS/REPRESENTATIVES - 9 MAY 2018 (11.00019)**

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

**Report:** **Present:** Councillors Hanger (Chair), Aubin (6.15 pm), Bourke, Christian, Fry, Jennings, Morse, North, Rudge.

**Apologies:** Nil

### **1. BATHURST BUSINESS CHAMBER (18.00027)**

Angus Edwards, Chair and Alicia Rennie from Bathurst Business Chamber met with Council to give an update on current and future activities.

Discussion included:

- Chamber looks to partner with Council and value current communications with Council
- meet with General Manager regularly
- developing strategic plan for the Chamber
- objective is to be truly representative of businesses in Bathurst
- 158 current members, looking to boost to 500 in next 2 years
- Business Awards are a big focus
- developing MOU between Chamber and Council

Services provided include:

- education and support for business
- business advice
- happy to promote events that assist members
- provide assistance to new businesses looking to come to town

**Financial Implications:** Nil.

### **Bathurst Community Strategic Plan - Objectives and Strategies**

- Objective 28: To plan for the growth of the region and the protection of the region's environmental, economic, social and cultural assets. Strategy 28.5
- Objective 30: To identify the needs of the community and encourage and support communication, interaction and support within the community. Strategy 30.6

- Objective 20: To provide a range of cultural facilities, programs, activities and events and to support and enhance cultural and social activities across the community.

Strategy 20.2

### **Community Engagement**

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



**MINUTE**

**63** Item 1 COUNCILLORS MEETING WITH COMMUNITY  
GROUPS/REPRESENTATIVES - 9 MAY 2018 (11.00019)  
MOVED: Cr J Fry SECONDED: Cr M Morse

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

## **2 MINUTES - BATHURST REGIONAL YOUTH COUNCIL - 8 MAY 2018** **(11.00020)**

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

**Report:** The Youth Council considered a number of items at their bi-monthly meeting, including the following:

- A debrief of National Youth Week events.
- Initial discussions around “How to Adult” workshops, to be held later this year in collaboration with TAFE.
- Regional Skateboarding Competition being held in September 2018.
- Timeline for recruitment of 2018/2019 Youth Council
- YJAM Winter music event.

The minutes are provided at **attachment 1**.

**Financial Implications:** There are no financial implications resulting from this report.

### **Bathurst Community Strategic Plan - Objectives and Strategies**

- Objective 23: To encourage a supportive and inclusive community. Strategy 23.3, 23.6
- Objective 27: To encourage youth engagement, participation and achievement across all areas of the Bathurst community. Strategy 27.1, 27.3, 27.4, 27.5, 27.6, 27.9
- Objective 30: To identify the needs of the community and encourage and support communication, interaction and support within the community. Strategy 30.2, 30.5
- Objective 33: To be and develop good leaders. Strategy 33.2, 33.3

### **Community Engagement**

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

**MINUTE**

**64 Item 2 MINUTES - BATHURST REGIONAL YOUTH COUNCIL - 8 MAY 2018**  
**(11.00020)**

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

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

### **3 COUNCILLORS MEETING WITH COMMUNITY GROUPS/REPRESENTATIVES - 23 MAY 2018 (11.00019)**

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

**Report:** **Present:** Councillors Hanger (Chair), Aubin, Christian, North, Rudge.

**Apologies:** Councillors Bourke, Fry, Jennings, Morse

#### **1. REGIS RESOURCES (21.00137)**

Rod Smith, Tony McPaul, Michael Coote and Phil Gunn from Regis Resources met with Council to give an update on the proposed McPhillamys Mine at Kings Plains.

Discussion included:

- spoke to origin of interest at McPhillamys Mine - large reserve of gold
- issues getting water and power to site
- bringing water from Coal Mine in Lithgow via pipeline
- project wholly in Blayney Shire Council area
- 10 year mine life minimum
- 150 people employed for 10 years
- hoping for final approval in 2019 from State Government
- spoke to pipeline - route 88 kms long
- looking to use road verges through Council area
- would like to install a pump station on Council land near Waste Management Centre.

**Financial Implications:** Nil.

#### **Bathurst Community Strategic Plan - Objectives and Strategies**

- Objective 28: To plan for the growth of the region and the protection of the region's environmental, economic, social and cultural assets. Strategy 28.5
- Objective 30: To identify the needs of the community and encourage and support communication, interaction and support within the community. Strategy 30.6
- Objective 20: To provide a range of cultural facilities, programs, activities and events and to support and enhance cultural and social activities across the community. Strategy 20.2

## **Community Engagement**

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

**MINUTE**

**65 Item 3 COUNCILLORS MEETING WITH COMMUNITY  
GROUPS/REPRESENTATIVES - 23 MAY 2018 (11.00019)**  
**MOVED: Cr A Christian SECONDED: Cr J Jennings**

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

#### **4 MINUTES - COMMUNITY SAFETY COMMITTEE - 17 MAY 2018 (07.00107)**

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

**Report:** The Bathurst Regional Community Safety Committee considered a number of items at their May meeting, including the following:

- Election of Chairperson.
- Adoption of Terms of Reference.
- Project plan for development of Community Safety Plan 2019-2023, including consultation and research.

The minutes are provided at **attachment 1**

**Financial Implications:** There are no financial implications resulting from this report.

#### **Bathurst Community Strategic Plan - Objectives and Strategies**

- Objective 22: To improve community safety. Strategy 22.1, 22.2, 22.3
- Objective 23: To encourage a supportive and inclusive community. Strategy 23.1, 23.5, 23.8
- Objective 30: To identify the needs of the community and encourage and support communication, interaction and support within the community. Strategy 30.5, 30.6

#### **Community Engagement**

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

**MINUTE**

**66** Item 4 MINUTES - COMMUNITY SAFETY COMMITTEE - 17 MAY 2018  
(07.00107)

MOVED: Cr M Morse SECONDED: Cr J Jennings

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



## **5 CENTROC BOARD MEETING 24 MAY 2018 (PARLIAMENT HOUSE, SYDNEY) (07.00017)**

**Recommendation:** That the report on the CENTROC Board Meeting held 24 May 2018 at Parliament House, Sydney be noted.

**Report:** The Centroc Board meeting and the inaugural meeting of the Central NSW Joint Organisation were held at Parliament House Sydney 24 May 2018.

The Board heard from Mr Ken Gillespie Coordinator of the Regional Infrastructure team and Mr Chris Hanger Executive Director, Regional Infrastructure Networks. Mr Gillespie's focus is on growing local economies to grow functional economic regions. He made reference to the way JO's will be strategically placed and the grants process will be overhauled.

The Hon Rick Colless, Parliamentary Secretary for Natural Resources and Western NSW was in attendance and spoke about the Benefit Cost Ratio needing to be more than one for regional projects especially in smaller communities and how to address the issue.

The Board was also joined throughout the day by (listed on order of address to the Board);

- Minister for Health and Minister for Medical Research The Hon Brad Hazzard;
- Minister for Planning, Minister for Housing, Special Minister of State, The Hon Anthony Roberts;
- Minister for Roads, Maritime and Freight, The Hon Melinda Pavey, accompanied by Ken Gillespie, Roy Wakelin-King, Executive Director, Regional & Freight, RMS and John Hardwick, Executive Director, Sydney Roads and Maritime Services;
- Minister for Tourism and Major Events, Assistant Minister for Skills, The Hon Adam Marshall;
- Minister for Lands and Forestry, Minister for Racing, The Hon Paul Toole;
- Deputy Premier, Minister for Regional New South Wales, Minister for Skills, Minister for Small Business, The Hon John Barilaro;
- Minister for Primary Industries, Minister for Regional Water, and Minister for Trade and Industry, The Hon Niall Blair;
- Minister for Police, Minister for Emergency Services The Hon Troy Grant;
- Parliamentary Secretary for Regional Roads, Maritime and Transport, Kevin Anderson MP and Steph Cooke, Member for Cootamundra, Advisors Simon Moses, Ryan Smith, Angus McKenzie-Wills, Chris Hanger, Executive Director Regional NSW, Department of Premier & Cabinet and Amanda Jones, Chief Operating Officer, Infrastructure NSW;
- Minister for the Environment, Minister for Local Government, Minister for Heritage The Hon Gabrielle Upton;
- Minister for Resources, Minister for Energy and Utilities, and Minister for the Arts, Vice-President of the Executive Council, The Hon Don Harwin; and
- LGNSW President, Cr Linda Scott, accompanied by Chief Economist, Shaun McBride and Senior Policy Officer, Mark Hely.

On the day the Inaugural meeting of the Central NSW Joint Organisation was held Cr John Medcalf was elected unopposed as the Chair of Central NSW Joint Organisation, Cr Scott Ferguson was elected unopposed as the Deputy Chair and Ms Jennifer Bennett was appointed the Interim Executive Officer of Central NSW Joint Organisation. A series of polices were adopted at this meeting. Members are being asked for feedback on the Draft Charter and Draft Code of Meeting Practice.

**Transport Infrastructure** – The Centroc Board continues advocating aggressively regarding the need for a safe swift link between Central NSW and Western Sydney.

The Board is acutely aware of the challenges for the communities of Western Sydney and is respectful of their needs. Representing the communities of Central NSW the Board does not have a view on the specifics of the corridor alignment only that a corridor needs to be secured for a future safe swift link between Sydney and Central NSW.

It is Board policy to support the corridor M7 to Kurrajong. Recognising the concerns being expressed in Western Sydney on the departure from the 1951 alignment, this region sees the 1951 corridor as satisfactory with the proviso that it extends through to Kurrajong.

A future meeting with the Regional Strategic Alliance (RSA) Hawkesbury Council, Blue Mountains City Council and Penrith City Council will be progressed after they have met in June.

The Hon Melinda Pavey, Minister for Roads, Maritime and Freight addressed the Board, Acompanying her was Ken Gillespie, Roy Wakelin-King, Executive Director, Regional & Freight, RMS and John Hardwick, Executive Director, Sydney Roads and Maritime Services who is responsible for the Bells line of Road. Of note is the progression of a Taskforce of key stakeholders working towards the long term solution.

An update was given regarding a meeting with Vital Intermodal Transport Links group and NSW Farmers held in Sydney 23 May.

The Chair, Deputy Chair and Cr West met with Mick Veitch, Jodi McKay 23 May to discuss the connectivity from Central NSW to Sydney and Opposition policy in this regard.

**Water Infrastructure** - A detailed brief was provided to the Minister for Primary Industries, Minister for Regional Water, and Minister for Trade and Industry, The Hon Niall Blair.

A question was asked from the floor regarding Council's ownership of water and sewerage to the Deputy Premier, Minister for Regional New South Wales, Minister for Skills, Minister for Small Business at this time. Minister Blair had also just arrived in the room. A commitment to local government ownership was made by both the Deputy Premier John Barilaro and Minister Niall Blair.

The Benefit Cost Ratio issue was again raised with the Minister.

**Health** – The Board was addressed by the Minister for Health and Minister for Medical Research The Hon Brad Hazzard.

Further follow up with the Minister for Health regarding the funding for training for Council staff in the use of fluoride in drinking water.

The Board resolved to endorse the actions of the Chair in supporting the Murray Darling Medical School (MDMS) announcement and continue to advocate to optimise outcomes from the MDMS for this region. The region will also write to Charles Sturt University to congratulate them on their success.

**Regional Development** – The Board welcomed the new Chair of Regional Development Australia Central West, Ms Christine Weston. A letter of thanks will be sent to RDA Central West for their support for telecommunications for the region.

The Deputy Premier, Minister for Regional New South Wales, Minister for Skills, Minister for

Small Business, The Hon. John Barilaro, made reference to the types of projects that will be funded from the \$4.2b Snowy Hydro legacy fund where the thinking is once in a lifetime substantial projects where the money won't be spent until after the election next year.

**Joint Organisation Report** - Ministers throughout the day congratulated the region on its decision to join the Central NSW Joint Organisation and on being the first in the State to hold their meeting.

The Centroc Board meetings and JO Board meetings will be held concurrently until Centroc as a Section 355 Committee of Forbes Shire Council is wound up. There is a significant amount of work to be undertaken in the transfer.

**Planning** - The implementation of the Department of Planning Regional Plan for this region is on track.

Of note in the Implementation Plan is item 4.1 – aligning land use to tourism. To progress this, a meeting of tourism and Council Planning staff was arranged.

Representatives have also attended a separate workshop run by the Department of Planning on the freight network for improvements to the planning system to facilitate tourism and a food and fibre strategy for Central NSW.

The Board resolved to invite to the region Minister for Planning, Minister for Housing, Special Minister of State, The Hon. Anthony Roberts.

**Tourism** – The Board is encouraging Councils to engage in the funded regional PR and marketing campaign. The Destination Country and Outback NSW board members are: Stephen Bartlett – Chair, Wincen Cuy – Director, Russell Holden – Director, Colin Hughes – Director, Robert Mason – Director, Marie Russell AM – Director, Rhonda Taylor – Director.

In the address from the Minister for Tourism and Major Events, Assistant Minister for Skills, The Hon Adam Marshall he was clear that he has instructed the Destination Country and Outback NSW to work on a subregional basis.

**Operational** – The Board were updated on the \$6.7m in grant funding that Centroc has assisted members in obtaining since 2009.

Progress on Southern Lights Project was reported, where significant effort is being undertaken across Southern NSW on a collaborative project to deliver LED with smart controls street lighting.

There has been a lot of work taking place in Energy including a submission to IPART on the feed-in tariff, a submission to the Australian Energy Market Operator on Integrated System Plans and a grant application for \$30,000 from Dept of Planning and Environment for advice for Councils on solar streetlights.

**Financial** – The Board anticipates a profit of \$11,403 at 30 June 2018 against a budgeted profit of \$842.

Arrangements are in place for the next Centroc Board meeting be held at Parliament House in Canberra. Dates will be confirmed to members shortly.

**Financial Implications:** Council's involvement in CENTROC is provided for within existing budget allocations.

## **Bathurst Community Strategic Plan - Objectives and Strategies**

- Objective 1: To attract employment, generate investment and attract new economic development opportunities. Strategy 1.1

### **Community Engagement**

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

## MINUTE

**67 Item 5 CENTROC BOARD MEETING 24 MAY 2018 (PARLIAMENT HOUSE, SYDNEY) (07.00017)**

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

Cr Hangar declared a non-pecuniary interest in this item and remained in the Chamber.

**Reason: Nephew is mentioned in the report.**

**RESOLVED:** That the report on the CENTROC Board Meeting held 24 May 2018 at Parliament House, Sydney be noted.

## MINUTE

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

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

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

**There were no representations 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.

#### **\* DIRECTOR CORPORATE SERVICES & FINANCE'S REPORT**

ITEM	SUBJECT	REASON FOR CONFIDENTIALITY
1	RURAL LICENCE AGREEMENT RENEWAL AT LOT 60 DP1226661, KNOWN AS COX LANE, EGLINTON	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.
2	PURCHASE OF PROPERTY - 29-35 SYDNEY ROAD, KELSO	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.
3	PROPOSED NEW COMMERCIAL LICENCE AGREEMENT AT BATHURST AERODROME TO GO 2 INVESTMENTS PTY LTD T/A HERTZ CAR RENTAL	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.
4	RURAL LICENCE AGREEMENT - LOT 1 DP 1007963 AND LOT 1	10A (2) (d) (i) – contains commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied

Resolve Into Confidential Committee Of The Whole To Deal With Confidential Reports to the Council Meeting 20/06/2018

GENERAL MANAGER

MAYOR  
Page 246

	DP995205 KNOWN AS CORNER OF PATNA & COMMONWEALTH STREETS, BATHURST.	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.
5	PROPOSED NEW COMMERCIAL LICENCE AGREEMENT, PART LOT 2 DP1186691 KNOWN AS 29 SYDNEY ROAD, KELSO	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.

**\* DIRECTOR ENGINEERING SERVICES' REPORT**

ITEM	SUBJECT	REASON FOR CONFIDENTIALITY
1	TENDER - DESIGN & CONSTRUCTION OF NEW TENNIS CENTRE BUILDING, JOHN MATTHEWS SPORTING COMPLEX	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.
2	TENDERS - PREFERRED CONTRACTORS	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.

**DIRECTOR CORPORATE SERVICES & FINANCE'S CONFIDENTIAL  
MINUTES**

ORDINARY MEETING OF BATHURST REGIONAL COUNCIL

20 JUNE 2018



## MINUTE

**(a) Item 1 RURAL LICENCE AGREEMENT RENEWAL AT LOT 60  
DP1226661, KNOWN AS COX LANE, EGLINTON (22.01826)**

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

**That** Council approves the renewal of rural licence agreement for Lot 60 in DP1226661, known as Cox Lane Eglinton for a period 12 months as detailed in the report and subject to Council's Land Management Guidelines and insurance requirements.

## **MINUTE**

### **(b) Item 2 PURCHASE OF PROPERTY - 29-35 SYDNEY ROAD, KELSO (22.11668/019)**

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

**That Council:**

- (a) Purchase the properties at 29-35 Sydney Road, Kelso as detailed in the report;
- (b) Delegate the authority to the General Manager to execute the purchase contracts;  
and
- (c) Classify the land as operational land under the provisions of the Section 31(2) of the Local Government Act, 1993.

**MINUTE**

**(c) Item 3 PROPOSED NEW COMMERCIAL LICENCE AGREEMENT AT BATHURST AERODROME TO GO 2 INVESTMENTS PTY LTD T/A HERTZ CAR RENTAL (21.00044)**

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

**That** Council approve the new commercial licence agreement with GO 2 Investments Pty Ltd t/as Hertz Car Rental for counter space, lockable cabinet and signage together with a return key facility located in the terminal building, being part Lot 404 in DP1241250 at the Bathurst Aerodrome for a period of up to five (5) years as detailed in the report

**MINUTE**

**(d) Item 4 RURAL LICENCE AGREEMENT - LOT 1 DP 1007963 AND LOT 1 DP995205 KNOWN AS CORNER OF PATNA & COMMONWEALTH STREETS, BATHURST. (22.00654)**

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

**That** Council approves entering into a rural licence agreement for Lot 1 DP1007963 and Lot 1 DP995205 known as corner of Patna & Commonwealth Streets, Bathurst for a period of 12 months with a 12 month option at Council's discretion, as detailed in the report and subject to Council's Land Management Guidelines and insurance requirements.

**MINUTE**

**(e) Item 5 PROPOSED NEW COMMERCIAL LICENCE AGREEMENT, PART LOT 2 DP1186691 KNOWN AS 29 SYDNEY ROAD, KELSO (22.11668)**

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

**That** Council approve entering into a new commercial licence agreement with oOh! Media Regional Pty Ltd at part Lot 2 DP1186691 known as 29 Sydney Road, Kelso for a period of five (5) years and a further option for five (5) years as detailed in the report.

**DIRECTOR ENGINEERING SERVICES' CONFIDENTIAL MINUTES**

ORDINARY MEETING OF BATHURST REGIONAL COUNCIL

20 JUNE 2018

**MINUTE**

**(f) Item 1 TENDER - DESIGN & CONSTRUCTION OF NEW TENNIS CENTRE BUILDING, JOHN MATTHEWS SPORTING COMPLEX (36.00655)**  
**MOVED: Cr I North SECONDED: Cr B Bourke**

**That** Council accepts the tender from Nick Harvey Construction to the amount of \$776,973.00 (GST incl.), subject to provisional items and variations.

## **MINUTE**

### **(g) Item 2 TENDERS - PREFERRED CONTRACTORS (36.00669)** **MOVED: Cr A Christian SECONDED: Cr J Jennings**

Mayor, Cr Hangar declared a pecuniary interest in this item, left the Chamber and took no part in discussion or voting.

Reason: son is one of the tenderers.

The Mayor, Cr Hanger vacated the Chair.

Deputy Mayor, Cr Bourke took the Chair.

That Council accepts the Preferred Contractor List for the engagement of contractors for minor works up to the value of \$20,000 (incl. GST) 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 of Tender.



## MINUTE

69 **RESOLVE INTO OPEN COUNCIL**  
**MOVED: Cr I North SECONDED: Cr J Jennings**

**RESOLVED:** That Council resume Open Council.

**MINUTE**

**70 ADOPT REPORT OF THE COMMITTEE OF THE WHOLE  
MOVED: Cr A Christian SECONDED: Cr J Fry**

**RESOLVED:** That the Report of the Committee of the Whole, Items (a) to (g) be adopted.

## MINUTE

### 71 MEETING CLOSE

The Meeting closed at 9.05 pm.

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

## **GENERAL MANAGER'S REPORT - ATTACHMENTS**

ORDINARY MEETING OF BATHURST REGIONAL COUNCIL

20 JUNE 2018



Our ref: R17/0004

25 May 2018

Dear General Manager

**Election to fill a casual vacancy in the office of Vice President (Rural/Regional councils) on the Board of the Local Government and Shires Association of New South Wales**

I write to provide members of the Local Government and Shires Association of New South Wales ("Association") in the "Rural/Regional councils" category with important information about an election to fill a casual vacancy in the office of Vice President (Rural/Regional councils) on the Board of the Association ("Board").

On 6 April 2018 the former Vice President (Regional/Rural councils) resigned from the Board. This resulted in a casual vacancy. The Association's rules require the casual vacancy to be filled by secret postal ballot in accordance with the provisions appropriate to the election for the vacant office.

The Registered Organisations Commission ("ROC") has approved the election and has instructed the Australian Electoral Commission ("AEC") to make arrangements for the election.

**Allocation of voting entitlements**

The number of voters that each eligible Ordinary member is entitled to is set out in the table at **Annexure A**.

**Election Timetable**

The timetable for the election is as follows:

- **Friday, 6 July 2018, 12 noon (AEST)** - Ordinary members of the Association entitled to vote in the election must provide the names and postal addresses of their nominated voting delegates to the Association by this date/time (including, for each person – a street address or PO Box number, suburb, state, postcode, and whether the address is a workplace address). No changes to the names of voting delegates (**Roll of Voters**) will be accepted after this date/time.
- **Friday, 13 July 2018** – The AEC will cause an **Election Notice** inviting nominations for the office of Vice President (Rural/Regional councils) to be published in the Association's official journal, the *LGNSW Weekly*, and sent to each member entitled to vote in the election, by post, on this date.

**Further details about the election, including the date that nominations close and the date that the ballot opens/closes will be contained in the Election Notice.**

LOCAL GOVERNMENT NSW  
 GPO BOX 7003 SYDNEY NSW 2001  
 L8, 28 MARGARET ST. SYDNEY NSW 2000  
 T 02 9242 4000 F 02 9242 4111  
 LGNSW.ORG.AU LGNSW@LGNSW.ORG.AU  
 ABN 49 853 913 882



### Eligibility requirements to be a voting delegate

Voting delegates must be a Councillor of a Council which is an Ordinary member of the Association in the 'Rural/Regional councils' category or member of the Board in the 'Rural/Regional councils' category under the Association's rules.

### How to nominate voting delegates

Nominations are to be made online using the nomination form at the following link:

<https://lgsa.wufoo.com/forms/voting-delegate-nomination-2018-vp-ruralregional-rl1wl541offmc2/>

Only one nomination form may be completed for each Ordinary member. It is important that you have all of the required information for each voting delegate before completing this form (including, for each person – a street address or PO Box number, suburb, state, postcode, and whether the address is a workplace address).

This form must be submitted to the Association by no later than **Friday, 6 July 2018, 12 noon (AEST)**.

### Further details

For further information:

- a) **about members' voting entitlements and nomination of voting delegates:** contact Adam Dansie (Senior Manager – Industrial Relations) on (02) 9242-4140 or at [adam.dansie@lgnsw.org.au](mailto:adam.dansie@lgnsw.org.au)
- b) **about all other matters relating to the election:** contact Anthony Carey (AEC Returning Officer) on (02) 9375 6361 or at [nswelections@aec.gov.au](mailto:nswelections@aec.gov.au)

Yours sincerely

A handwritten signature in black ink that reads 'Linda Scott'.

Cr Linda Scott  
President

LOCAL GOVERNMENT NSW  
GPO BOX 7003 SYDNEY NSW 2001  
L8, 28 MARGARET ST SYDNEY NSW 2000  
T 02 9242 4000 F 02 9242 4111  
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ABN 49 853 913 882

**Annexure A**

Ordinary members' voting entitlements for the election to fill a casual vacancy in the office of Vice President (Rural/Regional councils) on the Board of the Association.

Member	Number of delegates
Albury	4
Armidale Regional	3
Ballina	3
Balranald	1
Bathurst Regional	3
Bega Valley	3
Bellingen	2
Berrigan	1
Bland	1
Blayney	1
Blue Mountains	4
Bogan	1
Bourke	1
Brewarrina	1
Broken Hill	2
Byron	3
Cabonne	2
Carrathool	1
Central Coast	7
Central Darling	1
Cessnock	4
Clarence Valley	4
Cobar	1
Coffs Harbour	4
Coolamon	1
Coonamble	1
Cootamundra-Gundagai Regional	2
Cowra	2
Dubbo Regional	4
Dungog	1
Edward River	1
Eurobodalla	3
Federation	2
Forbes	1
Gilgandra	1
Glen Innes Severn	1
Goulburn Mulwaree	3
Greater Hume	2
Griffith	3
Gunnedah	2
Gwydir	1
Hay	1
Hilltops	2
Inverell	2
Junee	1
Kempsey	3
Kiama	3
Kyogle	1

Member	Number of delegates
Lachlan	1
Lake Macquarie	7
Leeton	2
Lismore	3
Lithgow	3
Liverpool Plains	1
Lockhart	1
Maitland	4
Mid-Coast	4
Mid-Western Regional	3
Moree Plains	2
Murray River	2
Murrumbidgee	1
Muswellbrook	2
Nambucca	2
Narrabri	2
Narrandera	1
Narromine	1
Newcastle	7
Oberon	1
Orange	3
Parkes	2
Port Macquarie-Hastings	4
Port Stephens	4
Queanbeyan-Palerang Regional	4
Richmond Valley	3
Shellharbour	4
Shoalhaven	5
Singleton	3
Snowy Monaro Regional	3
Snowy Valleys	2
Tamworth Regional	4
Temora	1
Tenterfield	1
Tweed	4
Upper Hunter	2
Upper Lachlan	1
Uralla	1
Wagga Wagga	4
Walcha	1
Walgett	1
Warren	1
Warrumbungle	1
Weddin	1
Wentworth	1
Wingecarribee	3
Wollondilly	4
Wollongong	7
Yass Valley	2
LGNSW Board (Rural/Regional)	8
<b>TOTAL:</b>	<b>237</b>



**DIRECTOR ENVIRONMENTAL PLANNING & BUILDING SERVICES'  
REPORT - ATTACHMENTS**

ORDINARY MEETING OF BATHURST REGIONAL COUNCIL

20 JUNE 2018



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Type	Year	No.	Value	Description	Address	Date Determined
10	2018	103	\$0	Use of existing habitable space	Keppel St WEST BATHURST	7/05/2018
10	2018	161	\$2,000	Carport	Hill St WEST BATHURST	21/05/2018
10	2018	145	\$11,463	Deck	Parson Ct WEST BATHURST	7/05/2018
10	2018	139	\$1,000	Painting of existing building and new sign	Bentinck St BATHURST	11/05/2018
10	2018	134	\$0	Use of existing premises as a hairdresser	Howick St BATHURST	22/05/2018
10	2018	147	\$143,000	Granny Flat	William St BATHURST	29/05/2018
10	2018	131	\$58,000	Temporary structures for NRL game	Durham St BATHURST	3/05/2018
10	2017	153	\$0	Demolition of existing dwelling, construction of single storey dwellin	George St BATHURST	24/05/2018
10	2018	101	\$17,560	External painting of commercial premises	George St BATHURST	16/05/2018
10	2018	113	\$8,000	Use of existing site / building for temporary event on 12 May 2018	Keppel St BATHURST	4/05/2018
10	2018	97	\$194,000	Change of use to educational establishment and internal alterations	Keppel St BATHURST	15/05/2018
10	2018	84	\$250,000	1. Partial demolition of existing dwelling 2 additions and alterations	Lambert St BATHURST	7/05/2018
10	2018	163	\$3,784	Alterations to existing dwelling	Oakes St BATHURST	22/05/2018
10	2018	137	\$30,000	Change of use from residential to commercial, internal and external	Russell St BATHURST	30/05/2018
10	2018	140	\$450,000	Upgrade musical instrument	Russell St BATHURST	29/05/2018
10	2018	180	\$20,000	Commercial signage	Russell St BATHURST	29/05/2018
10	2018	24	\$760,000	Demolition of existing dwelling, five x 2 bedroom units, 5 lot strata	Stewart St BATHURST	24/05/2018
10	2018	100	\$19,000	Garage	McGill Ct KELSO	2/05/2018
10	2018	116	\$110,000	Granny flat	Sloman Ct KELSO	15/05/2018
10	2018	176	\$2,000	Carport	Sydney Rd KELSO	29/05/2018
10	2018	79	\$19,000	Glass enclosed habitable room	Willman Pl SOUTH BATHURST	10/05/2018
10	2009	148	\$314,176	Separate Dwelling - Additions and Swimming Pool and Other - Residentia	Eglinton Rd LLANARTH	4/05/2018
18	2018	63	\$45,000	Additions to a dwelling	Hartwood Ave ROBIN HILL	28/05/2018
10	2018	121	\$50,000	Four bay garage	Hartwood Ave ROBIN HILL	4/05/2018
10	2018	153	\$34,080	Shed	Blue Ridge Dr WHITE ROCK	11/05/2018
10	2014	180	\$413,000	Mod Dual Occupancy Subdivision - Boundary Adjustment and Garage/shed	Sydney Rd RAGLAN	29/05/2018
10	2018	157	\$10,000	Carport	Christie St RAGLAN	29/05/2018
10	2018	73	\$271,700	Two storey dwelling with basement	Pepper St ROCKLEY	11/05/2018
10	2018	110	\$350,000	Alterations and repairs to fire damaged dwelling	Pepper St ROCKLEY	3/05/2018
10	2018	47	\$0	Two into three lot rural subdivision	Wells Access Rd WATTLE FLAT	25/05/2018
10	2018	162	\$30,000	Shed	Beath St WATTLE FLAT	18/05/2018
10	2018	166	\$8,500	Additions to shed	George Thomas Ct THE LAGOON	23/05/2018
10	2018	47	\$0	Two into three lot rural subdivision	Turondale Rd TURONDALE	25/05/2018
10	2018	135	\$49,500	Conversion of existing dual occupancy into one dwelling	Glanmire La GLANMIRE	17/05/2018
10	2018	52	\$120,000	Tourist & visitor accommodation	Conrod Stgt MOUNT PANORAMA	22/05/2018
10	2018	138	\$42,000	Inground swimming pool	Graham Dr KELSO	2/05/2018
10	2017	221	\$323,500	Dual occupancy, retaining walls and two lot residential subdivision	Poate St WINDRADYNE	24/05/2018
10	2018	148	\$525,000	Dual Occupancy & two lot residential subdivision	Coates Dr KELSO	17/05/2018
18	2018	66	\$419,191	Single storey dwelling with attached garage	McGillan Dr KELSO	31/05/2018
18	2018	52	\$341,740	single storey dwelling with attached garage	McGillan Dr KELSO	1/05/2018
10	2014	180	\$413,000	Mod Dual Occupancy Subdivision - Boundary Adjustment and Garage/shed	Sydney Rd RAGLAN	29/05/2018
10	2018	149	\$508,000	Single storey dwelling, septic system and attached garage	George Thomas Ct THE LAGOON	24/05/2018
18	2018	64	\$369,800	Single storey dwelling with attached garage	Wentworth Dr KELSO	30/05/2018
10	2018	130	\$19,926	Garage	Lew Ave EGLINTON	17/05/2018
10	2018	119	\$9,995	Shed	Fraser Dr EGLINTON	2/05/2018
18	2018	56	\$21,000	Inground swimming pool and fence	Granite Ri KELSO	8/05/2018
18	2018	55	\$40,000	Inground swimming pool	Ignatius Pl KELSO	4/05/2018
10	2018	169	\$8,000	Shed	Ignatius Pl KELSO	28/05/2018
10	2017	205	\$0	57 lot subdivision	Limekilns Rd KELSO	16/05/2018
10	2018	164	\$493,641	Single storey dwelling with attached garage	Parer Rd ABERCROMBIE	24/05/2018
10	2017	205	\$0	57 lot subdivision	Limekilns Rd KELSO	16/05/2018
10	2018	107	\$6,451	Alterations to dwelling	Peacock St EGLINTON	3/05/2018
18	2018	57	\$348,213	Single storey dwelling with attached garage	Lew Ave EGLINTON	9/05/2018

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Type	Year	No.	Value	Description	Address	Date Determined
10	2018	117	\$470,000	Dual occupancy and two lot residential subdivision	Carrol Ave EGLINTON	16/05/2018
18	2018	65	\$473,000	Single storey dwelling with attached garage	Maxwell Dr EGLINTON	30/05/2018

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Type	Year	No.	Value	Description	Address	Date Determined
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NIL



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Type	Year	No.	Value	Description	Address
10	2015	196	\$450,000	Recreation facility - Go Kart track	Brocks Skyline MOUNT PANORAMA
10	2017	190	\$60,000	Construction of two industrial storage sheds	Vale Rd SOUTH BATHURST
10	2017	192	\$0	Commercial premises, consolidate 5 lots to 1 lot and 6 lot strata sub	Rankin St BATHURST
10	2017	214	\$75,000	Internal office addition to existing hangar	PJ Moodie Dr RAGLAN
10	2017	396	\$0	221 lot Residential, 1 Open Space, 1 Unserviced Lot, 1 Residual Lot Su	Freemantle Rd EGLINTON
10	2017	422	\$0	Commercial - Use of Existing Premises for health consulting rooms	Bentinck St BATHURST
10	2017	428	\$0	Use of existing garage to habitable space	Jagoe Dr KELSO
10	2017	440	\$975,000	Construction of 4 warehouses, retaining walls and two lot subdivision	Corporation Ave ROBIN HILL
10	2017	444	\$0	Three lot rural subdivision	Box Ridge Rd TURONDALE
10	2017	448	\$1,200,000	5 x self contained units	Vine St SOUTH BATHURST
10	2017	455	\$5,000	Additions to dwelling	Gormans Hill Rd GORMANS HILL
10	2017	459	\$750,000	New trainers facility	College Rd SOUTH BATHURST
10	2018	21	\$0	9 lot community title subdivision & concept application for mixed use	Limekilns Rd FOREST GROVE
18	2018	10	\$32,470	Inground Swimming Pool	Bathampton Rd WIMBLEDON
10	2018	37	\$675,000	Add/alt to dwelling, separate garage & self contained unit	Conrod Stgt MOUNT PANORAMA
10	2018	49	\$2,500,000	Minor internal modifications to cathedral & landscaping works	William St BATHURST
10	2018	55	\$0	Use of existing premises as a quarry	Gormans Hill Rd GORMANS HILL
10	2018	56	\$300,000	Partial demolition and second storey addition to existing dwelling	Stanley St BATHURST
10	2018	62	\$410,000	Relocation of fuel facility including installation of two above ground	PJ Moodie Dr RAGLAN
10	2018	95	\$0	Use of existing retaining walls	Mendel Dr KELSO
10	2018	99	\$463,251	Two storey dwelling with attached garage	Limekilns Rd FOREST GROVE
10	2018	102	\$100,000	Additions to existing dwelling	Duramana Rd DURAMANA
10	2018	111	\$210,000	Farm machinery shed	Zagreb St KELSO
10	2018	112	\$320,000	Single storey rural dwelling with attached garage	Pine Ridge Rd ROCK FOREST
10	2018	115	\$0	Continued and expanded operation of an extractive industry	Mid Western Hwy EVANS PLAINS
10	2018	118	\$220,000	Farm stay accommodation	Ophir Rd ROCK FOREST
10	2018	122	\$80,889	Shed	Ironstone Ave WHITE ROCK
10	2018	124	\$40,000		The Bridle Tr BRUINBUN
10	2018	125	\$20,000	Public amenities block	The Bridle Tr BRUINBUN
10	2018	126	\$20,000		The Bridle Tr BRUINBUN
10	2018	127	\$20,000	Public amenities block	The Bridle Tr BRUINBUN
10	2018	128	\$19,000	Use of existing habitable space	Bonnor St KELSO
10	2018	132	\$63,450	Storage shed	Rankin St BATHURST
10	2018	133	\$6,500	Change of use of existing shed as detached habitable rooms	Sydney Rd RAGLAN
10	2018	136	\$0	Four large lot residential subdivision	Mount Rankin Rd MOUNT RANKIN
10	2018	141	\$50,000	Outdoor recreation facility (aqua park) and associated transportable	Chifley Dam Rd THE LAGOON
10	2018	142	\$1,180,000	RFS storage shed	Hampden Park Rd KELSO
10	2018	143	\$525,000	Single storey dwelling and attached garage with retaining walls	Ironstone Ave WHITE ROCK
10	2018	144	\$0	Change of use to vehicle body repair workshop	Kembla PI KELSO
10	2018	146	\$200,000	2 x industrial units	Michigan Rd KELSO
10	2018	150	\$70,000	Alterations & additions to dwelling & carport	Stewart St BATHURST
10	2018	151	\$45,000	Two storey detached habitable rooms	Rocket St BATHURST
10	2018	152	\$505,880	Two storey dwelling with attached garage	Ridgeview Ct WHITE ROCK
10	2018	154	\$338,000	Demolition & Construction of single storey dwelling & attached garage	Morrisset St BATHURST
10	2018	155	\$19,653	Storage shed	Seymour St BATHURST
10	2018	156	\$19,500	Addition to dwelling	Bassett Dr WEST BATHURST
10	2018	158	\$294,500	Dual occupancy (second dwelling) & two lot subdivision	View St KELSO
10	2018	159	\$10,000	Deck	Cherrywood Cr LLANARTH
10	2018	160	\$840,000	Three single storey units & three lot residential subdivision	Darling St EGLINTON
10	2018	165	\$452,000	Dual occupancy & two lot residential subdivision	Tandora St KELSO
10	2018	167	\$45,000	Alterations and additions to existing dwelling	Napoleon St RAGLAN
10	2018	168	\$557,969	Two storey dwelling & retaining walls	Parer Rd ABERCROMBIE
10	2018	170	\$330,000	Dual occupancy	Bentinck St BATHURST
10	2018	171	\$562,000	Second Rural dwelling with attached garage	Limekilns Rd LIMEKILNS
10	2018	172	\$0	Permanent takeaway food and drink van	Vale Rd SOUTH BATHURST

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Type	Year	No.	Value	Description	Address
10	2018	173	\$350,000	Single storey dwelling with attached garage	Ignatius Pl KELSO
10	2018	174	\$18,100	Shed and carport	Nile St RAGLAN
10	2018	175	\$90,000	change of use from church to dwelling	Sofala Rd WATTLE FLAT
10	2005	380	\$160,000	Separate Dwelling - Additions	Mount Haven Way MEADOW FLAT
10	2018	177	\$1,000	Carport	Limekilns Rd KELSO
10	2018	178	\$597,660	Dual occupancy and two lot residential subdivision	Coates Dr KELSO
10	2018	179	\$12,000	Commercial - Painting of Premises	William St BATHURST
10	2018	181	\$6,000	Shed	Frome St RAGLAN
10	2018	182	\$300,000	Dual Occupancy (Second dwelling) & two lot residential subdivision	Darling St EGLINTON
10	2018	183	\$0	Three lot residential subdivision - consolidation to two lots	Ashworth Dr KELSO
10	2018	184	\$5,000	Retaining wall	Copeman Ct ABERCROMBIE
10	2018	185	\$4,500	conversion of existing garage to habitable rooms	Esrom St WEST BATHURST
10	2018	186	\$15,000	Shed	Yetholme Dr YETHOLME
10	2018	187	\$280,000	Single storey dwelling with attached garage	Bant St SOUTH BATHURST
10	2017	385	\$450,000	Single storey dwelling	Howards Dr MOUNT RANKIN
10	2018	188	\$30,000	Quarry	Hill End Rd SALLYS FLAT
10	2017	439	\$436,700	Separate Dwelling - New	Peregrine Rd BILLYWILLINGA
10	2018	189	\$50,000	Alterations and additions to existing club house kitchen	Mitre St WEST BATHURST
10	2018	190	\$400,000	Alterations & additions to existing dwelling & retaining wall. stairs	Keppel St BATHURST

## Applications Over 40 Days

App Type	Year	No	Description	Address	Application Date	Days Open	Stop Days	Reason
10	2015	196	Go Kart track	Boundary Rd MOUNT PANORAMA	30/06/2016	705		Waiting on additional information
10	2017	190	Construction of two industrial storage sheds	Vale Rd SOUTH BATHURST	30/05/2017	371	364	Additional information requested
10	2017	192	Commercial premises, consolidate lots etc	Rankin St BATHURST	31/05/2017	370		Office of Water for comment
10	2017	214	Internal office addition to existing hangar	PJ Moodie Dr RAGLAN	16/06/2017	354	308	Additional information requested
10	2017	422	Commercial - Use of premises for health consulting	Bentnck St BATHURST	3/11/2017	214		Under assessment
10	2017	428	Use of existing garage to habitable space	Jagoe Dr KELSO	8/11/2017	209		Under assessment
10	2017	440	Construct 4 warehouses, retaining walls etc	Corporation Ave ROBIN HILL	14/11/2017	203	183	Additional information requested
10	2017	444	Three lot rural subdivision	Box Ridge Rd TURONDALE	17/11/2017	200		NSW RFS requested information
10	2017	455	Additions to dwelling	Gormans Hill Rd GORMANS HILL	27/11/2017	190	166	Additional information requested
10	2017	459	New trainers facility	College Rd SOUTH BATHURST	29/11/2017	188		Office of Water for comment
10	2018	21	9 lot community title subdivision & concept application	Limekilns Rd FOREST GROVE	22/01/2018	134		Discussion Forum 6 June 2018
10	2018	37	Add/alt dwelling, separate garage & self contained unit	Conrod Stgt MOUNT PANORAMA	9/02/2018	116		Awaiting advice from applicant
10	2018	49	Minor internal modifications to cathedral & landscaping works	William St BATHURST	19/02/2018	106	40	Heritage Office requested information
10	2018	55	Use of existing premises as a quarry	Gormans Hill Rd GORMANS HILL	21/02/2018	104		JRPP 13 June 2018
10	2018	56	Partial demolition and second storey addition to existing	Stanley St BATHURST	21/02/2018	104	4	Report to Council 20 June 2018
10	2018	62	Relocation of fuel facility etc	PJ Moodie Dr RAGLAN	23/02/2018	102	76	Waiting on additional information
10	2018	95	Use of existing retaining walls	Mendel Dr KELSO	27/03/2018	70	70	Require CCTV of sewer main
10	2018	99	Two storey dwelling with attached garage	Limekilns Rd FOREST GROVE	28/03/2018	69	59	Waiting on additional information
10	2018	102	Additions to existing dwelling	Duramana Rd DURAMANA	3/04/2018	63		Referred to RFS
10	2018	111	Farm machinery shed	Zagreb St KELSO	6/04/2018	60		Office of Water for comment
10	2018	112	Single storey rural dwelling with attached garage	Pine Ridge Rd ROCK FOREST	6/04/2018	60		Waiting on NSW Dept of Planning
10	2018	115	Continued and expanded operation of quarry	Mid Western Hwy EVANS PLAINS	9/04/2018	57	26	Additional information requested
10	2018	122	Shed	Ironstone Ave WHITE ROCK	11/04/2018	55		Report to Council 20 June 2018
10	2018	124	Public amenities block	The Bridle Tr BRUINBUN	16/04/2018	50	43	Additional information requested
10	2018	125	Public amenities block	The Bridle Tr BRUINBUN	16/04/2018	50	43	Additional information requested
10	2018	126	Public amenities block	The Bridle Tr BRUINBUN	16/04/2018	50	43	Additional information requested
10	2018	127	Public amenities block	The Bridle Tr BRUINBUN	16/04/2018	50	43	Additional information requested
10	2018	128	Use of existing habitable space	Bonnor St KELSO	17/04/2018	49		Additional information requested
10	2018	133	Change of use of existing shed as detached habitable rooms	Sydney Rd RAGLAN	20/04/2018	46		Original DA for site to be modified
10	2018	136	Four large lot residential subdivision	Howards Dr MOUNT RANKIN	20/04/2018	46	44	Information requested for SOEE

# DA's Approved Under SEPP 1



1/05/2018 - 31/05/2018

LIVE

Year	No. Lot	DP	Address	Category	Environmental Planning Instrument	Zoning Of Land	Development Standard To Be Varied	Justification Of Variation	Extent Of Variation	Concurring Authority	Date Determined
							NIL				





**Bathurst Regional Council**  
 PMB 17  
 158 Russell Street  
 BATHURST NSW 2795  
 Telephone: 02 6333 6111  
 Fax: 02 6331 7211  
 Email: [council@bathurst.nsw.gov.au](mailto:council@bathurst.nsw.gov.au)

**Important Notice!**  
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**Drawn By:** BarnettL  
**Date:** 1/06/2018  
**Projection:** GDA94 / MGA zone 55  
**Map Scale:** 1:1000 @ A4



**Bathurst Regional Council**  
 PMB 17  
 158 Russell Street  
 BATHURST NSW 2795  
 Telephone: 02 6333 6111  
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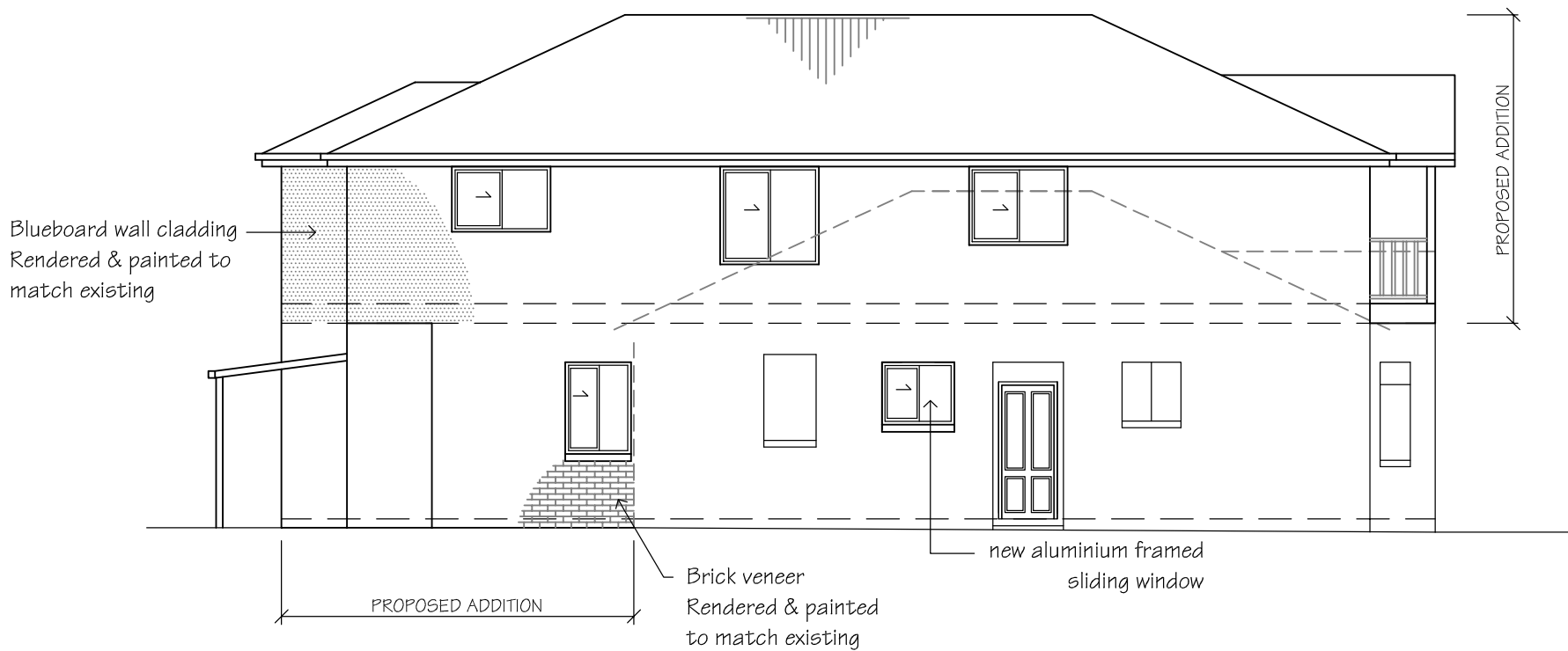
**Drawn By:** BarnettL  
**Date:** 1/06/2018  
**Projection:** GDA94 / MGA zone 55  
**Map Scale:** 1:800 @ A4



**FRONT ELEVATION**

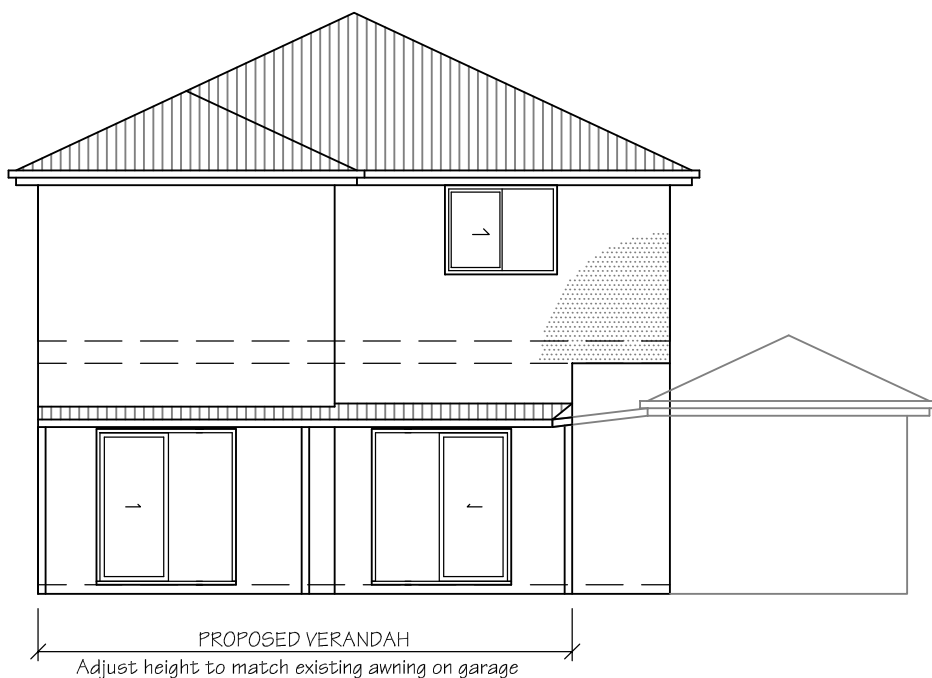
SCALE 1:100

First floor bedroom window openings must be provided with protection in accordance with Part 3.9.2.5 of BCA.



**SOUTH EAST ELEVATION**

SCALE 1:100

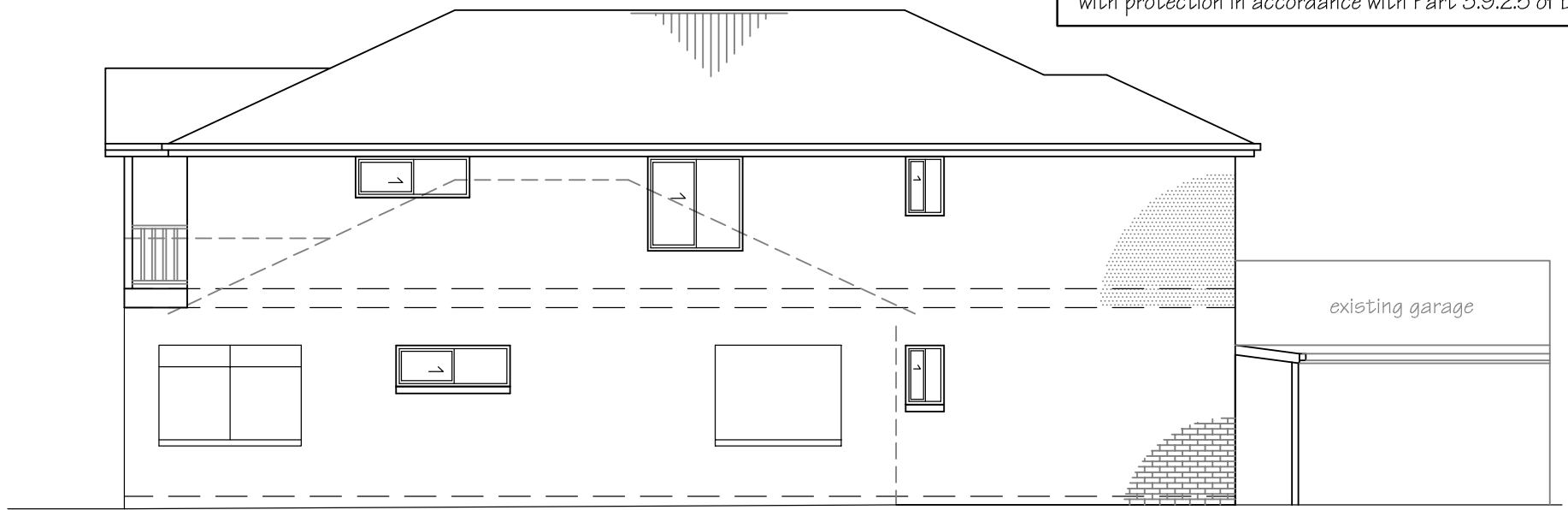


**SOUTH WEST ELEVATION**

SCALE 1:100

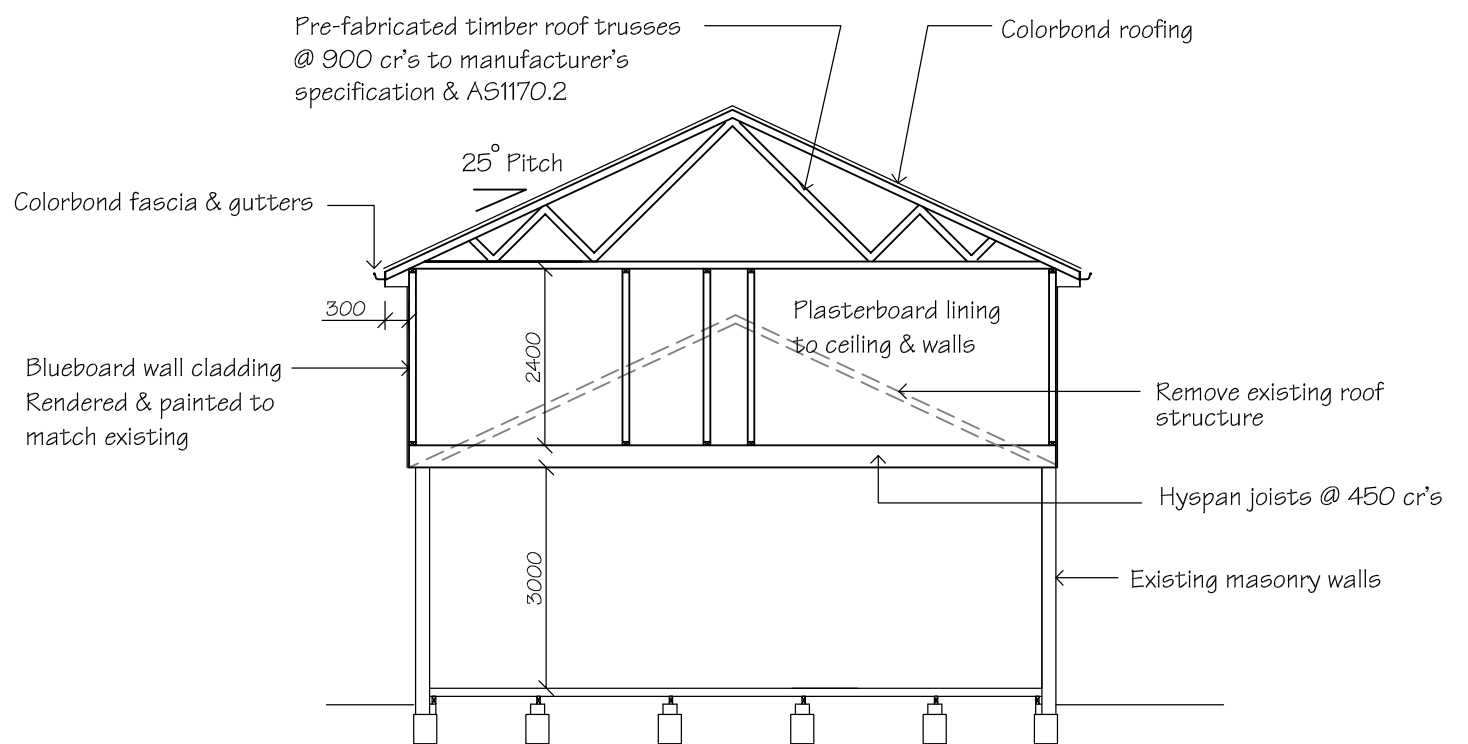
Project: PROPOSED ALTERATIONS & ADDITIONS 6 STANLEY STREET BATHURST			
Job No. 17.166	DWG. No. 4	Amdt. A	No. in set 9
Scale: AS SHOWN	Date: 30-1-18	File: 17166.dwg	

First floor bedroom window openings must be provided with protection in accordance with Part 3.9.2.5 of BCA.



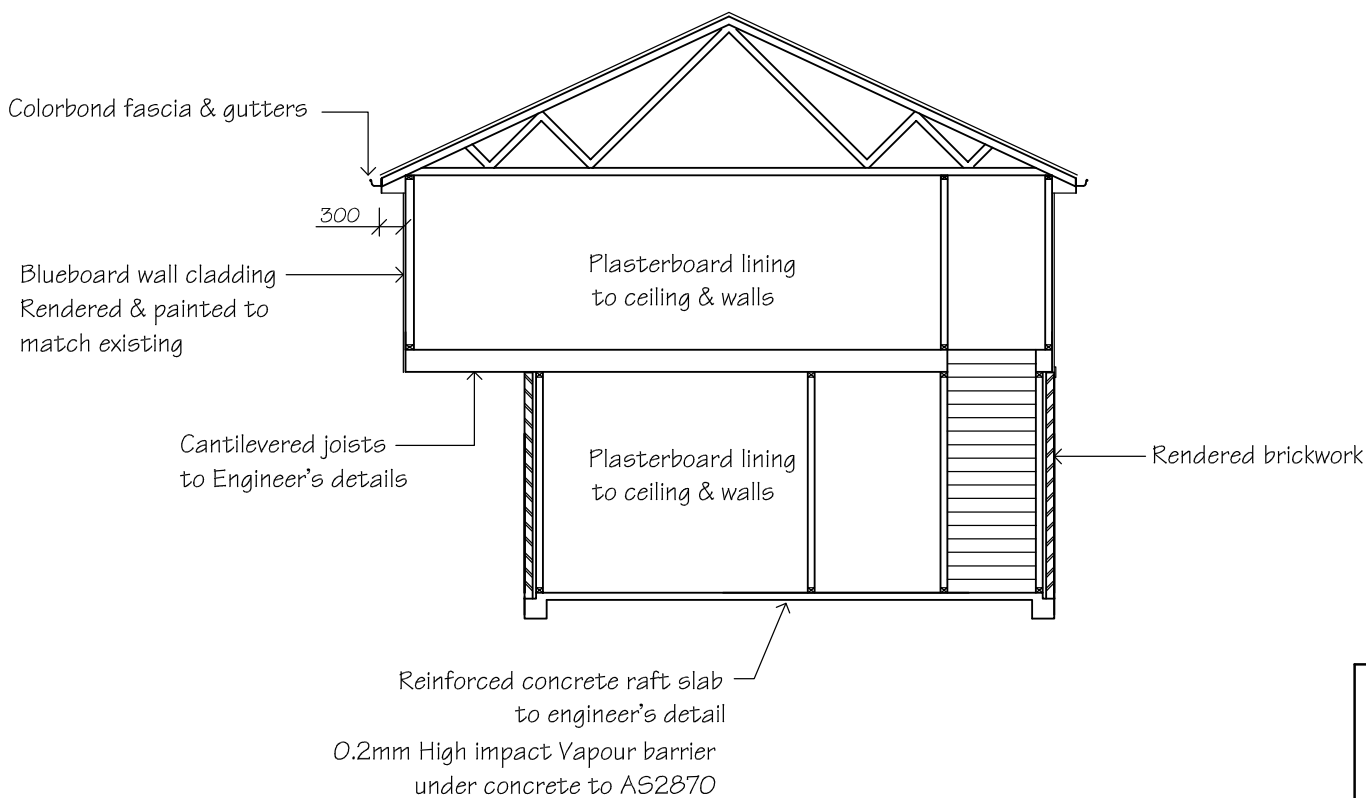
**NORTH WEST ELEVATION**

SCALE 1:100



**SECTION A-A**

SCALE 1:100



**SECTION B-B**

SCALE 1:100

Project: PROPOSED ALTERATIONS & ADDITIONS 6 STANLEY STREET BATHURST			
Job No. 17.166	DWG. No. 5	Amdt. A	No. in set 9
Scale: AS SHOWN	Date: 30-1-18	File: 17166.dwg	

**BASIX REQUIREMENTS**

REFER TO CERTIFICATE No. A305738

**FIXTURES & SYSTEMS**

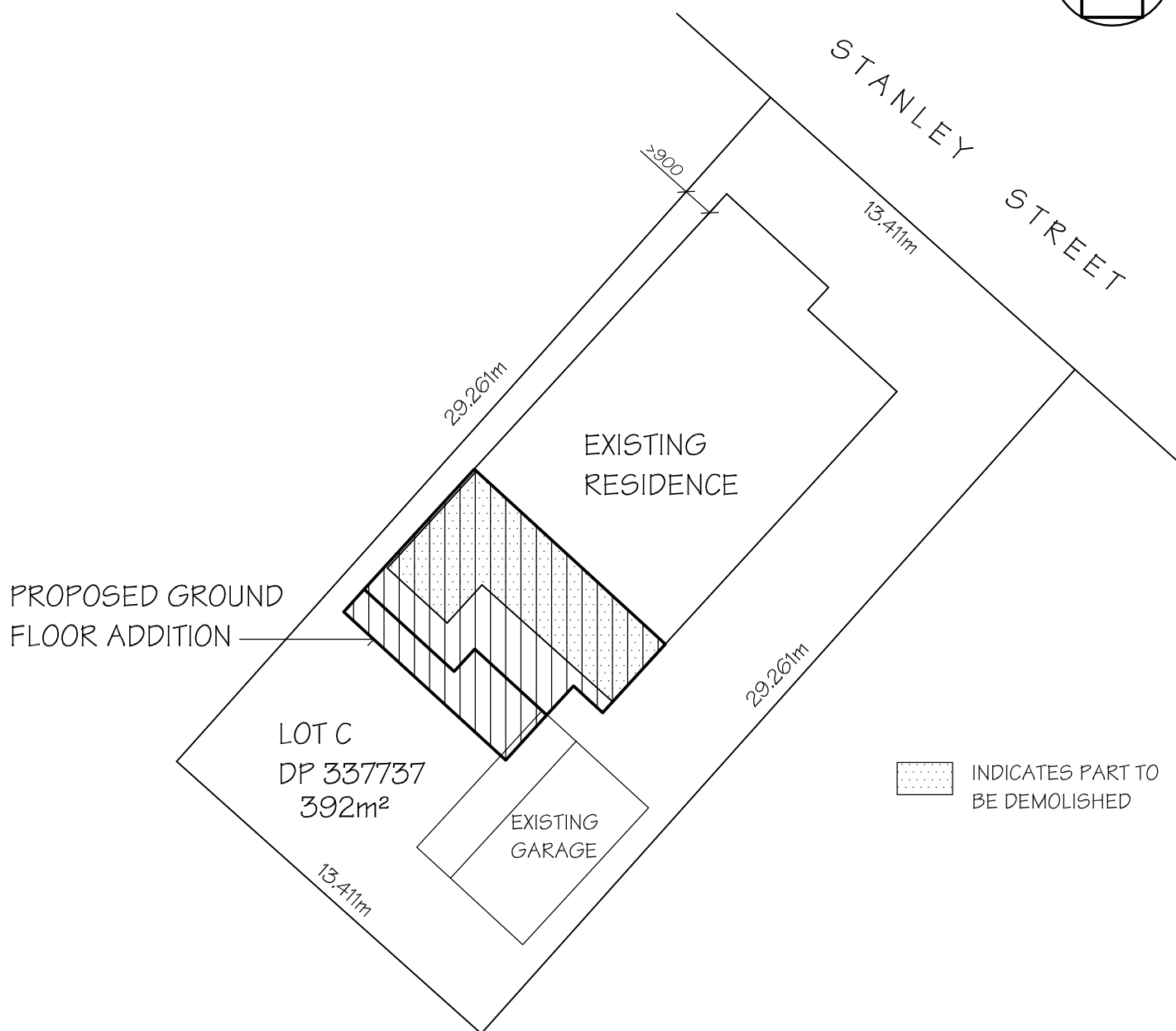
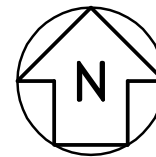
- New hot water system to be gas instantaneous.
- Minimum 40% of all new or altered light fixtures must be fitted with fluorescent, compact fluorescent or LED lamps.
- All new showers to have min. 3 star rating showerheads
- Each new toilet to have min. 3 star rating flushing system
- All new taps to have min. 3 star rating

**CONSTRUCTION**

- Insulation to suspended floor with open subfloor - R1.8 min.
- External brick veneer wall insulation - R1.66 min.
- External clad frame wall insulation - R1.8 min.
- Ceiling insulation - R4.0 min
- Roof insulation - foil/sarking
- Roof colour - dark (solar absorptance > 0.70)

**GLAZING REQUIREMENTS**

- All new windows and glazed doors to have improved aluminium frames with double clear glass (U-value: 4.12 SHGC: 0.66)

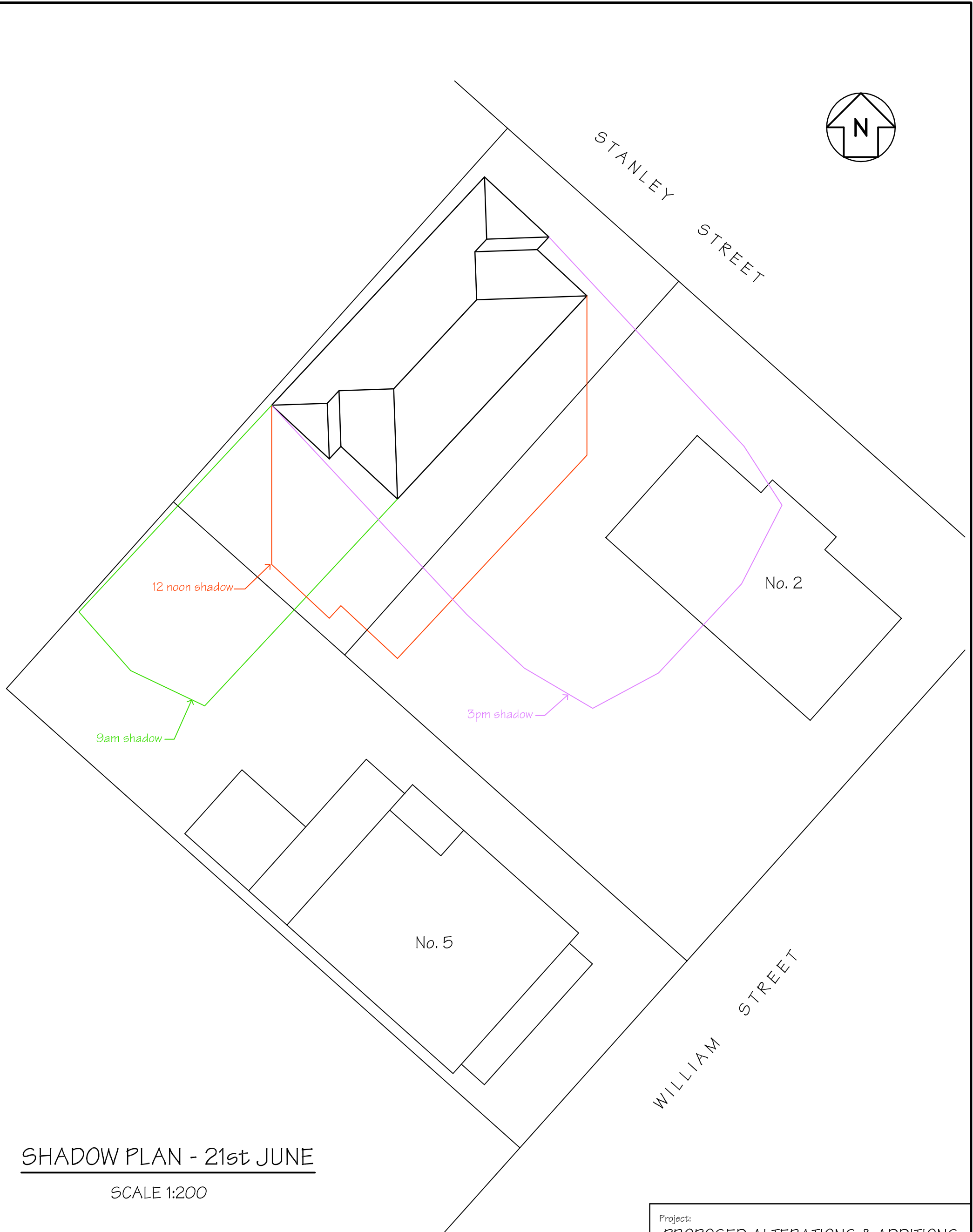


INDICATES PART TO BE DEMOLISHED

**SITE PLAN**  
SCALE 1:200

\* SEDIMENT & EROSION CONTROL MEASURES TO COUNCIL REQUIREMENTS ARE TO BE IN PLACE PRIOR TO THE COMMENCEMENT OF WORK.  
PROVIDE SEDIMENT FENCE ON DOWNHILL SIDE OF ALL EXCAVATIONS & STOCKPILES  
PROVIDE A WASHDOWN BAY TO COUNCIL REQUIREMENTS.

Project: PROPOSED ALTERATIONS & ADDITIONS 6 STANLEY STREET BATHURST			
Job No. 17.166	DWG. No. 6	Amdt. A	No. in set 9
Scale: AS SHOWN	Date: 30-1-18	File: 17166.dwg	



SHADOW PLAN - 21st JUNE

SCALE 1:200

Project: PROPOSED ALTERATIONS & ADDITIONS 6 STANLEY STREET BATHURST			
Job No. 17.166	DWG. No. 7	Amdt. A	No. in set 9
Scale: AS SHOWN	Date: 30-1-18	File: 17166.dwg	

**SPECIFICATION**

**GENERAL**

- \* Drawings prepared from information supplied by the owner and/or builder.
- \* Dimensions are in millimetres unless noted otherwise.
- \* All dimensions shall be verified on site.
- \* Do not scale off drawings.
- \* It is the responsibility of the builder to verify documents as to their accuracy and suitability.
- \* These plans are to be read in conjunction with Engineer's details.
- \* BCA refers to the Building Code of Australia - Volume 2, Housing Provisions.

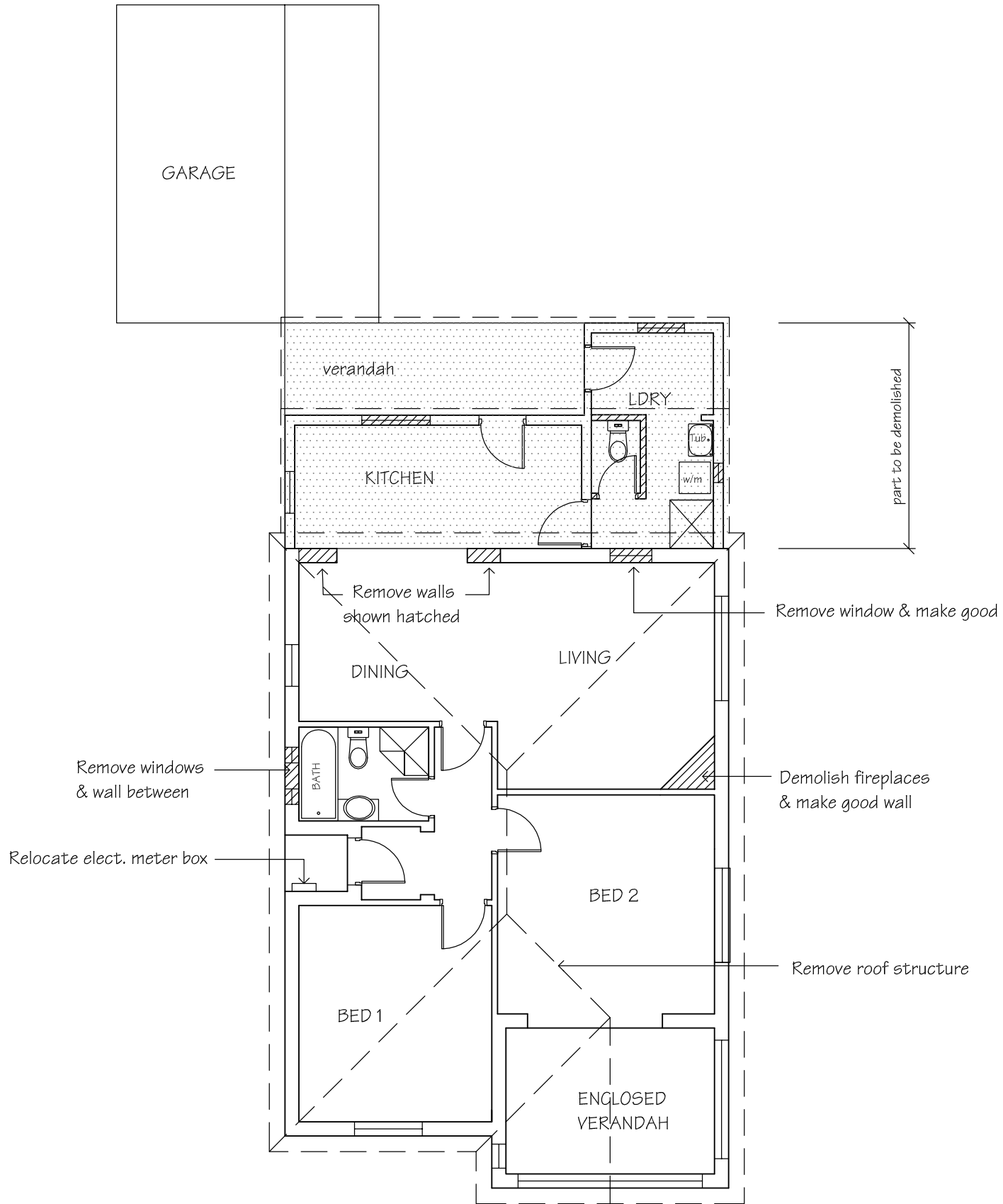
**STATUTORY REQUIREMENTS**

- \* All work to be carried out in accordance with the BCA, conditions imposed by the local authority and the commitments outlined in the relevant Basix certificate.
- \* The builder is to comply with the requirements of all legally constituted authorities having jurisdiction over the building works and the provisions of the Home Building Act.
- \* Prior to the commencement of building work, the builder shall provide temporary toilet facilities for the use of subcontractors. On completion the builder shall remove the convenience.

**BCA REQUIREMENTS**

- \* All earthworks shall be in accordance with the engineer's details and Part 3.1.1 of BCA.
- \* All excavations and underfloor fill shall be in accordance with the engineer's details and Part 3.2.2 of BCA.
- \* Primary building elements are to be protected from subterranean termites in accordance with Part 3.1.3 of BCA.
- \* Provide adequate cross ventilation to space under suspended ground floors in accordance with Part 3.4.1 of BCA. Sub floor access to be provided as indicated on plan.
- \* Stormwater drainage shall be carried out in accordance with Part 3.1.2 of BCA.
- \* All timber framework shall comply with Part 3.4.3 of BCA or AS1684.
- \* Roof trusses shall be designed in accordance with AS1720, and erected, fixed and braced in accordance with manufacturer's instructions.
- \* Strip and sheet flooring shall be installed in accordance with AS1684.
- \* All metal fittings used in structural timber joints and bracing must have corrosion protection.
- \* Steel framing shall be in accordance with manufacturer's recommendations and Part 3.4.2 of BCA.
- \* All roof cladding shall comply with Part 3.5.1 of BCA and be installed in accordance with manufacturer's recommendations.
- \* Gutters and downpipes shall be in accordance with Part 3.5.2 of BCA.
- \* Sarking shall comply with AS/NZS4200.1&2.
- \* Clay brickwork shall comply with Part 3.3 of BCA, & AS4773 or AS3700.
- \* Masonry accessories shall constructed & installed in accordance with AS4773 or AS3700. Appropriate ties shall be provided to articulated masonry joints.
- \* Lintels used to support brickwork over wall openings shall comply with AS4773 or AS3700 and be protected from corrosion.
- \* Weatherproofing of external masonry walls shall be carried out in accordance with AS4773 or AS3700.
- \* Wall cladding shall be in accordance with Part 3.5.3 of BCA.
- \* Internal wet areas and balconies over habitable rooms to be waterproofed in accordance with Part 3.8.1 of BCA. Wet area wall lining is to be fixed in accordance with manufacturer's recommendations.
- \* All timber doors and door sets shall be manufactured in accordance with AS2688 & AS2689 unless listed otherwise in the Schedule of Works.
- \* Windows and doors shall be manufactured and installed in accordance with AS2047.
- \* All glazing shall comply with Part 3.6 of BCA.
- \* Stair and ramp construction shall be constructed in accordance with Part 3.9.1 of BCA. Stair treads must have a slip resistant surface or a slip resistant nosing strip in accordance with AS 4586.
- \* Balustrades & handrails to stairs shall be in accordance with Part 3.9.2 of BCA.
- \* Window openings must be provided with protection in accordance with Part 3.9.2.5 of BCA. if the floor below the window is 2m or more above the surface below.
- \* All plumbing shall comply with the requirements of the relevant supply authority and AS3500, and be carried out by a licensed plumber.
- \* All electrical work shall comply with the requirements of the relevant supply authority and AS3000, and be carried out by a licensed electrician.
- \* All gas installations shall comply with the requirements of the relevant supply authority and be carried out by a licensed gas fitter.
- \* Provide and install hard wired smoke alarms in accordance with AS3786 and Part 3.7.2 of BCA. Smoke alarms must be interconnected where there is more than one alarm.
- \* Installation of wall and floor tiles shall be in accordance with AS3958.1.
- \* Inward swinging WC doors are to be fitted with lift off hinges to comply with Part 3.8.3.3 of BCA if indicated on plans.
- \* Mechanical ventilation is to be installed in accordance with Part 3.8.5 of BCA.
- \* Building fabric must comply with Part 3.12.1 of the BCA. Insulation, where required, must comply with AS/NZS 4859.1
- \* Building is to be sealed to the requirements of Part 3.12.3 of BCA, including chimneys, flues, roof lights, external windows and doors, exhaust fans, roof, walls and floors.
- \* Services are to be installed to the requirements of NSW Part 3.12.5 of BCA, including hot water supply, insulation of services, central heating water piping and heating and cooling ductwork.
- \* Heating & cooling ductwork and piping must be protected and insulated in accordance with Part 3.12.5.1, 2 & 3 of BCA

Project: PROPOSED ALTERATIONS & ADDITIONS 6 STANLEY STREET BATHURST			
Job No. 17.166	DWG. No. 8	Amdt. A	No. in set 9
Scale: AS SHOWN	Date: 30-1-18	File: 17166.dwg	



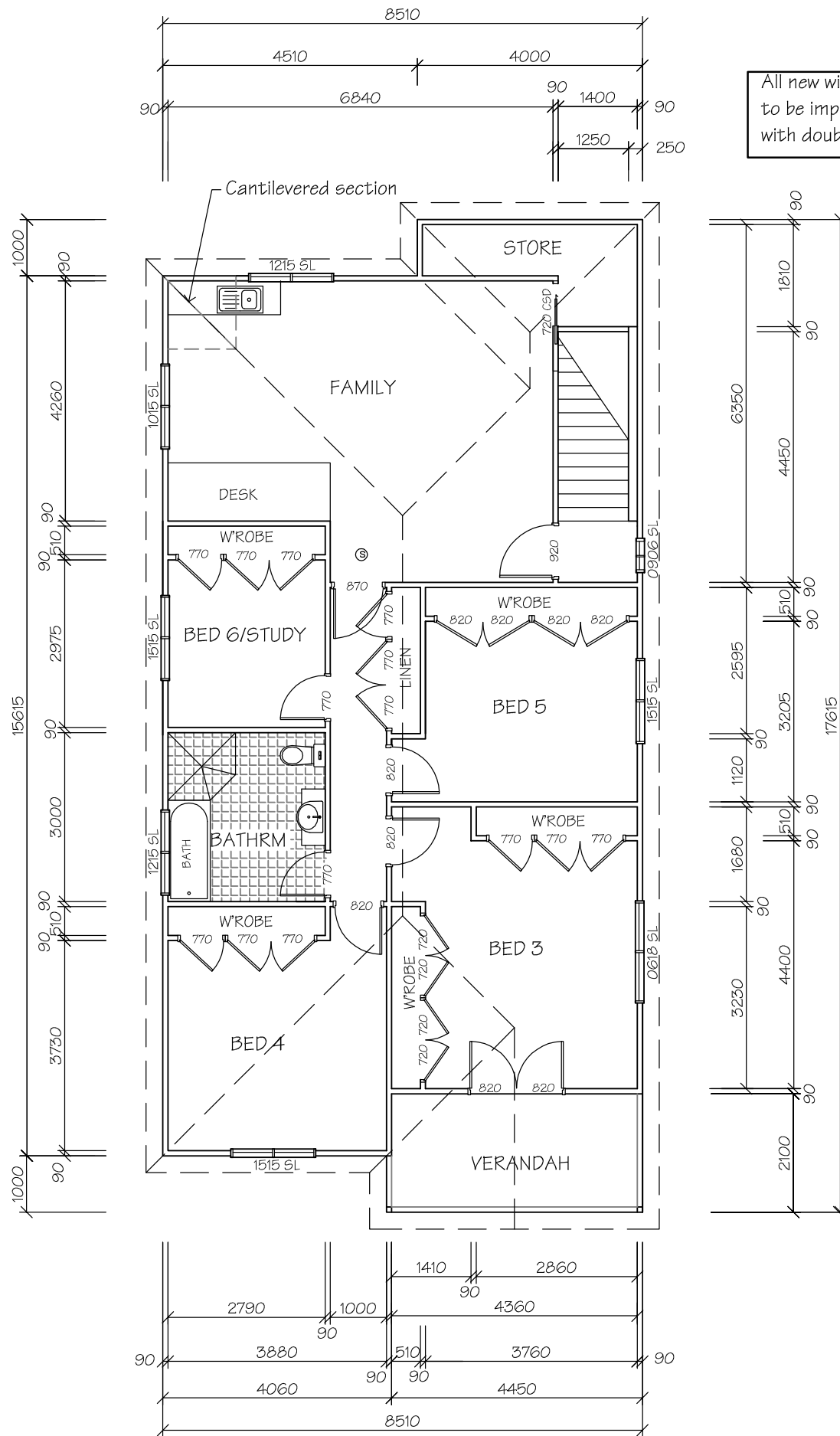
**EXISTING FLOOR PLAN**

SCALE 1:100



Presentation:  <b>RELIABLE DRAFTING SERVICE</b>  Kate Foody                      ph. 63 371116 12 Alexander Street              Mob. 0402608213 EGLINTON 2795                      A.B.N. 60 167 131 984 kate@draftingservice.net.au	Areas:  EXISTING RESIDENCE              100.4m <sup>2</sup> (after demolition at rear) Ground floor addition:              39.3m <sup>2</sup> Ground floor verandah:              10.4m <sup>2</sup> First floor addition:                  132.0m <sup>2</sup> First floor verandah:                  9.4m <sup>2</sup> TOTAL:                                      191.1m <sup>2</sup>	Project: <b>PROPOSED ALTERATIONS &amp; ADDITIONS</b> <b>6 STANLEY STREET, BATHURST</b> for <b>M &amp; J HOLLIS</b>			
		Job No. <b>17.166</b>	DWG. No. <b>1</b>	Amdt. <b>A</b>	No. in set <b>9</b>
		Scale: AS SHOWN	Date: 30-1-18	File: 17166.dwg	





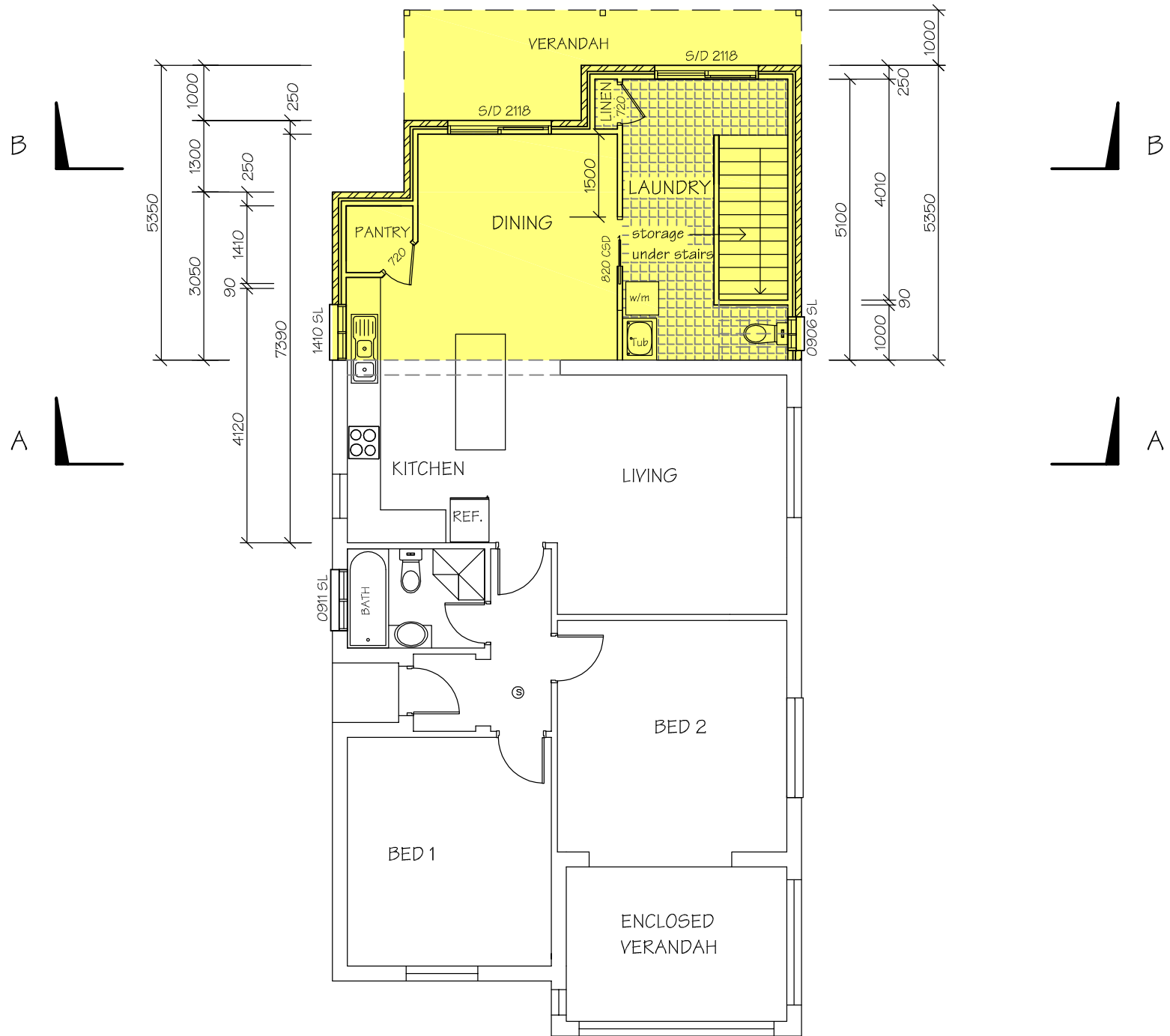
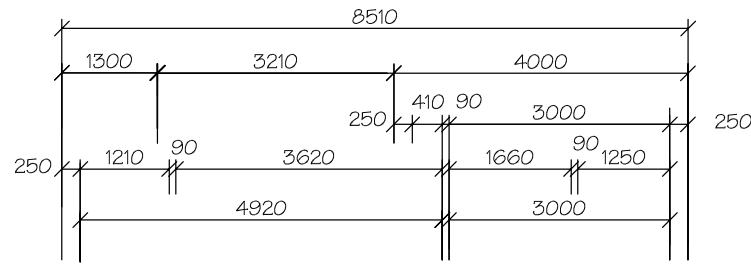
**PROPOSED FIRST FLOOR PLAN**

SCALE 1:100

Ⓢ DENOTES HARD WIRED SMOKE DETECTOR  
to comply with AS3786

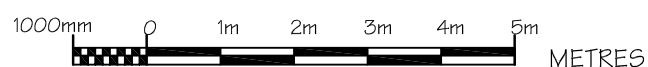


Project: PROPOSED ALTERATIONS & ADDITIONS 6 STANLEY STREET BATHURST			
Job No. <b>17.166</b>	DWG. No. <b>3</b>	Amdt. <b>A</b>	No. in set <b>9</b>
Scale: AS SHOWN	Date: 30-1-18	File: 17166.dwg	



**PROPOSED GROUND FLOOR PLAN**  
 SCALE 1:100

Ⓢ DENOTES HARD WIRED SMOKE DETECTOR  
 to comply with AS3786  
 NOTE: Battery operated alarms must be replaced



Project: PROPOSED ALTERATIONS & ADDITIONS 6 STANLEY STREET BATHURST			
Job No. 17.166	DWG. No. 2	Amdt. A	No. in set 9
Scale: AS SHOWN	Date: 30-1-18	File: 17166.dwg	

34 Jagoe Drive  
BATHURST NSW 2795

8<sup>th</sup> May 2018



Neil Southorn  
Director of Environmental Planning and Building Services  
Bathurst Regional Council  
Private Mail Bag  
BATHURST NSW 2795

Dear Neil

Reference DA 2018/56

Subsequent to our meeting of 4<sup>th</sup> May 2018 please find attached information and the checklist relating to the bulk and scale matters of the above DA.

You will note we have not included the usual "Infill" drawing as you suggested because of the large frontage of 110+ metres that would need to be scaled into a reasonable size print and be easily legible and meaningful. We chose to present the information as a photographic presentation.

The checklist format follows that as shown in the case studies of the Brochure forwarded by Lucie Barnett.

We look forward to your response.

Regards

A handwritten signature in black ink, appearing to be "John and Margaret Hollis". The signature is written in a cursive style.

John and Margaret Hollis

DEPBS-R

**DEVELOPMENT APPLICATION**

**2018/56**

**PREMISES: Lot C DP 337337**

**6 Stanley Street, Bathurst.**

**RECEIVED**

**- 8 MAY 2018**

**BATHURST REGIONAL COUNCIL**

***BULK and SCALE INFORMATION***

### BULK and SCALE

The streetscape of Stanley Street between William and George Streets is one of diversity with the old and the new. The proposed alterations to No 6 have been proposed taking into account this streetscape along with Architectural sensitivity and the need to address the conservation of the historical significance of the area. It is to be noted that there are no heritage buildings in this section of Stanley Street.

Considering the general layout of buildings/blocks in this section of Stanley Street No 6 is perceived as a stand alone presentation. The reasons for this are:

- 1) Photo 1 shows that there is a distance of 12 metres between No 6 and No 2 (William Street side). The line of sight/consistency between the buildings is interrupted by tall and bushy trees.



PHOTO1

- 2) Photo 2 shows that to the west of No 6 there is a 55 metre gap across a carpark to the next building and large recently installed colorbond shed, thus there is no line of sight connection between No 6 and western buildings.



PHOTO 2

3) Photo 3 illustrates the bulk of the Aquatic Centre Building as presented to the Stanley Street streetscape



PHOTO 3

### PROPOSAL

No 6 is located in an area which embodies buildings of a variety of bulk and scale – these comprise of a recently built sports club house and large adjoining colorbond shed, the Bathurst Aquatic Centre to the rear and visible from Stanley Street, one house to the east and large open parkland opposite with the tall Proclamation Flag pole approximately 55 metres to the west.

It is proposed that the DA falls within the definition of Bulk and Scale in that there is no deviation from the size, bulk and perception of other surrounding buildings and spaces.

## ASSESSING NEW DEVELOPMENT IN AN HISTORIC CONTEXT: CHECKLIST FOR APPLICANTS AND ASSESSORS

<b>PART B:</b> <b>CHECKLIST FOR INCLUSION IN HERITAGE IMPACT STATEMENT: RESPONSE TO DESIGN CRITERIA</b>	<b>APPLICANT'S CONFIRMATION</b>	<b>ASSESSOR'S COMMENTS</b>
<p><b>01. CHARACTER</b></p> <p>Use annotated diagrams, photographs and/or sketches to describe the factors which contribute to the character of the historic context, including:</p> <ul style="list-style-type: none"> <li>• topography of site and its surroundings;</li> <li>• distinctive landscape elements and quality;</li> <li>• street and subdivision patterns;</li> <li>• date and style of built form;</li> <li>• figure/ground and figure/landscape qualities;</li> <li>• views, vistas and skylines;</li> <li>• local culture and traditions;</li> <li>• uses;</li> <li>• consistency or repetition of above factors.</li> </ul>		
<p><b>02. SCALE</b></p> <p>Annotate drawings, photographs of model or photomontages to describe the relationship between the proposed new development and the context, in terms of the following design criteria:</p> <ul style="list-style-type: none"> <li>• scale of buildings;</li> <li>• building and wall heights;</li> <li>• massing;</li> <li>• density — pattern of arrangement of buildings and size of buildings;</li> <li>• proportions;</li> <li>• rhythm of buildings and landscape;</li> <li>• floor-to-floor heights and relationship to ground or street plane;</li> <li>• modulation of walls, openings and roof planes in response to the scale of neighbouring buildings;</li> <li>• transition between different heights (for example, through the use of setbacks).</li> </ul>		
<p><b>03. FORM</b></p> <p>Annotate drawings, photographs of model or photomontages to describe the relationship between the proposed new development and the context, in terms of the following design criteria:</p> <ul style="list-style-type: none"> <li>• predominant form of neighbours;</li> <li>• roof form and skyline — ridge and parapet lines, roof slopes, punctuation by party walls, chimneys and lanterns or skylights;</li> <li>• proportion and number of openings;</li> <li>• solid to void ratios;</li> <li>• relationship between internal and external spaces.</li> </ul>		



16:

**ASSESSING NEW DEVELOPMENT IN A HISTORIC CONTEXT****ASSESSING NEW DEVELOPMENT IN AN HISTORIC CONTEXT: CHECKLIST FOR APPLICANTS AND ASSESSORS**

<b>PART B:</b> CHECKLIST FOR INCLUSION IN HERITAGE IMPACT STATEMENT: RESPONSE TO DESIGN CRITERIA	APPLICANT'S CONFIRMATION	ASSESSOR'S COMMENTS
<p><b>04. SITING</b></p> <p>Annotate drawings, photographs of model or photomontages to describe the relationship between the proposed new development and the context, in terms of the following design criteria:</p> <ul style="list-style-type: none"> <li>• predominant setbacks — front, side and rear;</li> <li>• boundary walls and fences;</li> <li>• orientation and address of buildings;</li> <li>• location and dimensions of driveways and garages and design strategies to reduce their visual and physical impact on the streetscape;</li> <li>• retention of views and vistas to and from the new development, across townscape or landscape;</li> <li>• retention of natural features of significance;</li> <li>• retention of significant archaeological remains;</li> <li>• quality of spaces created between existing and new.</li> </ul>		
<p><b>05. MATERIALS AND COLOUR</b></p> <p>Annotate drawings, photographs of model or photomontages to describe the relationship between the proposed new development and the context, in terms of the following design criteria:</p> <ul style="list-style-type: none"> <li>• response to predominant materials, textures and colour palette — harmonious, complementary, contrasting;</li> <li>• commensurate quality of new materials;</li> <li>• qualities of light and shadow;</li> <li>• hierarchy of material use (for example, solid masonry base and lightweight upper levels);</li> <li>• relationship between skeleton or structure and skin.</li> </ul>		
<p><b>06. DETAILING</b></p> <p>Annotate drawings, photographs of model or photomontages to describe the relationship between the proposed new development and the context, in terms of the following design criteria:</p> <ul style="list-style-type: none"> <li>• response to distinctive details of neighbouring existing buildings — reinterpretation in contemporary materials, contrast;</li> <li>• relationship of new fences, garden walls, planting and landscape elements to important existing details;</li> <li>• unobtrusive design of new service elements, such as solar panels and water tanks.</li> </ul>		

DESIGN CRITERIA	EXISTING CONTEXT	INFILL BUILDING
<b>CHARACTER</b>	<ul style="list-style-type: none"> <li>• 1937 urban residential single story.</li> <li>• Over the years previous owners have modified the external/internal design and added the garage</li> </ul>	<ul style="list-style-type: none"> <li>• Recent years new fences/ driveway and landscaping have given a quality presentation.</li> <li>• Front presentation improved with modern windows and landscape improvements</li> </ul>
<b>SCALE</b>	<ul style="list-style-type: none"> <li>• Single story on approx. 410 sq.m block</li> <li>• No 2 Stanley St is only building in close street front proximity (12 M away)</li> <li>• Building on west side 55M away</li> <li>• Large buildings to rear and visible from Stanley St</li> <li>• Large Colorbond shed visible from No 6 and Stanley Street</li> </ul>	<ul style="list-style-type: none"> <li>• Second story above existing building</li> <li>• Trees between Nos 2 and 6 and car park break up scale</li> <li>• No 2 is located over 2 blocks</li> <li>• High pitch roof consistent with existing</li> <li>• Building at rear modified to be compliant</li> <li>• House footprint similar</li> </ul>
<b>FORM</b>	<ul style="list-style-type: none"> <li>• Typical single story/single fronted 1930's structure</li> <li>• Front door side of house entrance</li> </ul>	<ul style="list-style-type: none"> <li>• Form of house will not change</li> <li>• Open top front veranda to capture parklands and river views opposite</li> </ul>
<b>SITING</b>	<ul style="list-style-type: none"> <li>• Setbacks are compliant</li> <li>• Limited outdoor spaces</li> </ul>	<ul style="list-style-type: none"> <li>• No change</li> </ul>

<p><b>MATERIALS AND COLOURS</b></p>	<ul style="list-style-type: none"> <li>• Rendered cavity brick and painted</li> <li>• Terracotta tile roof.</li> </ul>	<ul style="list-style-type: none"> <li>• Second story walls to be a veneer style/insulated and of a "Hardie Plank" Style material</li> <li>• Colorbond roof (consistent with majority adjacent buildings)</li> <li>• Second story will comply to Basix requirements</li> </ul>
<p><b>DETAILING</b></p>	<ul style="list-style-type: none"> <li>• Colorbond fences sides and back</li> <li>• Front fence rendered brick and painted in house colour</li> <li>• Front gates and fence detailing is recently installed</li> <li>• House rendering painted</li> <li>• Recent new roof on garage</li> </ul>	<ul style="list-style-type: none"> <li>• No alteration</li> </ul>

34 Jagoe Drive  
BATHURST NSW 2795

23<sup>rd</sup> h May 2018

Neil Southern  
Director of Environmental Planning and Building Services  
Bathurst Regional Council  
Private Mail Bag 17  
BATHURST NSW 2795



Dear Neil

Reference DA 2018/56 Statement of Environment Effects

Further to your email of 22<sup>nd</sup> May 2018 please find attached a Statement of Environmental Effects.

It is hoped that this statement will fill the information void, you have referred to, by addressing the key factors relative to the proposed development.

When submitting our DA you can be assured that at all times we have endeavoured to comply with the protocol required.

Regards

John and Margaret Hollis

BATHURST REGIONAL COUNCIL

RECEIVED  
24 MAY 2018

DEPBS

## STATEMENT OF ENVIRONMENTAL EFFECTS

6 Stanley Street Bathurst

DA 2018/56

Supplementary information to that forwarded on 8<sup>th</sup> May 2018

## DESIGN GUIDELINES

- **Streetscape**  
The existing visual elements as seen along Stanley Street between William and George Streets are a mix of housing styles (generally from 1920's to 1930's) , a Sporting Club House (built mid 2000) a large Colorbond shed built 2018, the Bathurst Aquatic Centre and one house on lots 2 & 4 which is a similar style as No 6 but is 12 metres away where both houses are separated by several large/tall trees. On the other side to No 6 is a large Parking Area which is approx. 55metres square.  
The proposed development will not, then, present No 6 as non-conforming with the buildings in the adjacent streetscape.
- **Topography**  
The plans do not include any changes that will affect the physical features of the block
- **Building Envelope**  
The planned second story will not change the building envelope.
- **Fences**  
The existing colorbond fences and brick rendered front fence will remain
- **Building Character**  
The character of the second floor is compatible with the existing structure including massing, roof design, veranda's, balconies, windows, materials and decorative detailing.

## SITE SUITABILITY

Because of the range of sizes, style and building materials of buildings which are common to the adjoining developments the proposed development will be suitable to the site.

## PRIVACY, VIEWS AND OVERSHADOWING

- **Overshadowing**  
The Shadow Plan was submitted with the DA and is favourable to the proposed alterations
- **Visual Privacy**  
Views of the only adjacent building are interrupted by several large and tall trees. Other windows look over the adjacent car park or over the street.  
Hence privacy will not be an issue.

- Views  
Impact of the proposed development will not affect views from adjoining or nearby properties because of the existing vegetation between the only house which is next door.  
ENERGY EFFICIENCY
- Orientation  
The existing design maximises exposure to the northern sun where the added elevation of the second story will have improved exposure.
- Sun Control  
This will be improved with the proposed front balustrade, double glazing and internal screening
- Insulation  
The development gives the opportunity to efficiently insulate the existing dwelling and to fully insulate the walls floor and roof. Windows will have double glazing as required.
- Natural Ventilation  
There are windows on all sides of the development which will allow effective natural ventilation.
- Heating Cooling and Lighting  
Being a new development the most efficient heating cooling and lighting systems available will be used.
- Clothes Drying  
There is an outside drying clothes line

## HERITAGE

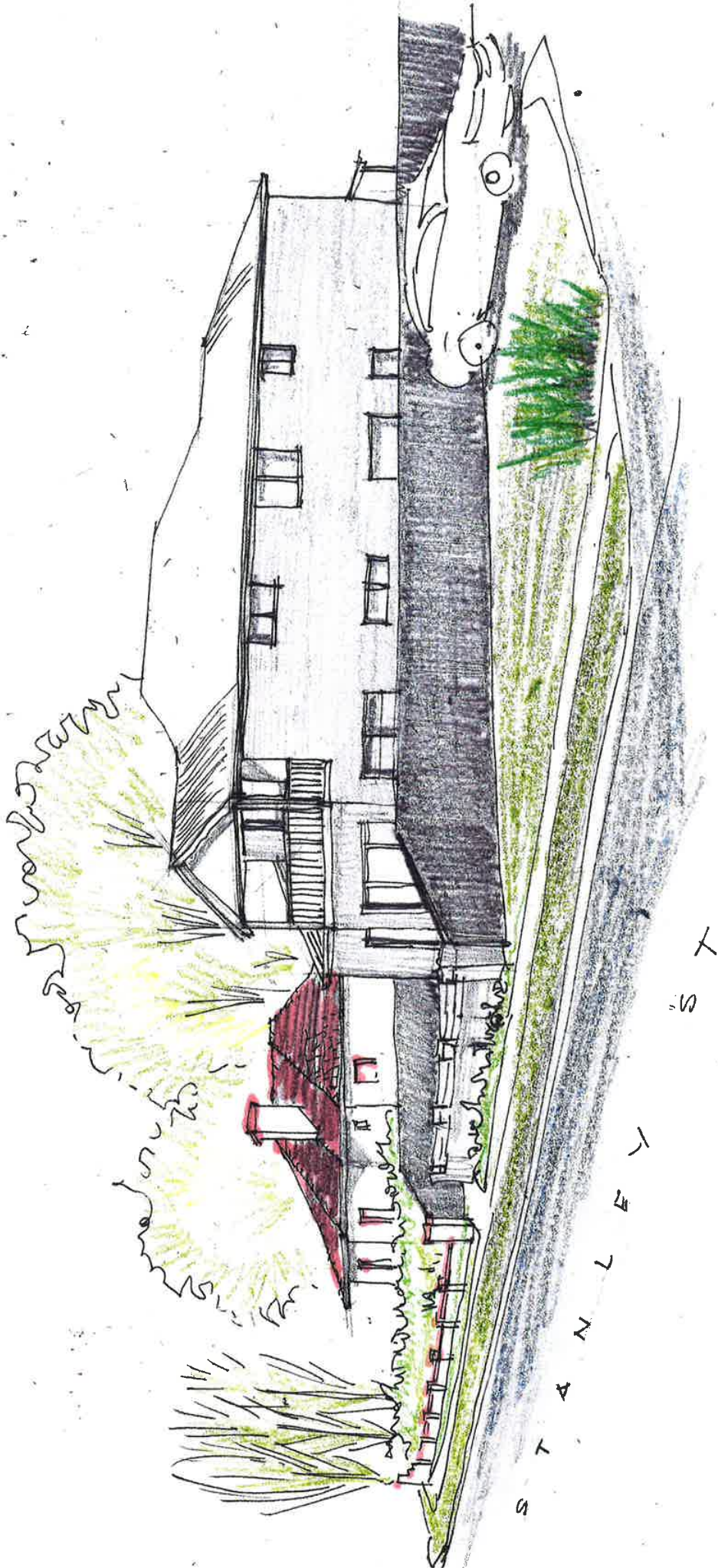
The development has been designed in an architecturally sensitive way to capture the style of the existing building. The building will be enhanced with the inclusion of the front balustrade.

It is to be noted that 1) there are no Heritage Houses in this section of Stanley Street and 2) the architectural style of the house will not change.

## RECOMMENDATION

The above has aimed to recognise and explain the likely impacts of the proposed DA 2018/56 and how these impacts will be minimised.

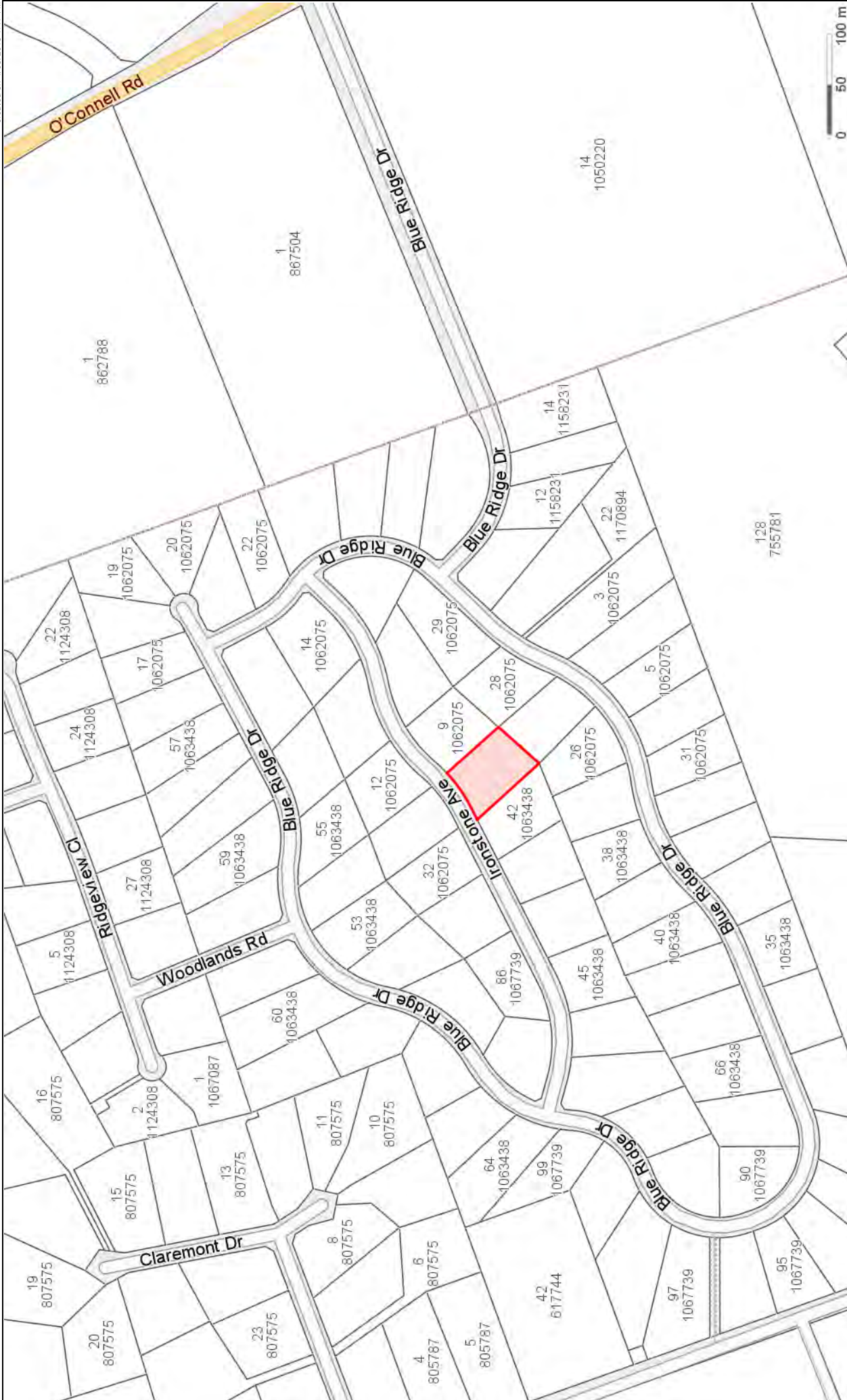








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Drawn By: McLeanL


Date: 4/06/2018

Projection: GDA94 / MGA zone 55

Map Scale: 1:5000 @ A4



**Important Notice!**  
 This map is not a precise survey document. Accurate locations can only be determined by a survey on the ground.  
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**BATHURST REGIONAL COUNCIL**  
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 PMB 17  
 158 Russell Street, Yagoona  
 Telephone: 02 6333 8111  
 Fax: 02 6331 7211  
 Email: [council@bathurst.nsw.gov.au](mailto:council@bathurst.nsw.gov.au)

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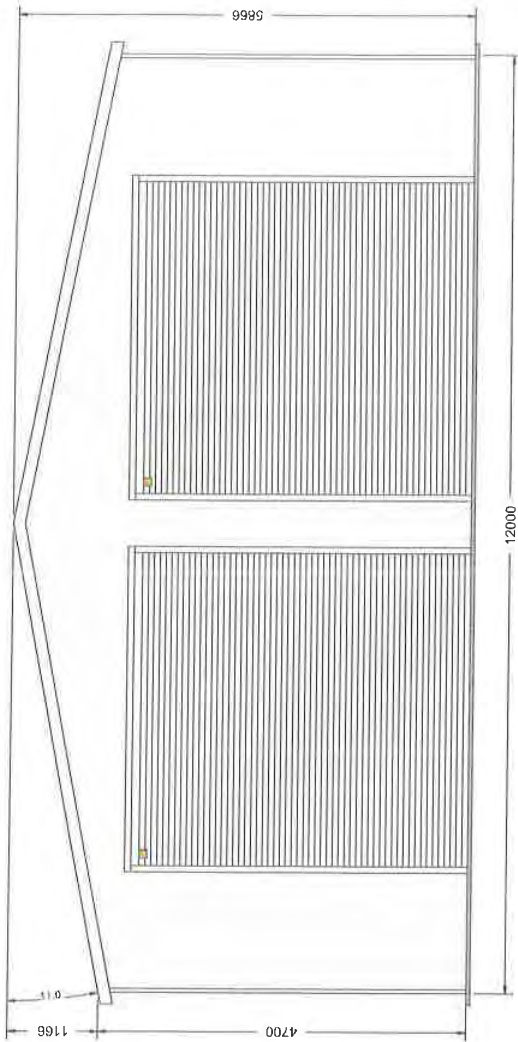


**Drawn By:** McLeanL  
**Date:** 4/06/2018  
**Projection:** GDA94 / MGA zone 55  
**Map Scale:** 1:5000 @ A4

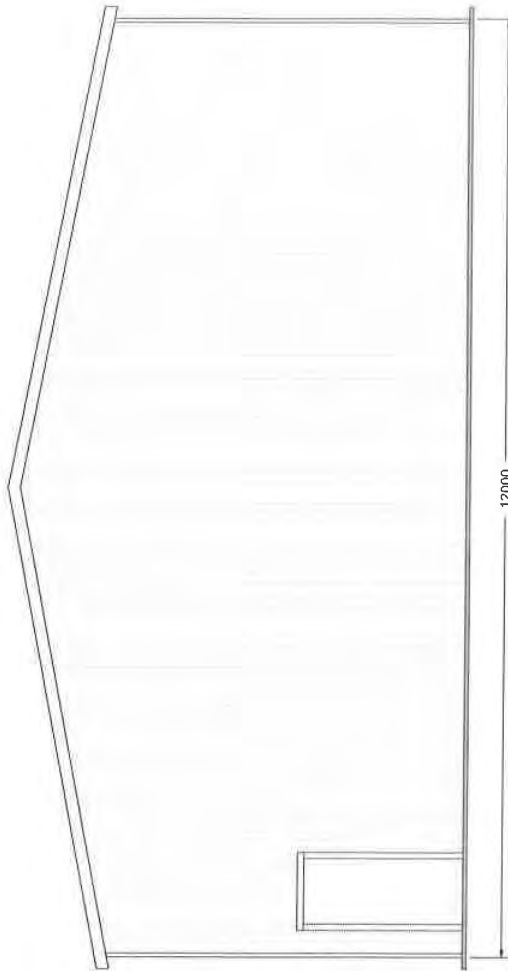


**Important Notice!**  
 This map is not a precise survey document. Accurate locations can only be determined by a survey on the ground.  
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**BATHURST REGIONAL COUNCIL**  
 Bathurst Regional Council  
 PMB 17  
 St George Street  
 BATHURST NSW 2795  
 Telephone: 02 6333 6111  
 Fax: 02 6331 7211  
 Email: [comms@bathurst.nsw.gov.au](mailto:comms@bathurst.nsw.gov.au)



FRONT ELEVATION



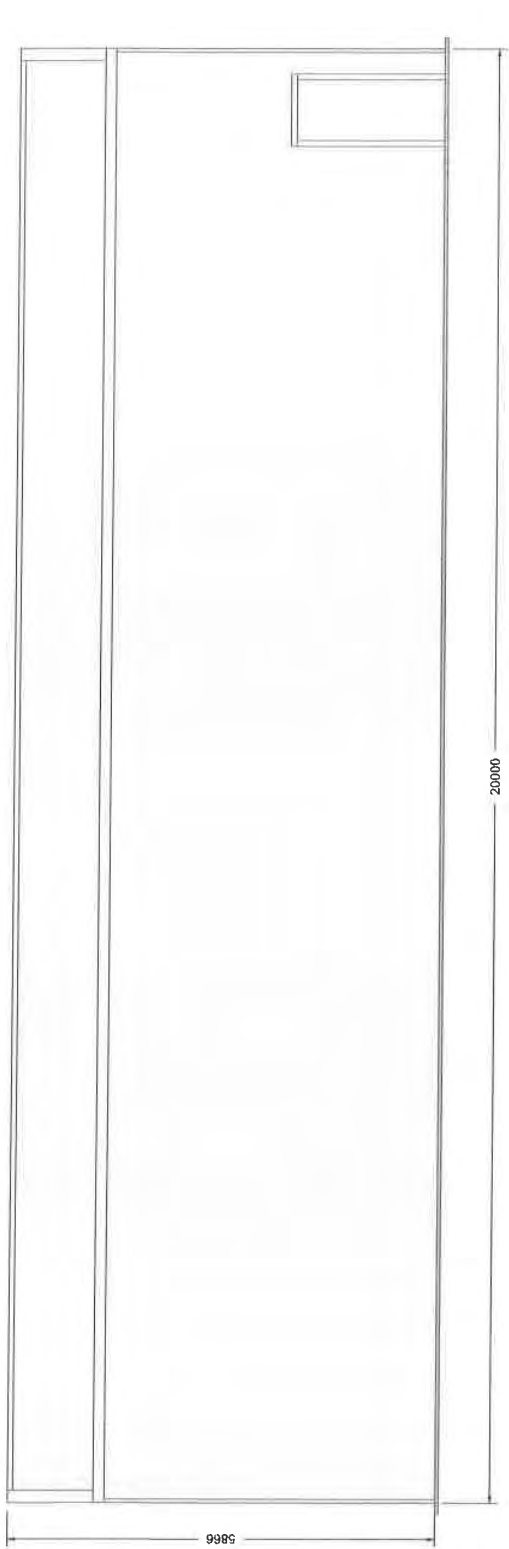
REAR ELEVATION

Drawing Title: End Elevations  
Scale: 1:85.399  
Date: 19-05-2018  
Job Number: 406968

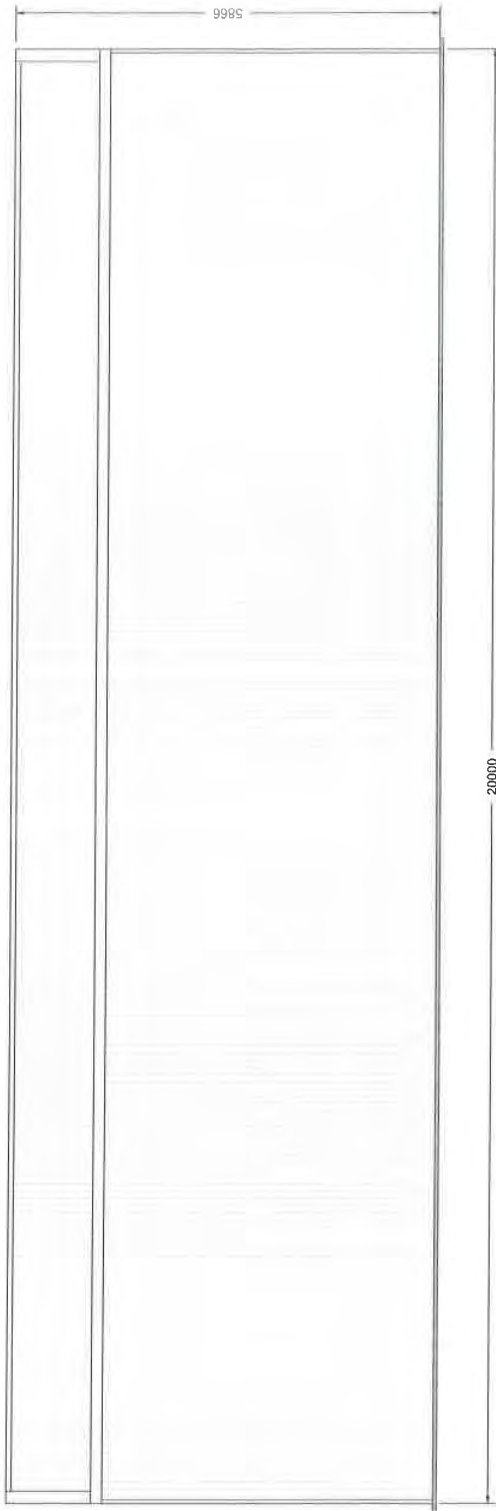
Customer Name: Layne Moulds  
Site Address: 14 Ironstone Avenue  
White Rock,  
NSW, 2795

151 Smeaton Grange Road,  
Smeaton Grange, NSW, 2567  
Phone: 02 4648 7777  
Fax: 02 4648 7700  
Email: sales@bestsheds.com.au





LEFT ELEVATION



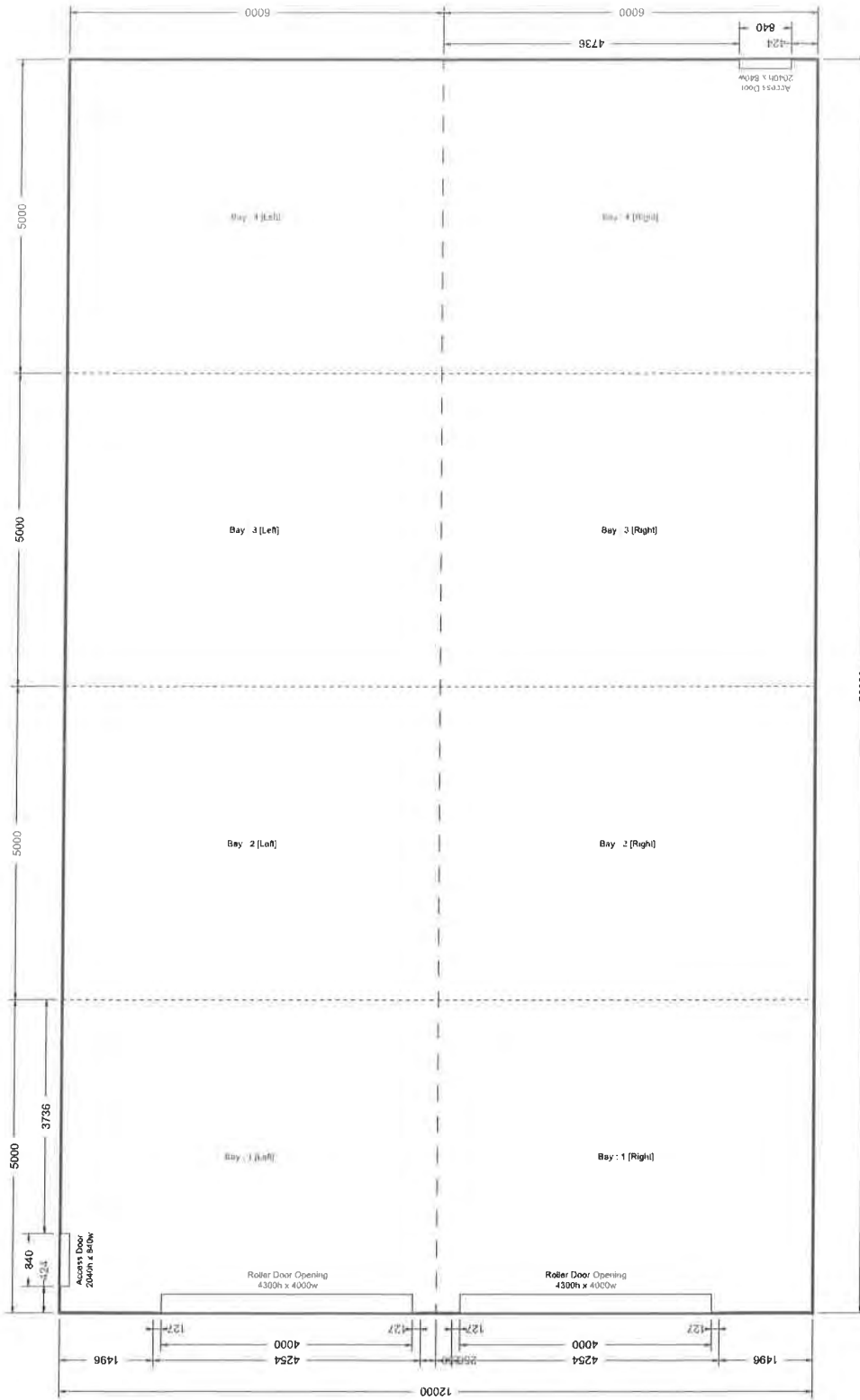
RIGHT ELEVATION



151 Smeaton Grange Road,  
 Smeaton Grange, NSW, 2567  
 Phone: 02 4648 7777  
 Fax: 02 4648 7700  
 Email: sales@bestsheds.com.au

Customer Name: Layne Moulds  
 Site Address: 14 Ironstone Avenue  
 White Rock,  
 NSW, 2795

Drawing Title: Side Elevations  
 Scale: 1:91.817  
 Date: 19-05-2018  
 Job Number: 406968



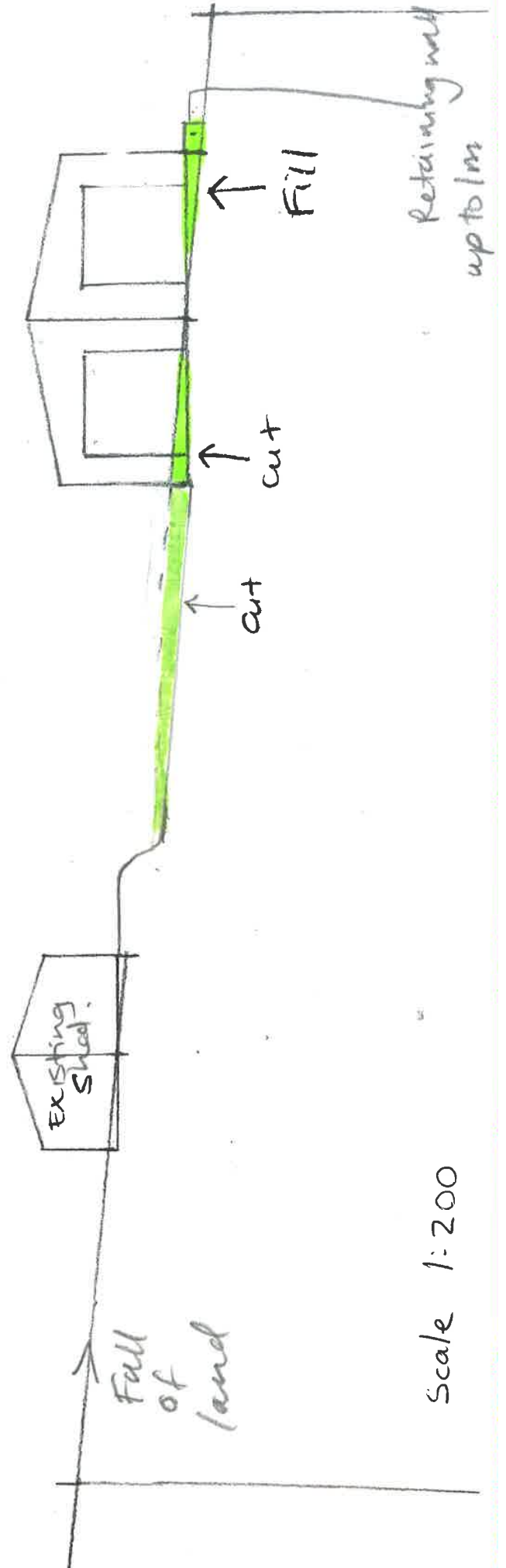
Plan Elevation

Drawing Title: Plan Elevations  
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 Date: 19-05-2018  
 Job Number: 406968

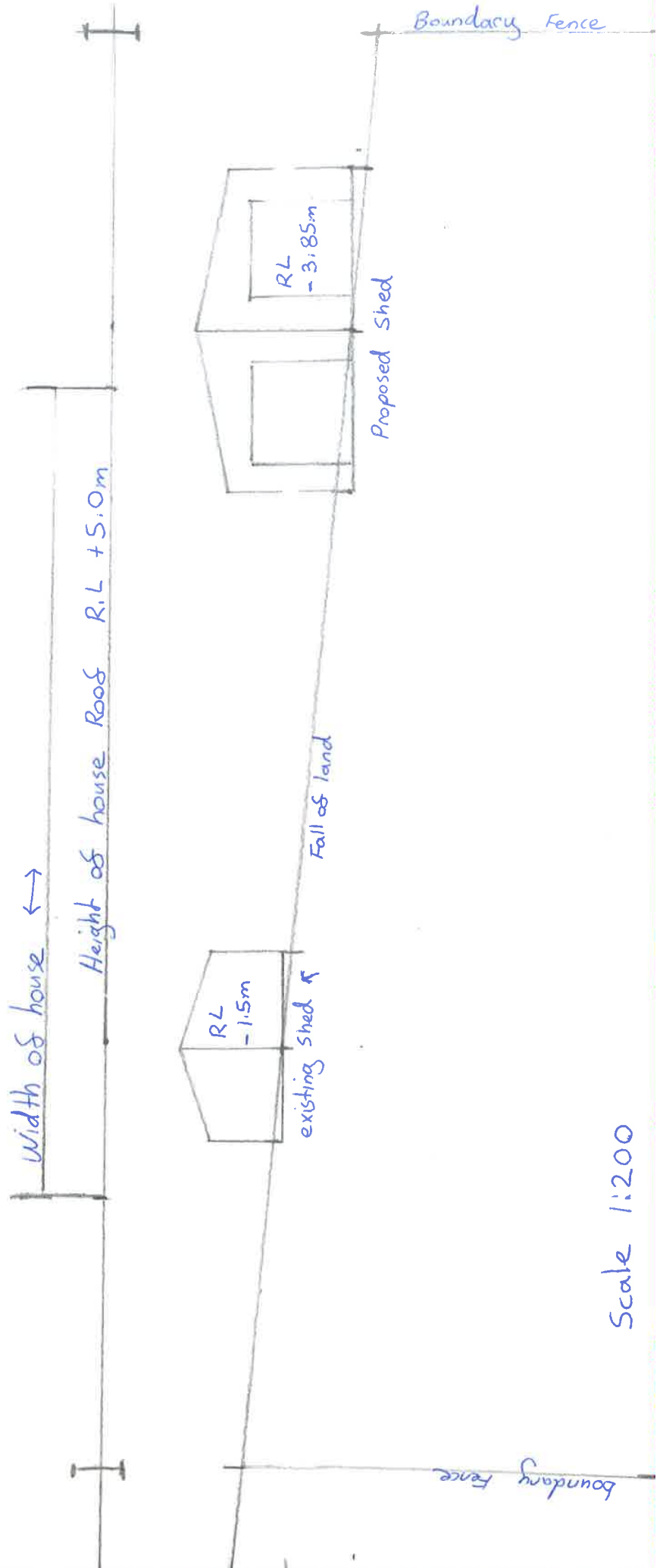
Customer Name: Layne Moulds  
 Site Address: 14 Ironstone Avenue  
 White Rock,  
 NSW, 2795

151 Smeaton Grange Road,  
 Smeaton Grange, NSW, 2567  
 Phone: 02 4648 7777  
 Fax: 02 4648 7700  
 Email: sales@bestsheds.com.au





This is to show the finished roof heights of both sheds, The proposed shed height will be 0.19m lower than the existing shed on the block, as you can see the height of the house roof is well over the heights of both sheds



Scale 1:200



IRONSTONE AVE

# PROPOSED SHED & RL'S.

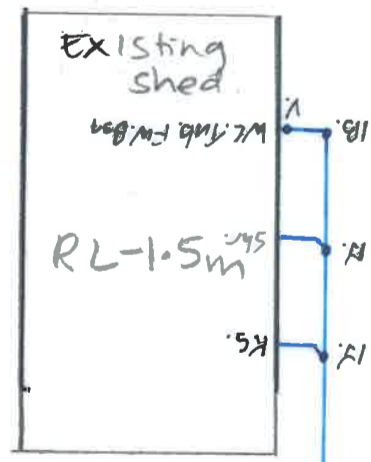
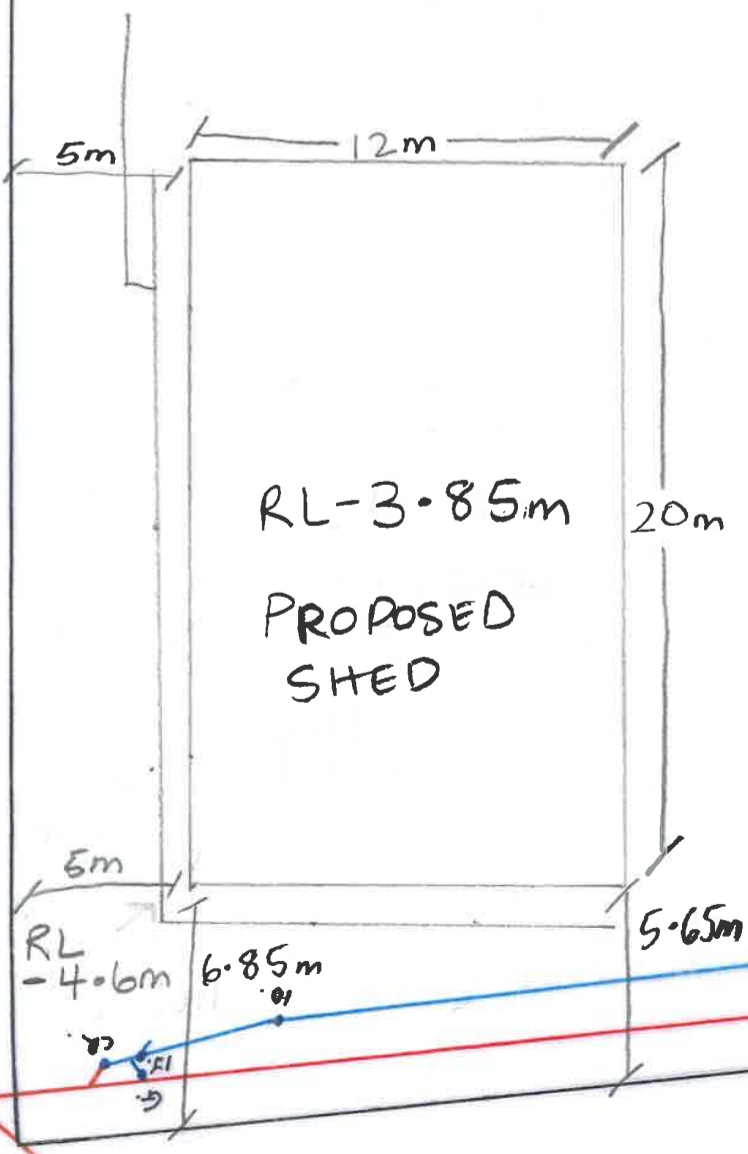
1:200 A3

RL 0.0m

↙  
Fall of land

Retaining wall  
up to 1m

↙  
Fall of land



TRONSTONE AVE

# Cut and Fill

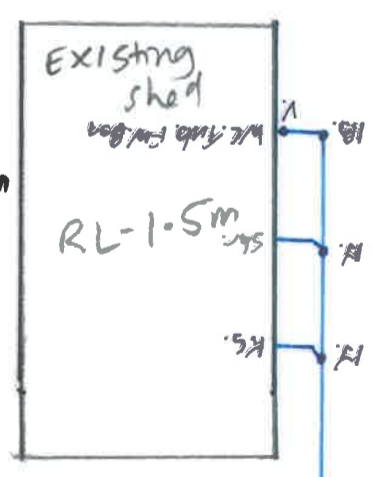
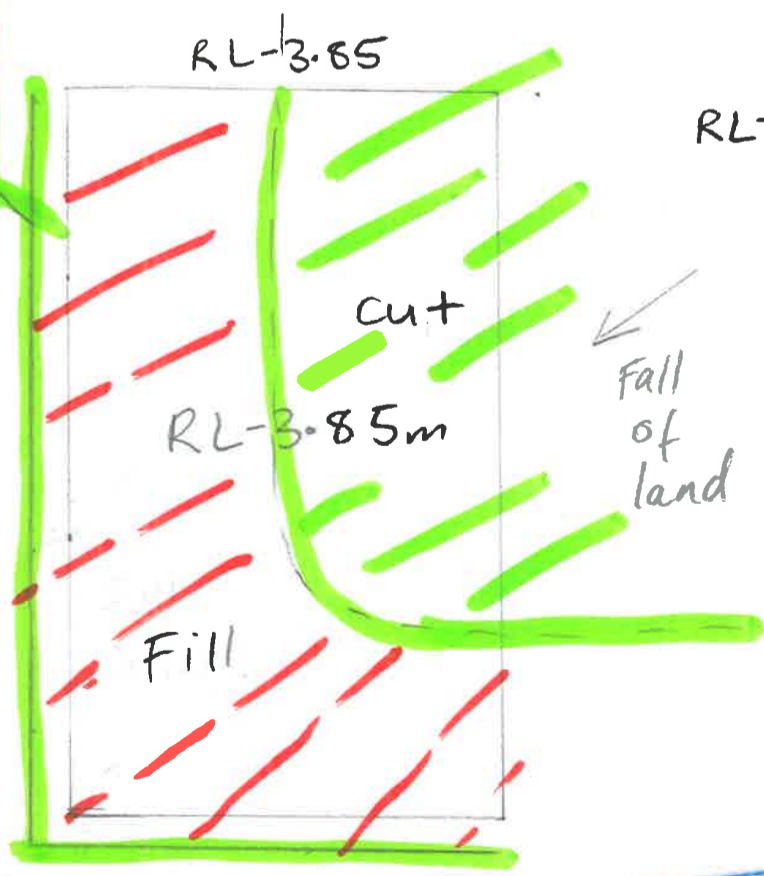
1:200 A3

RL 0.0m.

- █ Cut
- █ Fill

↙ Fall of land

Retaining wall up to 1m



Current edge of pad.

RL-4.6

Bathurst City Council expressly disclaims all

STW - 21/10/2018

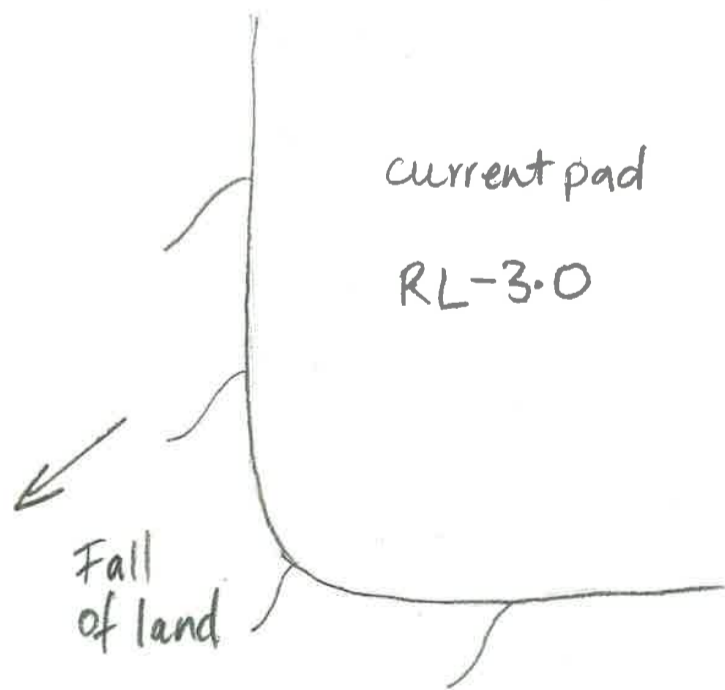
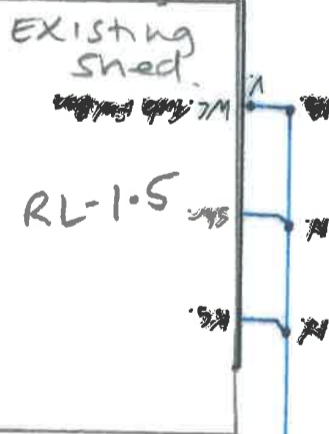
Current RL's

RL 0.0m.

✓ Fall of land

current pad  
RL-3.0

RL=1.5



RL-4.6m

City Council - expressiv d - aims all

Re: DA for Layne Moulds shed Lot 10. 14 Ironstone Ave White Rock

The size and location of this shed have been carefully considered as outlined below:

- The location in the bottom corner of the block is the lowest point of the property and sits below the surrounding properties. We have carefully considered other residents and believe it will not impact on anyone's view or enjoyment of their own property.
- The size of the shed has been chosen so that it can house my truck and trailer, caravan, boat, ute, and yard equipment etc. This is important to protect the equipment and ensure my property is kept tidy.
- We size and location will also ensure we do not store anything stacked up around the shed.

Layne Moulds  
11 Claremont Dr  
White Rock NSW 2795

28.05.2018

**DA 2018/122**

**Lot 10 1062075, 14 Ironstone Ave, White Rock**

**Re: Shed at 14 Ironstone Ave White Rock**

This DA has been submitted for a shed but now I have been asked to explain myself and the use of the shed as there has been a lot of speculation in the submissions.

We have owned 14 Ironstone Ave for 10 years this September. I purchased it when my wife was my girlfriend and we began to build dreams around our very own house and a place to grow old together. But life happens, and it has taken us almost 10 years to be in the financial position to achieve what we have been dreaming of. We really aren't asking for much. An acre block to have room for our children to ride bikes, keep chickens, a playground, and to explore. I also bought this block because I am an owner driver. I thought I had struck gold, a place for my dream home, my family and somewhere that I can park my truck. And I thought I was right to be able to park my truck (my work vehicle) on my property. I have letters from the council from 2010 saying what I am allowed to do and I have always complied with that. But now just as we are about to achieve all that we have worked so incredibly hard for and waited so long for. I am being forced to explain myself again, to read horrible, hurtful words and wild accusations written by my neighbours. When we go there and we see beer bottles thrown on the ground, golf balls rocks and rubbish. It makes you feel pretty ordinary. And now I am being told that the property that I bought almost 10 years ago, that I have a written letter permitting me to park my tuck on my property, that building a shed to garage trucks is prohibited. But I am not proposing to park trucks plural I am proposing to park one truck, my own truck, and park it in my own shed on my own property. Most people have hobbies of gardening or motorbikes or hot-rods but mine is my truck. It is not a job it is our lifestyle it is part of our family. It is why

we can now finally afford to build our dream house on this block. It is a beautiful machine of the latest clean energy design. I enjoy looking after my truck and keeping it in top condition and I do not understand why I shouldn't be permitted to park it in my shed in order to do this. I do not come to the property loaded. I do not conduct any business on the property it is simply a garaging address for my work vehicle. There are already other sheds out there with trucks parked in them so I am a little confused as to why this is even an issue.

My business:

We have a small owner operated family business that I run with my wife, there are NO employees except for myself and my wife, I drive our truck and my wife does the books from our office in the house, I have just ONE vehicle that I operate.

I transport liquid bitumen from Sydney to anywhere Australia wide.

It is seasonal work from October to May. I leave for work usually on a Sunday afternoon and work away all week then come home on a Friday afternoon. If I cannot find a full weeks work I come home.

From June to start of October my Vehicle is parked on my property and does not move unless the odd load might pop up. I do not come home loaded and cannot conduct any loading activities away from Sydney as that is where the bitumen comes from there are no bitumen loading facilities in Bathurst. I do not run my business from this address I simply park my owner driven work vehicle at my own address, my work does not begin until I load my vehicle from Sydney and then usually head off all week until Friday or Saturday. Sometimes there are bitumen crews that are working in or around Bathurst and I might get given a load to these crews, which sometimes I will go home for a night during the week but my tanker is always empty if I come home. There will be NO unloading or storage of any business related goods at this address, I will conduct general maintenance of my vehicle which will include greasing and engine scheduled servicing which will be maybe once a month and take around 2-3hours. This is not noisy work. I would not do any major overhauling of my vehicle, I would outsource this if my vehicle required it. My vehicle is not a loud old vehicle that would disturb the residents either, my vehicle is a brand new 2018 model Kenworth that has to comply with the latest noise and emissions laws by law and it is very

quiet, even the airbrakes on these new trucks are silent unlike the older ones, I truly believe that I would not disturb anyone living in this estate. I will sometimes wash my vehicle at home and use no chemicals except biodegradable soap and tank water, usually I have my truck washed in Sydney before I come home but sometimes I like to do it myself. I have always tried not to arrive home too late in the night and I even pull up outside of Bathurst to sleep in my vehicle purely so I will not disturb any of the residents. I have no need to leave too early in the mornings. I'm sure some of the other neighbours can vouch for this. We are good hard working Australians trying to live our lives the best we can, we do not cause grief on anyone and if these neighbours would have taken the time to talk to us about this they would understand and many of the comments in the submissions could have been avoided.

In response to the submissions made and my understanding of the relevant issues and concerns. I am providing an amended set of plans showing reduced scale, bulk and impact. I have done this by reducing the shed size from 22x12m to 20x12m and the height has been reduced from 6.67m to 5.86m and moved from 5m to 5.65m from the rear boundary.

SIZE:

- Council planning department advised me there is no limit to the size of a shed in the estate, so I have decided to apply for my ideal shed size.
- 20m long x 12m wide – This size has been chosen because I like to have all of my belongings under cover and protected and have enough room to work on and enjoy them. The shed needs to house my truck and trailer, 2 very rare classic cars, a caravan, boat, children's motorbikes, lawnmower, box trailer, yard equipment, tools, fridge, table and chairs, pushbikes, toys, play/work/storage area etc. As you can see the space adds up. Surely putting these items inside a shed is preferable to having them sitting in the yard getting damaged and becoming visually unappealing with grass growing under and around them.
- If you look at the proposed site plan you will see that a 4003m<sup>2</sup> block can easily accommodate a shed of 240m<sup>2</sup> and leave ample room for everything else.

Location:

- This location has been chosen as it is the lowest position on the block. We have spent a great deal of time considering the lowest floor height possible for the shed. At 5m from the side boundary and 5.65m from the rear, I will be able to get the floor -3.85m below the floor level of the house. The roof of the house is 3m higher than the roof of the shed. This level allows the shed height to be much lower than the house. The house will dominate the property. We have also found that it will be at a lower roof height to the existing 12x7m shed by 0.19m.
- In order to easily reverse into the shed I need it to be 5 metres from the side boundary as the house is 13.338m from the side boundary, which gives me a clean line to reverse any vehicles into the shed. It will be much safer and easier to reverse in a straight line down to the shed. If I were to have the shed at the 10m boundary I would have to manoeuvre around the bottom corner of the house which will require a lot more manoeuvres of the vehicle. There would be no clean line of site and it will create more time and more noise.
- There is a neighbouring shed adjacent to my proposed shed approximately 5m from the fence line.

Regards,

Layne Moulds





# PLANNING circular

## PLANNING SYSTEM

### Local planning

<b>Circular</b>	PS 13-001
<b>Issued</b>	21 February 2013
<b>Related</b>	PN 11-003

## How to characterise development

The purpose of this circular is to provide assistance in determining whether a particular development is permitted on land in a specific zone under a Standard Instrument Local Environmental Plan (SILEP). It may also assist in relation to development under non-Standard Instrument LEPs. This circular may be relevant when considering whether a rezoning is required for a particular development to be carried out and, if so, the nature of that rezoning. The explanatory material set out in this circular is for information purposes only and does not constitute legal advice.

### Introduction

The Standard Instrument for Principal Local Environmental Plans (LEPs) includes a Dictionary of standard definitions.

Definitions in the Standard Instrument Dictionary can be divided into:

- terms that describe land uses which can be included in the Land Use Table of a Standard Instrument LEP ('land use terms'), and
- other explanatory terms that are important for interpretation purposes.

Direction 5 of the Land Use Table exclusively lists all the land use terms that may be included in the Land Use Table, e.g. 'dwelling house', 'retail premises', and 'industry'.

The Land Use Table of a Standard Instrument LEP specifies for each zone:

- development that may be carried out without development consent, and
- development that may be carried out only with development consent, and
- development that is prohibited.

### Permitted and prohibited land uses in zones

All proposed development will fall into one of the three categories – permitted without consent, permitted with consent, or prohibited. Whether a development is permitted (with or without consent) or prohibited will depend on the purpose for which the development is being carried out.

A reference to a type of building or other thing in the Land Use Table is to be interpreted as a reference to

development *for the purposes of* that type of building or other thing. For example, the listing of 'dwelling houses' under the heading "Permitted with consent" in Zone RU1 Primary Production means that development for the purposes of a dwelling house is permitted with consent in that zone.

The following terms are discussed in this circular:

- development for a purpose
- ancillary uses
- "principal purpose"

### Development for a purpose

Development is considered to be *for a particular purpose* if that purpose is the dominant purpose of the development. This purpose is the reason for which the development is to be undertaken or the end to which the development serves.

To determine whether a development is (or will be) for a particular purpose, an enquiry into how that purpose will be achieved by the development is necessary. The assessment will vary depending on the facts of each case.

### Example 1: Supermarket

In the Standard Instrument Dictionary:

**shop** means premises that sell merchandise such as groceries, personal care products, clothing, music, homewares, stationery, electrical goods or the like or that hire any such merchandise, and includes a neighbourhood shop, but does not include food and drink premises or restricted premises.

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

In the case of development for the purpose of a shop such as a supermarket, the development could involve the construction of:

- the building in which the supermarket and its associated stock room and loading dock is located
- a basement or adjoining car park for customers who wish to shop at the supermarket
- driveways providing vehicular access from the public road to the car park and passageways, travelators or pedestrian ramps providing pedestrian access between the public road, the car park and the supermarket, and
- a landscaped, supermarket forecourt area that provides passive recreation and access for customers.

All of the above development can be regarded as being for the one dominant purpose of a shop. The integral relationship between the various components means it is not appropriate to characterise each as being for the purpose of a 'car park', or 'roads', or 'recreational area'.

The fact there are different components or parts of varying nature comprising the development is not necessarily of importance. Obviously, the only part of the proposed development specifically intended for use as a supermarket is that part of the building which incorporates the supermarket. The other parts of the development such as the car park, driveways, access ways, and landscaped forecourt serve the purpose of enabling the supermarket to function on the land.

### Ancillary use

An ancillary use is a use that is subordinate or subservient to the dominant purpose. The concept is important when a development involves multiple components on the same land.

To put it simply:

- if a component serves the dominant purpose, it is ancillary to that dominant purpose;
- if a component serves its own purpose, it is not a component of the dominant purpose but an independent use on the same land. It is a dominant use in its own right. In such circumstances, the development could be described as a mixed use development.

In the Standard Instrument Dictionary:

***mixed use development*** means a building or place comprising 2 or more different land uses.

### Example 2: Industrial premises

In the Standard Instrument Dictionary:

***general industry*** means a building or place (other than a heavy industry or light industry) that is used to carry out an industrial activity.

In the case of development for the purpose of general industry, such as a factory, the development could involve the construction of:

- the building in which the factory and its associated storehouse and loading dock is located
- an adjoining car park for employees
- driveways providing vehicular access from the public road to the car park and passageways
- fencing around the premises for security and safety, and
- a caretaker's residence for a full-time caretaker to manage and maintain the premises.

The integral relationship between the various components means it is appropriate to characterise the entire development as being for the dominant purpose of general industry, including the caretaker's residence, the built form of which could be considered to be a different, residential use of land. However, since the residence exists to serve the dominant purpose, it is properly characterised as an ancillary use and is therefore development for purposes of general industry.

However, if the proposed residence is not for a full-time caretaker at all -- but is instead a house that could be rented out to anyone, fenced off away from the industrial premises with separate access and driveway from a road -- it should be characterised as development for the purposes of a dwelling house or residential accommodation. The proper characterisation of the residence will depend on the facts.

The characterisation of the residence has the following implications:

- If the entire development is for the purpose of general industry, 'general industry' must be permitted with consent on the land for consent to be granted
- If the development is mixed use, for the purpose of general industry and as well as a dwelling house, both 'general industry' and 'dwelling house' must be permitted with consent on the land for consent to be granted.

### Considerations for characterisation

A component of a development may have features that are both ancillary and independent. If this is the case, consider the following:

- Is the component going to serve the dominant purpose of the development or is it independent?
- What is the amount of land to be used for a certain component, relative to the amount of land proposed to be used for other purposes? If the amount of land is relatively small, it is more likely to be ancillary.
- Evidence of a purpose that is inconsistent with the dominant purpose is likely to undermine a claim that a component is ancillary.

- If the component is temporary, it is more likely to be ancillary; if it is regular (that is, will constitute an ongoing use for a long period of time), it is likely to be an independent use.
- If the component goes beyond what is reasonably required in the circumstances for the development to implement the dominant purpose, it is likely to be an independent use (regardless of whether it has ancillary qualities).
- Related components of a development are likely to have an ancillary relationship, although this is not necessarily determinative of such a relationship.
- Physical proximity of the component to the rest of the development is likely to be evidence of an ancillary relationship, although again not necessarily determinative.

### Example 3: Warehouse and distribution centre

A development application is made for the development of land for the purpose of a warehouse and distribution centre. A retail component is proposed as part of the development. Development for the purposes of 'warehouse and distribution centre' is permitted with consent under the Land Use Table for the relevant zone, but 'retail premises' is prohibited.

In the Standard Instrument Dictionary:

**warehouse and distribution centre** means a building or place used mainly or exclusively for storing or handling items (whether goods or materials) pending their sale, but from which no retail sales are made.

Development consent can only be granted to the development if the land is rezoned to permit 'retail premises'. The retail premises component cannot be characterised as being ancillary to the other purpose of the development ('warehouse and distribution centre'), however minor it may be in comparison, because the definition of 'warehouse and distribution centre' excludes any retail sales being made from the premises.

A non-Standard Instrument LEP may have a different definition of 'warehouse and distribution centre' that does not specifically exclude an on-site retail premises component. If that is the case, development consent may be granted to the development if the retail premises can be characterised as being ancillary to the dominant purpose of the development, being 'warehouse and distribution centre'. However, if both uses are substantial components of the development and neither serves the other, the retail premises cannot be considered to be ancillary – rather, both uses should be characterised as independent, dominant purposes. This is the case even if the operations are related.

### Changes to an ancillary use

If an ancillary use expands to the extent it is no longer subordinate or subservient to the dominant purpose,

development consent may be required for the change of use.

### Definitions that use the term "principal purpose"

There are eight land use terms in the Standard Instrument Dictionary that use the term "principal purpose" as part of their definition.

For example, in the Standard Instrument Dictionary:

**hardware and building supplies** means a building or place the principal purpose of which is the sale or hire of goods or materials such as household fixtures, timber, tools, paint, wallpaper, plumbing supplies and the like, that are used in the construction and maintenance of buildings and adjacent outdoor areas.

The use of the term "principal purpose" in such a context adds flexibility to what may be considered to be for the purpose of 'hardware and building supplies'.

A building or place that sells goods or materials relating to the construction and maintenance of buildings and related outdoor areas **and** also sells other goods or materials or provides related or unrelated services may still fall within the definition of 'hardware and building supplies', but only if those other goods, materials or services do not constitute a major component of the development.

The definition makes it clear that even if these other goods or materials are sold or services provided, the principal purpose of the building or place must remain "the sale or hire of goods or materials such as household fixtures, timber, tools, paint, wallpaper, plumbing supplies and the like, that are used in the construction and maintenance of buildings and adjacent outdoor areas".

### Example 4: Hardware and building supplies

A development application is made for the development of land for the purpose of hardware and building supplies. The sale of goods or materials used in the construction and maintenance of buildings and related outdoor areas is the main purpose of the development, but the sale of goods not necessarily for this purpose is also proposed on-site. Some of the goods that will be available for sale (whether or not of a kind used in the construction and maintenance of buildings and related outdoor areas) could be considered to be bulky goods.

Development for the purposes of 'hardware and building supplies' is permitted with consent under the Land Use Table for the relevant zone but 'bulky goods premises' is prohibited.

In such circumstances, development consent may be granted to the development so long the principal purpose of the development is still the sale of goods or material used in the construction and maintenance of buildings and adjacent outdoor areas. The land does not need to be rezoned to permit 'bulky goods premises' for development consent to be granted

because the development when considered as a whole is not for the purpose of a 'bulky goods premises'.

### Consultation with council

If you have any concerns or questions as to whether a proposed development is permitted, or whether a rezoning is required, please contact your local council for assistance. Pre-DA meetings (a meeting held prior to the lodgement of any development application) with Council planning staff are available in all local government areas.

### Further Information

A copy of this planning circular, and other specific practice notes and planning circulars on the Standard Instrument LEP, can be accessed on the department's website at <http://www.planning.nsw.gov.au/lep-practice-notes-and-planning-circulars>

For further information please contact the Department of Planning & Infrastructure's information centre on 1300 305 695.

### Authorised by:

**Sam Haddad**  
**Director-General**

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**Important note:** This circular does not constitute legal advice. Users are advised to seek professional advice and refer to the relevant legislation, as necessary, before taking action in relation to any matters covered by this circular.

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**Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Section 88B Conveyancing Act 1919**

§

Page 1 of 5 pages

DP1062075

Subdivision of Lot 41 in Deposited Plan 617744 and Lot 15 in Deposited Plan 1050220 covered by Subdivision Certificate No. 25/04 of 14/11/2003


**Full name and address of the owner of the land:**

GICO PTY LIMITED ACN 001 321 839 (41/617744) AND  
 EODO PTY LIMITED ACN 001 320 949 (15/1050220)  
 both of  
 "Airlie",  
 BATHURST NSW 2795

PART 1 (Creation)

Number of item shown in the intention panel on the plan	Identity of easement, profit à prendre, restriction or positive covenant to be created and referred to in the plan	Burdened lot(s) or parcel(s)	Benefited lot(s), road(s), bodies or Prescribed Authorities
1.	Restriction on the Use of Land 20 wide (A)	1, 2, 3, 4, 5, 6, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 30 and 31	Bathurst City Council
2.	Easement to Drain Water variable width (B)	8 13 26 27 29 32	29 and Bathurst City Council Bathurst City Council 27 and 28 and Bathurst City Council 28 and Bathurst City Council Bathurst City Council 11
3.	Restriction on the Use of Land (R)	Each and every Lot except 33 and 34	Each and every other Lot except 33 and 34
4.	Restrictions on the Use of Land (H)	1, 2, 3, 4, 5, 22, 23, 24, 25 and 30	Bathurst City Council
5.	Restrictions on the Use of Land	1 to 32 inclusive	Each and every other Lot except 33 and 34
6.	Easement for Electricity Substation 3 wide (E)	23	Country Energy
7.	Easement for Water Supply variable width (WS)	2	Bathurst City Council



  
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**Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Section 88B Conveyancing Act 1919**

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Page 2 of 5 pages

DP1062075

Subdivision of Lot 41 in Deposited Plan 617744 and Lot  
 15 in Deposited Plan 1050220 covered by Subdivision  
 Certificate No. 25/04 of 14/11/2003

PART 2 (Terms)

Restriction on the Use of Land 20 wide (A) firstly referred to in the abovementioned Plan:

- (A) No buildings may be erected within the area on the Plan designated (A), it being an Agricultural Interface non-building area.

Restriction on the Use of Land (R) thirdly referred to in the abovementioned Plan:

No buildings of any kind may be constructed within the area designated (R) on the subject Plan.


Restrictions on the Use of Land (H) fourthly referred to in the abovementioned Plan:

No buildings of any kind may be erected on any land which is at a height of 704 metres Australian Height Datum or greater.

Terms of Restrictions on the Use of land fifthly referred to in the abovementioned Plan:

- (a) No main building shall be erected or be permitted to remain on any Lot burdened having external walls of materials other than of brick and/or brick veneer and/or stone and/or concrete and/or glass and/or timber or any combination of the same provided that the proportion of brick and/or brick veneer and/or stone and/or concrete shall be no less than 25% of such external walls. Timber shall not be used in external walls except as infill panels in conjunction with all or any of the above materials and the proportion shall not exceed 25% thereof. Additionally, no main building can be constructed:-
- (i) Other than with materials naturally textured and coloured which are sympathetic to the natural environment and are not reflective.
  - (ii) Of such a bulk and scale that would adversely impact on the visual amenity from neighbouring properties or the visual amenity from other significant locations in the city of Bathurst.
  - (iii) Of such a design as to be contrary to the rural character of the area.
  - (iv) Unless the design is energy efficient.
- (b) No building shall be erected or permitted to remain on any Lot burdened with a roof of materials other than tiles or slate or colourbond type metal roofing.



  
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**Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Section 88B Conveyancing Act 1919**

§


Page 3 of 5 pages

DP1062075

Subdivision of Lot 41 in Deposited Plan 617744 and Lot  
 15 in Deposited Plan 1050220 covered by Subdivision  
 Certificate No. 25/04 of 14/11/2003

- (c) No building constructed on the land shall have a flat roof.
- (d) No main building shall be erected or permitted to remain on any Lot burdened having a floor area of less than 190 square metres inclusive of car accommodation if included under the roof of the main building but excluding verandahs, external courtyards, landings and patios.
- (e) No more than one main building shall be erected on any Lot burdened and such main building shall not be used or permitted to be used other than as a single private dwelling and no other building, structure, van, caravan, mobile home or other form of human accommodation shall either permanently or temporarily before or after construction of such main building be used as a dwelling. No such main building shall be other than of single storey construction.
- (f) No building erected on any Lot shall be used for any commercial, manufacturing, industrial or retail purpose and no offensive or noisy trade or activity, including the breeding and kennelling of dogs shall be carried out on any Lot burdened.
- (g) No garage or shed shall:-
- (i) Be constructed on the Lot burdened between the front building line of the main building and the street alignment.
  - (ii) Be constructed on the Lot burdened between the front building line and the rear building line of the main building unless it is constructed of the same materials as the main building.
  - (iii) Be constructed to the rear of the main building unless the same is of similar design and of similar materials and colour to the main building or is constructed in colourbond metal material and if colourbond, the floor area shall not exceed 120 square metres but such restrictions shall not apply to the erection of any metal garden shed having a floor area of less than 18 square metres provided it is constructed of colourbond material or of similar materials to that in the main dwelling. No such structures are to be constructed unless adequately screened with vegetation. No such building shall be other than of single storey construction and the roof ridge height shall not exceed 4.5 metres.
- (h) No privy or other toilet facilities shall be erected or permitted to remain on any Lot burdened unless the same forms part of the main building or part of a cabana serving a swimming pool area provided that nothing herein contained shall prevent any temporary privy or toilet facility being erected or placed on any Lot burdened during construction thereof of the main building provided further that if any such temporary privy or toilet facility is visible from any road or any other Lot in the said Deposited Plan, the same shall be suitable screened from such vision and provided further that any such temporary privy or toilet facility is removed immediately upon occupation being taken of the main building aforesaid.
- (i) Except during the course of construction of buildings, no advertising hoarding or signs shall be displayed or erected on each Lot burdened.



  
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**Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Section 88B Conveyancing Act 1919**

§

Page 4 of 5 pages

# DP1062075

Subdivision of Lot 41 in Deposited Plan 617744 and Lot 15 in Deposited Plan 1050220 covered by Subdivision Certificate No. 25/04 of 14/11/2003

- (j) Except during the course of construction of buildings on each Lot burdened, no shed or machinery, metal, tiles, timber, bricks or any other building materials shall be placed on the land.
- (k) No unregistered caravans or trailers or other vehicles shall be parked or placed on each Lot burdened unless garaged.
- (l) No fixed clothesline shall be erected or permitted to remain on any Lot burdened in a position where the same is visible from any public street or road.
- (m) No sand, gravel, soil, loam, stone or other earthen material shall be removed or excavated from any Lot burdened except where such removal or excavation is necessary for the construction of a building, swimming pool or other structure.
- (n) No fencing other than post and rail or post and wire fencing shall be erected on side or rear boundaries of any Lot burdened and no colourbond fencing shall be permitted on any Lot burdened.
- (o) Each Lot burdened shall not be further subdivided.
- (p) For the benefit of adjoining land but only during the ownership thereof by Gico Pty Limited ACN 001 321 839 their successors and assigns other than Purchasers on sale, no fence shall be erected of any Lot burdened to divided the same from such adjoining land without prior written consent of Gico Pty Limited ACN 001 321 839 but such consent shall not be withheld if such fence is erected without expense to Gico Pty Limited ACN 001 321 839 and in favour of any person dealing with the purchasers, such consent shall be deemed to have been given in respect of every such Lot for the time being given.

The name of the body empowered to release, vary or modify the Restrictions as User thirdly and fifthly referred to in the abovementioned Plan is Gico Pty Limited ACN 001 321 839 whenever it remains the Registered Proprietor of a Lot benefited but thereafter shall be the Council of the City of Bathurst and any such release, variation or modification at the request of the Registered Proprietor of a Lot burdened shall be at his expense.

**Terms of Easement sixthly referred to in the abovementioned Plan:**

Easement for Electricity Substation 3 wide (E) - An easement for the transmission of electricity and for that purpose to install all necessary equipment (including transformers and underground transmission mains wires cables) together with the right to come and go for the purpose of inspection maintaining repairing replacing and/or removing such equipment and every person authorised by Country Energy to enter into and upon the said easement or any part thereof at all reasonable times and to remain there for any reasonable time with surveyors workmen vehicles things or persons and to bring and place and leave thereon or remove therefrom all necessary materials machinery implements and things



  
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**Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Section 88B Conveyancing Act 1919**

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Page 5 of 5 pages

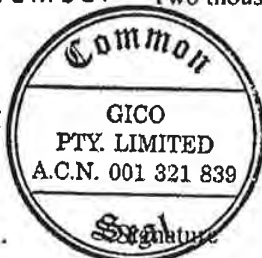
**DP1062075**

Subdivision of Lot 41 in Deposited Plan 617744 and Lot 15 in Deposited Plan 1050220 covered by Subdivision Certificate No. 25/04 of 14/11/2003

**PROVIDED THAT** Country Energy and the person authorised by it will take all reasonable precautions to ensure as little disturbance as possible to the surface of the said easement and will restore that surface as nearly practicable to its original condition **AND** to cause or permit electricity to flow or be transmitted through and along the said transmission mains wires cables and ancillary works to enter into and upon the said easement or any part thereof at all reasonable times with surveyors workmen vehicles materials machinery or implements or with any other necessary things or persons and to place and leave thereon or remove therefrom all necessary materials machinery implements or things and the registered proprietor for the time being of the land hereby burdened shall not erect or permit to be erected any building or other erection of any kind or description on over or under the said easement or alter the surface level thereof or carry out any form of construction affecting the surface under the surface or sub-soil thereof without Country Energy's permission in writing first had and obtained **PROVIDED THAT** anything permitted by Country Energy under the forgoing covenant shall be executed in all respects in accordance with the reasonable requirements of Country Energy and to the reasonable satisfaction of the Engineer of Country Energy for the time being or such other nominated person authorised to do so.

DATED this 14th day of November Two thousand and three.

THE COMMON SEAL of  
GICO PTY LIMITED ACN 001 321 839  
is affixed in the presence of:



SIGNED by Bathurst City Council

*[Signature]*  
Authorised Person / General Manager

*N.F. Goddard*

*M.E. Goddard*

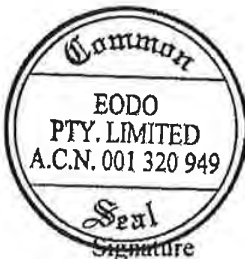
**NORMAN FARRINGTON GODDARD**

Print Name **MARGARET ELAINE GODDARD**

**DIRECTOR**

Print Position **SECRETARY**

THE COMMON SEAL of  
EODO PTY LIMITED ACN 001 320 949  
is affixed in the presence of:



*N.F. Goddard*

*M.E. Goddard*

**NORMAN FARRINGTON GODDARD**

Print Name **MARGARET ELAINE GODDARD**

**DIRECTOR**


Print Position **SECRETARY**

REGISTERED 28.11.2003

W:\HRC\p\K14072-ckw.WPD

OFFICE USE ONLY

**DP1062075**

Registered:  28.11.2003

Title System : TORRENS  
 Purpose : SUBDIVISION  
 Ref. Map: P 5497 - 7 & 8  
 Last Plan: D.P. 617744, D.P. 1050220

PLAN OF SUBDIVISION OF  
 LOT 41 IN D.P. 617744 AND  
 LOT 15 IN D.P. 1050220.

Lengths are in meters Reduction Ratio 1: 4,000

L.G.A.: BATHURST  
 Locality: { WHITE ROCK  
 KELSO  
 KELSO  
 County: ROXBURGH

This is sheet 1 of my plan in 3 sheets.  
 (Delete if inapplicable)

1. MARCUS ALEXANDER RATSEP, PO BOX 16  
 of VOERMAN & RATSEP, BATHURST, 27.95...  
 a surveyor registered under the Surveying Act, 2002,  
 hereby certifies that the survey represented in this plan is  
 accurate, has been made in accordance with the Surveying  
 Regulation, 2001 and was completed on 28.10.2003  
 The survey relates to LOTS 1, to 34, AND  
 CONNECTIONS.

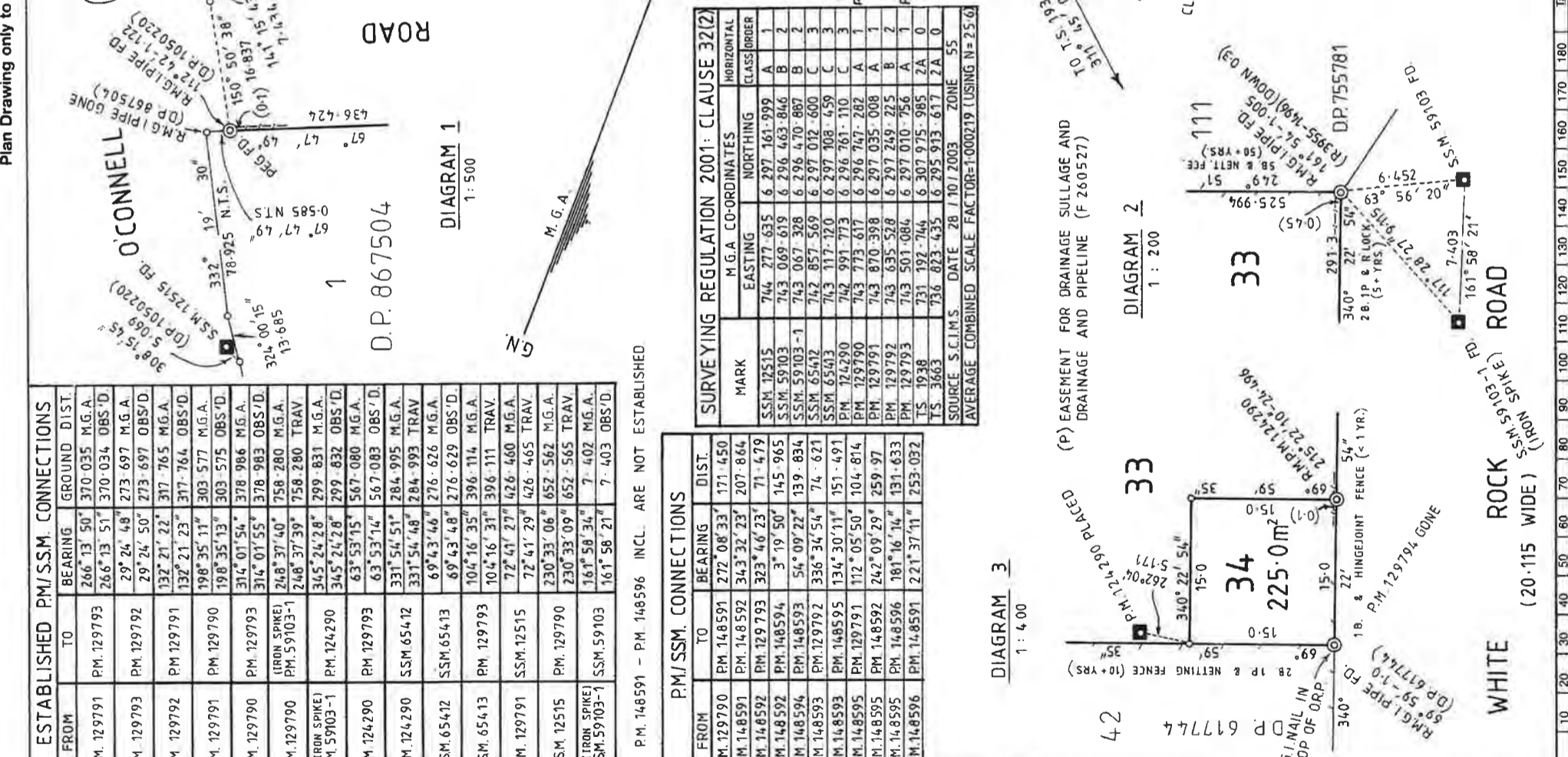
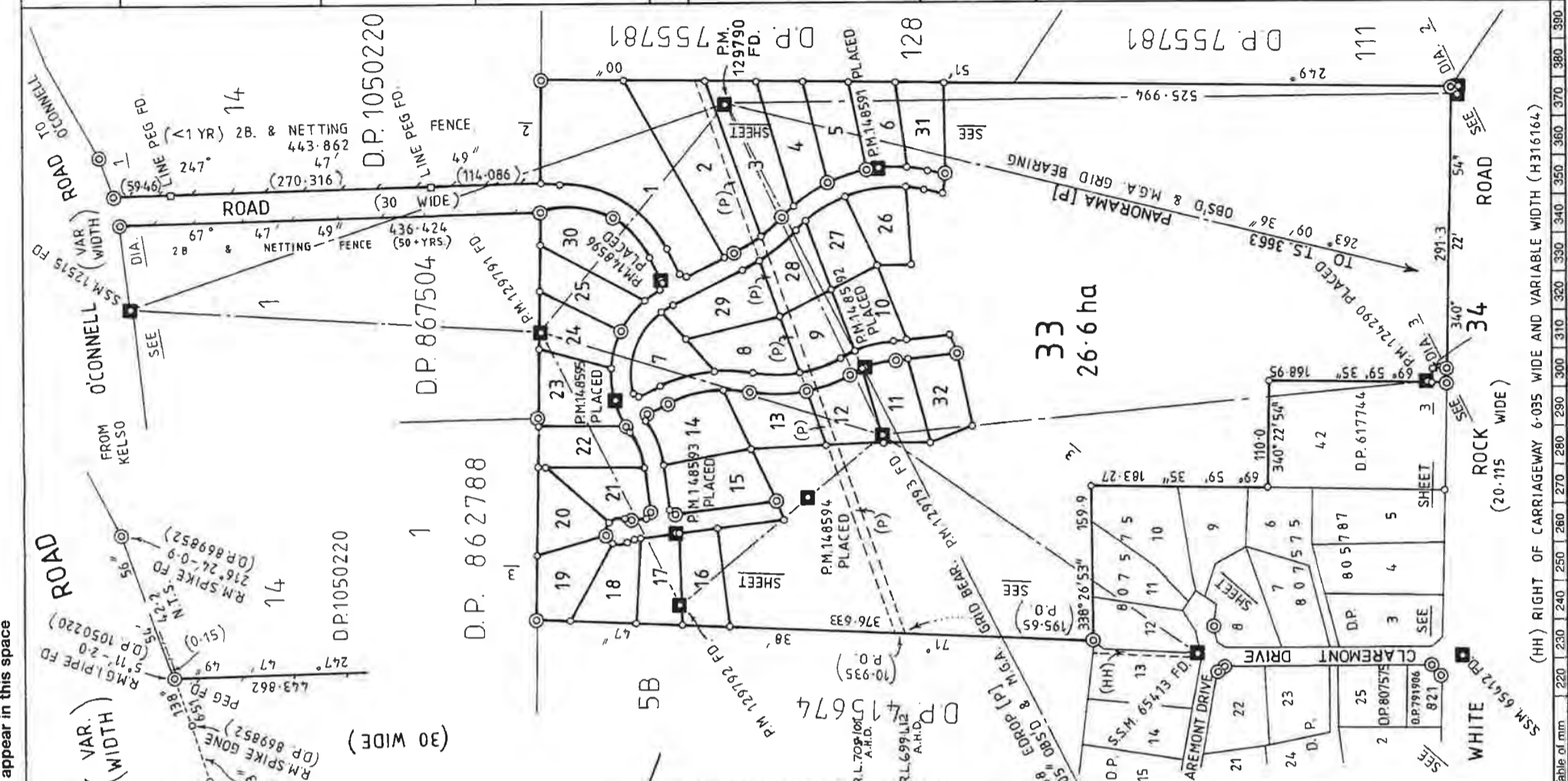
(here specify the land actually surveyed or specify any land  
 shown in the plan that is not the subject of the survey)  
 (Signature) *M. Alexander Ratsep* Dated: 28.10.2003  
 Surveyor registered under the Surveying Act, 2002  
 Datum Line: ... PM 129790, ... TS 3663  
 Type: Urban / Rural

Plans used in preparation of Survey/Consent:  
 R 3955-1496 D.P. 805787 DP1050220  
 DP 30650 DP807575  
 DP 266404 DP862788  
 D.P. 617744 DP867504  
 D.P. 791906 DP869852

PANEL FOR USE ONLY for statements of intention to  
 dedicate public roads, to create public reserves,  
 drainage reserves, easements, restrictions on the use  
 of land or positive covenants

PURSUANT TO SECTION 88B OF  
 THE CONVEYANCING ACT 1919,  
 IT IS INTENDED TO CREATE:  
 1) RESTRICTION ON THE USE OF  
 LAND 20 WIDE (A)  
 2) EASEMENT TO DRAIN WATER  
 VARIABLE WIDTH (B)  
 3) RESTRICTION ON THE USE  
 OF LAND (R)  
 4) RESTRICTIONS ON THE USE  
 OF LAND (H)  
 5) RESTRICTIONS ON THE USE  
 OF LAND  
 6) EASEMENT FOR ELECTRICITY  
 SUBSTATION 3 WIDE (E)  
 7) EASEMENT FOR WATER SUPPLY  
 VARIABLE WIDTH (WS)

CONTINUED ON SHEET 2



**SIGNATURES, AND SEALS ONLY**

*M.A. Gifford* DIRECTOR  
*M.A. Gifford* SECRETARY

*M.A. Gifford* DIRECTOR  
*M.A. Gifford* SECRETARY

Department of Lands Approval

(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: \_\_\_\_\_

Subdivision Certificate

I certify that the provisions of s. 108J of the Environmental Planning and Assessment Act 1979 have been satisfied in relation to the proposed

SUBDIVISION & NEW ROADS... set out herein

(insert 'subdivision' (new road))

Authorised Person: \_\_\_\_\_  
 Consent Authority: BATHURST CITY COUNCIL  
 Date of Endorsement: 14 November 2003  
 Accreditation no.: \_\_\_\_\_  
 Subdivision Certificate no.: 25104  
 File no.: D.A.No. 2003/0537 & D.A.No. 2003/0340

Delete whichever is inapplicable

URVEYOR'S REFERENCE: 8327-36 BLUE RIDGE STAGE 1



WARNING CREASING OR FOLDING WILL LEAD TO REJECTION

PLAN FORM 3 (APPROVED FORM 5) To be used in conjunction with Plan Form 2

- (A) RESTRICTION ON THE USE OF LAND 20 WIDE
- (B) EASEMENT TO DRAIN WATER VARIABLE WIDTH
- (E) EASEMENT FOR ELECTRICITY SUBSTATION 3 WIDE
- (H) RESTRICTIONS ON THE USE OF LAND

DIAGRAM 6  
1:2000

- (R) RESTRICTION ON THE USE OF LAND OFFSETS TO SIDE BOUNDARIES ARE 5.0 METRES UNLESS OTHERWISE SHOWN.
- (P) EASEMENT FOR DRAINAGE SULLAGE AND DRAINAGE AND PIPELINE (F 260527)
- (PE) EASEMENT FOR PIPELINE 3 WIDE (OP. 266404)
- (HH) RIGHT OF CARRIAGEWAY 6.035 WIDE AND VARIABLE WIDTH (H 316164)

SHORT LINE TABLE	
LINE	BEARING DISTANCE
1	209° 09' 34" 9.195
2	158° 08' 20" 20.003
3	107° 57' 22" 9.342
4	146° 40' 29" 15.975
5	165° 07' 29" 25.0
6	100° 54' 39" 25.0
7	12° 22' 24" 13.255
8	12° 22' 24" 11.755
9	308° 14' 24.97
10	326° 40' 29" 22.095
11	297° 56' 47" 28.533
12	56° 40' 29" 20.0

CURVED LINE TABLE			
No.	BEARING	DISTANCE	RADIUS
13	77° 30' 05"	7.483	14
14	56° 53' 38"	16.501	14
15	351° 54' 58"	13.519	14
16	300° 33'	10.714	14
17	246° 31' 30"	15.465	14
18	226° 29' 55"	7.483	14
19	305° 02' 02"	7.099	100
20	317° 30' 00"	40.061	80

SEE SHEET 1 FOR P.M./SSM CONNECTIONS

**DP1062075**

Registered: 28.11.2003

This is sheet 3 of my plan in 3 sheets dated 28.10.2003

*M. Ratsep*

MARGUS A. RATSEP  
Surveyor registered under the Surveying Act, 2002

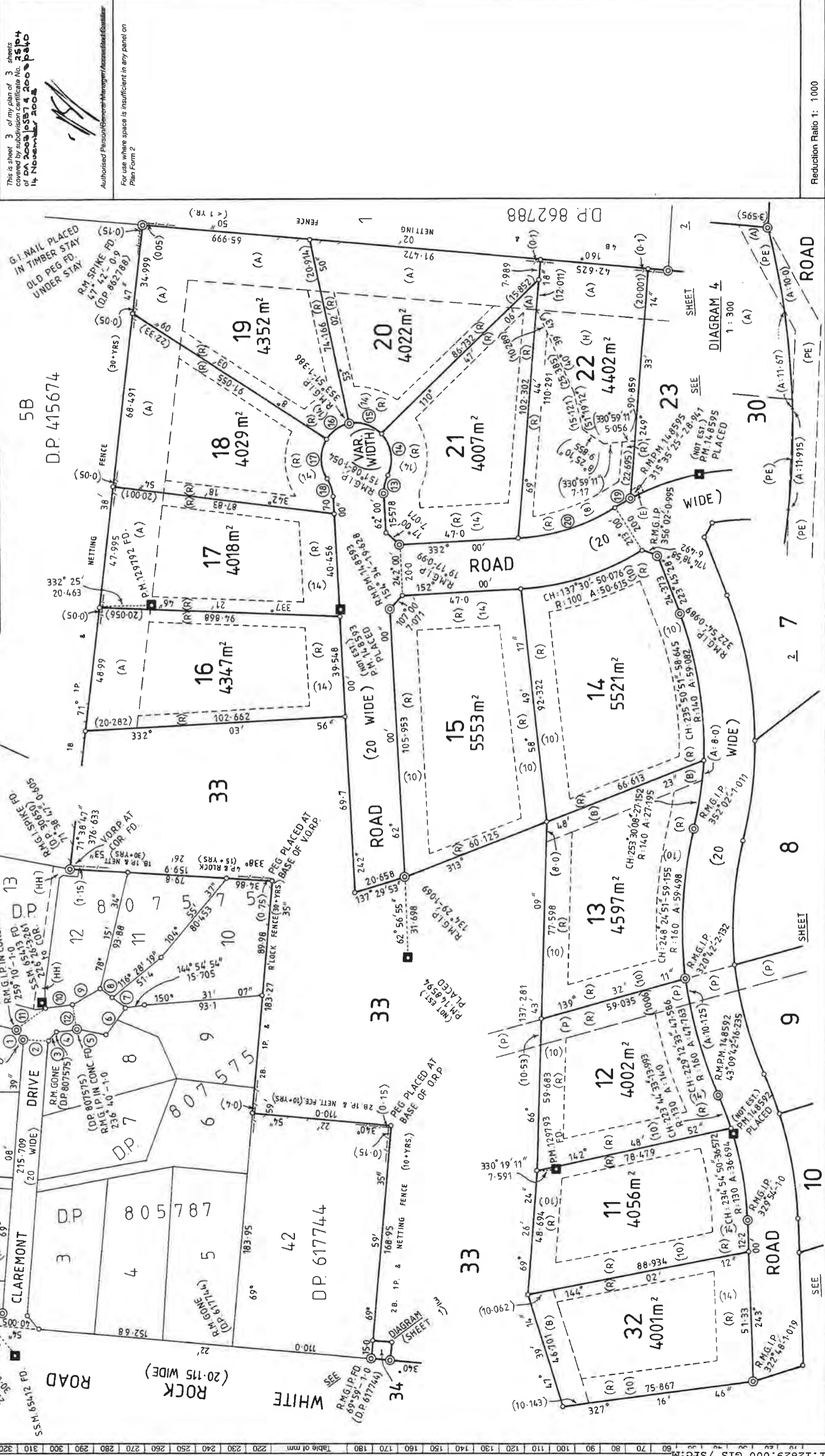
13-11-2003 DATE

This is sheet 3 of my plan of 3 sheets covered by subdivision certificate No. 25194 of DP 200527 & 200528 dated 14 November 2002

Authorised Person (Elected Member/Assistant Member/Member)

For use where space is insufficient in any panel on Plan Form 2

Office Use Only



Reduction Ratio 1: 1000

SURVEYOR'S REFERENCE: 8327-36 STAGE 1

BLUE RIDGE

Plan Drawing only to appear in this space

30<sup>th</sup> April 2018  
 Bathurst Regional Council  
 158 Russell Street or PMB 17 Bathurst NSW 2795

BATHURST REGIONAL COUNCIL

- 1 MAY 2018

Dear Sir/Madam

REF. 2018/122/015

Attention Ms L M McLean

Reference: Development Application No 2018/122, Lot 10 DP1062075, 14 Ironstone Avenue, White Rock

We write in response to Bathurst Regional Council's letter of the 23<sup>rd</sup> April 2018 regarding DA 2018/122 requesting written submissions of objection to the proposed DA. We live on the adjoining property (low side) and will be significantly impacted should this DA proceed. The impact will be as follows:

**Potential overshadowing of surrounding land.** The proposed height and size and proximity of the shed (22m along the length of our common boundary) will result in significant overshadowing of our property including reduced winter sunlight and loss of the current borrowed landscape in keeping with the area

**Privacy of surrounding land.** The proposed size and proximity of the shed to our common boundary will result in decreased privacy due to the activities associated with the shed and the proposed business activity of a heavy haulage business including comings and goings of vehicles and drivers.

**Potential noise transmission to the surrounding land.** There will be a significant increase in noise levels due to the activity associated with the shed and the proposed business activity of a heavy haulage business including large commercial vehicle movements. There will be a significant adverse impact of large vehicle movements in a residential area potentially at unsociable hours (based on previous complaints to Council and the applicants stated intention to operate the heavy haulage business from the property).

**The likely visual impact of the proposed shed in relation to the streetscape.** The size of the shed at a height of 6.67 metres (double that of surrounding properties and similar in size to a two storey dwelling) and 22 metres in length is incompatible with the nature of current properties and buildings and will have a detrimental impact on the surrounding streetscape. For adjacent properties it will significantly decrease property values.

**Other relevant issues to the application.** The owner of the land currently operates an interstate heavy haulage business, Layanda Transport P/L from Claremont Drive adjacent to White Rock Road. This includes transport of bitumen. Mr Moulds intention, as stated to us, is to run his business from 14 Ironstone Avenue White Rock. The DA states under *Use of development* "park a truck, trailer and private use caravan, lawnmower etc". The business address is listed as 14 Ironstone Avenue White Rock (refer to attachment). Should this eventuate it will result in:

1. Large vehicle movements that are incompatible with pedestrian activity and children (noting there are no designated footpaths on the estate and residents including children frequently walk on the shoulder sections of the roads)
2. Should the shed be built and a commercial business operated from the property we understand it will be the neighbours responsibility to bring this to the attention of the Council. We do not wish that this situation arises given the potential for further ongoing neighbour disputation involving Council.

RECEIVED

30 APR 2018

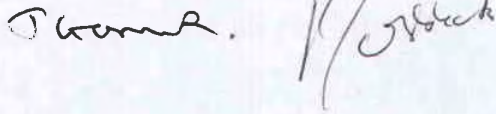
BATHURST REGIONAL COUNCIL

DEPBS

3. The plans do not show future internal road access to the shed. Given the proposed location of the shed it is reasonable to assume there will need to be entry and egress to the shed possibly including turning circles. Alternatively the public road will be used for heavy vehicular turning. This type of vehicular activity is incompatible with residential safety and amenity and as stated above will have significant adverse noise, privacy and visual impact on both ours and surrounding properties.
4. There have been prior episodes where tanker vehicles used for transporting bitumen for road paving have been parked on the vacant lot causing significant and pervasive odour to both outside and within our home buildings.

We respectfully raise these concerns with Council and request they be taken into account for this Development Application.

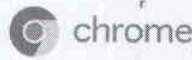
Yours sincerely



Paul and Jenny Gorrick  
18 Ironstone Avenue  
White Rock



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Layanda Transport Pty Ltd - Bathurst

### Freight & Logistics

RPM Freight & Logistics Is A Full Service Local & Interstate Transport Company.

**Layanda Transport Pty Ltd**

14 Ironstone Avenue  
2795 Bathurst - White Rock  
New South Wales - Australia

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2018/122/009



**DA2018/122**  
**Shevahn Telfser** to: council

29/04/2018 07:40 PM

From: Shevahn Telfser <shevahntelfser@gmail.com>  
To: council@bathurst.nsw.gov.au

---

Dear Bathurst Council Planning Dept,

I would like to lodge my concerns and objection to a development application that is currently being considered for approval. While I understand formal notification of this development application was sent to a small selected group of residents I believe the size of the proposed shed poses serious concerns for a more extended group.

My concerns are as follows

**Size of the Shed :** The shed is in no way a residential shed , there is no doubting that the size of the shed is more in line with industrial or farm use. While the zoning on this land is Rural residential the lot sizes and usage lean far more to the residential size rather than rural and as such it would be assumed that development would keep in mind the residential land use. It is comical that the resident justifies the size of the shed by explaining that it is required to store equipment - at this size it could store two semitrailers and still have room for a number of cars. I am seriously concerned with a shed this size it would diminish the residential ambiance of the location. Bathurst has ample industrial areas which are well below full occupancy so I cannot see the rationale of approving industrial sized sheds in a residential area.

**Height of the Shed :** The height of the shed is such normally associated with a double story house which will impact the view of not only those houses directly backing onto the development but all that have views in the direction of the shed. The shed is located in line of sight between our house and views to Mount Panorama and at the proposed height will sit above the height of houses around it. When the estate was planned I believe that this lot would have fallen in the zone that was authorised for single story dwellings only and so find it contrary to the intent of the estate that a shed the height of a two story dwelling could be considered. Those that have already built in this area have done so under the assumption that there will not be double story constructions to impede views. Allowing a shed that is constructed of corrugated iron with little to no aesthetic value to stand taller than all houses in the vicinity is insulting to residents in the location and against the original intent of the estate planning. The owner of this site has already placed a significant amount of fill on the block which would further elevate the roof line of the shed well above the height of the adjacent house.

**Location of the shed :** In the planning documents for the estate a 10 m clearance from the boundary for this lot, the plans for this shed have a 5m allowance. While I am sure those that have a common fence line with this site will express similar concerns a shed this size located so close to the boundary fence.

As indicated throughout this email the proposed industrial shed is against the intent of the residential area. Personally the height of the house, its construction, and overall size will impact our views and residential ambiance.



Thank you I hope my concerns will be considered seriously.

Kind Regards

Shevahn Telfser  
167Blue Ridge  
White Rock

[Report this message as spam](#)

2018/122/011

**Objection to DA No: 2018/122****Terry Phillips** to: council@bathurst.nsw.gov.au

30/04/2018 03:01 PM

From: Terry Phillips &lt;tphillips@clarke.com&gt;

To: "council@bathurst.nsw.gov.au" &lt;council@bathurst.nsw.gov.au&gt;

Attention: General Manager

Dear Sir,

As directed by your council staff please find attached our objection letter in regards to DA No: 2018/122

We look forward to your favorable response.

Kindest regards,

Terry Phillips

Vice President & General Manager

International

PO Box 9299

Bathurst, 2795

New South Wales, Australia

M: + 61 437 088 503

M: + 1 630 935 8271

E: [tphillips@clarke.com](mailto:tphillips@clarke.com)

W: [www.clarke.com](http://www.clarke.com)



Global Environmental Products and Services



- DA Objection Letter.docx

Terry & Suellyn Phillips

98 Blue Ridge Drive

White Rock NSW 2795

Ph: 0437 088 503

Ref: Objection to DA No: 2018/122

Proposed Development: Shed

Premises: Lot:10DP: 1062075 14 Ironstone Avenue White Rock

Applicant: Mr. LR Moulds

Dear General Manager,

I am writing to you in reference to the DA application stated above. We would like to put forth that we strenuously object to the approval of the construction of the above mentioned shed at 14 Ironstone Ave, White Rock.

Our property is at the rear of this block and will be unreasonably affected by the construction of this shed. Below I would like to address all the points listed that council takes into consideration when assessing such developments and how we are affected in relation to each.

- 1) The views to and the views from surrounding land
  - a) Our views of Bathurst will be totally cut off by the placement of the proposed shed; this is our only remaining view from our property. Please see below current views that will be cut off completely.
- 2) Potential overshadowing of surrounding land
  - a) Construction of the proposed shed will significantly affect the western sun in the afternoon and over shadow our property
- 3) Privacy to surrounding land
  - a) Construction of such a shed will become an eye saw and severely impact the privacy of our back yard
- 4) Potential noise transmission to the surrounding land
  - a) The application states that this shed is to be used to house a truck and trailer plus numerous other items. For years they have been parking semi-trailers on this block and have been coming and going at all hours of the day and night at different times. This is a residential area and this block is being used to house commercial equipment that when used creates high noise levels at various hours of the day and night.
- 5) The likely visual impact of the proposed building in relation to the streetscape

- a) Blue Ridge estate is a highly valuable area with properties exceeding value of over 1 million AUD. Sheds such as these being proposed present a detrimental impact on values of surrounding properties and are being used for commercial storage rather than residential usage. The reason families such as mine move to this estate and invest in the region are for privacy and to build equity in our family assets. This shed being proposed is to the detriment of not only us but all other homeowners in the Blue Ridge Estate.

In the application I have reviewed on line the owners have described that the location will not impact any of the neighbours views or enjoyment. This is not the case as our only view will be totally removed by the placement of this proposed shed and at no time have the owners approached us about such construction.

Using residential land to run a commercial enterprise such as this is a blatant breach of what estates such as Blue Ridge are designed for.

As mentioned before we strenuously object to this DA application and if it was to proceed we will definitely be seeking further action through our lawyers.

We look forward to receiving your favorable response on this matter.

Regards,

Terry & Suellyn Phillips

98 Blue Ridge Drive

White Rock NSW 2795









K E & Y J THURTELL  
22 Ironstone Ave  
WHITE ROCK 2795  
30 April 2018

BATHURST REGIONAL COUNCIL  
158 Russell St  
BATHURST 2795

BATHURST REGIONAL COUNCIL

30 APR 2018

Dear Sir

REF 2018/122/010

Re Development Application No 2018/122 L R MOULDS

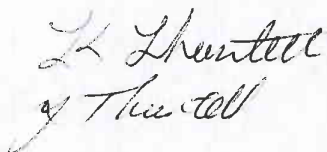
We would like to make our objections to the proposed shed. This visual and noise impact on our estate would be like living and an industrial area, not residential. The enormous size seems to indicate that the applicant will be using it for commercial use.

When the applicant was previously living is the small shed on the land, we were woken each morning at 5am by his truck being started, then left to idle. So will this be happening again but on a bigger scale. When the tanks are parked beside the shed this will take up an even bigger area. This would be very unsightly.

As council is aware there are homes in the estate with a value of up to one million dollars, I am sure this will effect the potential for future sales.

There are a large number of families, that will be impacted by the trucks leaving and entering the premises, we have no curb and guttering. This will cause the roads to break up. Children ride their bikes all around the estate, they walk to the bus stops. We have young mums pushing prams with young children following, as well as families walking dogs. There are numerous retired couples as well.

Yours Faithfully



K E & Y J THURTELL

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30 APR 2018

BATHURST REGIONAL COUNCIL

DEPBS-R

2018/122/013

**DA No 2018/122 Attention Mr Dwyer addendum to letter dated 30/4/2018****Paul & Jenny** to: council

30/04/2018 04:56 PM

Cc: Paul Gorrick

From: Paul & Jenny <pj\_gorrick@bigpond.com>  
To: council@bathurst.nsw.gov.au  
Cc: Paul Gorrick <pj\_gorrick@bigpond.com>

---

Dear Mr Dwyer

Please accept this addendum to our letter of the 30/4/18 re the above DA. In that letter we raised our concerns re shadowing from the proposed shed. We wish to add to those concerns. The shed specs indicate a height of 6.67 metres. What is not clear from the DA is the profile of the proposed location of the shed. Should the shed be built on a raised platform, this in part exists on the property, the shed would dominate our property by a further unspecified height. We estimate this could be a further 2 or more metres. This will cast a shadow over our property including an orchard and vegetable area, our clothes line and childrens play area. While this will be evident in all seasons there will be an added impact in winter as the shed will block the northern morning sun resulting in prolonged areas of frost. It is difficult to gauge the impact of shadowing precisely however we believe it will be extensive.

One of the main reasons we chose to move from Tamworth to Bathurst was the opportunity to enjoy an acre of land with associated gardens etc while still living in a neighbourhood. Should this development proceed this enjoyment and the amenity of the area will be largely negated.

Paul and Jenny Gorrick  
18 Ironstone Avenue  
White Rock

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--

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30<sup>th</sup> April 2018  
 Bathurst Regional Council  
 158 Russell Street or PMB 17 Bathurst NSW 2795

BATHURST REGIONAL COUNCIL

- 1 MAY 2018

Dear Sir/Madam

REF. 2018/122/015

Attention Ms L M McLean

Reference: Development Application No 2018/122, Lot 10 DP1062075, 14 Ironstone Avenue, White Rock

We write in response to Bathurst Regional Council's letter of the 23<sup>rd</sup> April 2018 regarding DA 2018/122 requesting written submissions of objection to the proposed DA. We live on the adjoining property (low side) and will be significantly impacted should this DA proceed. The impact will be as follows:

**Potential overshadowing of surrounding land.** The proposed height and size and proximity of the shed (22m along the length of our common boundary) will result in significant overshadowing of our property including reduced winter sunlight and loss of the current borrowed landscape in keeping with the area

**Privacy of surrounding land.** The proposed size and proximity of the shed to our common boundary will result in decreased privacy due to the activities associated with the shed and the proposed business activity of a heavy haulage business including comings and goings of vehicles and drivers.

**Potential noise transmission to the surrounding land.** There will be a significant increase in noise levels due to the activity associated with the shed and the proposed business activity of a heavy haulage business including large commercial vehicle movements. There will be a significant adverse impact of large vehicle movements in a residential area potentially at unsociable hours (based on previous complaints to Council and the applicants stated intention to operate the heavy haulage business from the property).

**The likely visual impact of the proposed shed in relation to the streetscape.** The size of the shed at a height of 6.67 metres (double that of surrounding properties and similar in size to a two storey dwelling) and 22 metres in length is incompatible with the nature of current properties and buildings and will have a detrimental impact on the surrounding streetscape. For adjacent properties it will significantly decrease property values.

**Other relevant issues to the application.** The owner of the land currently operates an interstate heavy haulage business, Layanda Transport P/L from Claremont Drive adjacent to White Rock Road. This includes transport of bitumen. Mr Moulds intention, as stated to us, is to run his business from 14 Ironstone Avenue White Rock. The DA states under *Use of development* "park a truck, trailer and private use caravan, lawnmower etc". The business address is listed as 14 Ironstone Avenue White Rock (refer to attachment). Should this eventuate it will result in:

1. Large vehicle movements that are incompatible with pedestrian activity and children (noting there are no designated footpaths on the estate and residents including children frequently walk on the shoulder sections of the roads)
2. Should the shed be built and a commercial business operated from the property we understand it will be the neighbours responsibility to bring this to the attention of the Council. We do not wish that this situation arises given the potential for further ongoing neighbour disputation involving Council.

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30 APR 2018

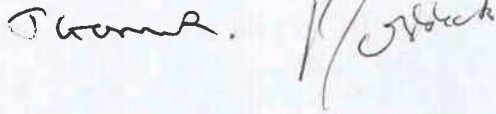
BATHURST REGIONAL COUNCIL

DEPBS

3. The plans do not show future internal road access to the shed. Given the proposed location of the shed it is reasonable to assume there will need to be entry and egress to the shed possibly including turning circles. Alternatively the public road will be used for heavy vehicular turning. This type of vehicular activity is incompatible with residential safety and amenity and as stated above will have significant adverse noise, privacy and visual impact on both ours and surrounding properties.
4. There have been prior episodes where tanker vehicles used for transporting bitumen for road paving have been parked on the vacant lot causing significant and pervasive odour to both outside and within our home buildings.

We respectfully raise these concerns with Council and request they be taken into account for this Development Application.

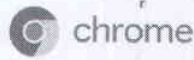
Yours sincerely



Paul and Jenny Gorrick  
18 Ironstone Avenue  
White Rock



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Layanda Transport Pty Ltd - Bathurst

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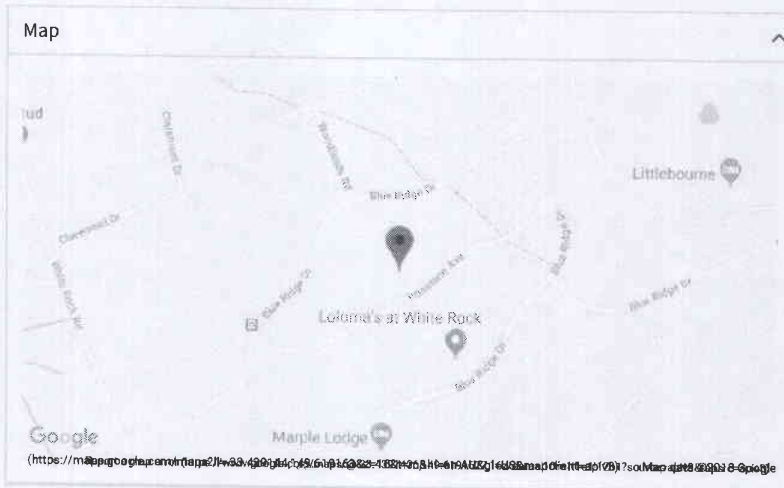
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BATHURST REGIONAL COUNCIL

- 1 MAY 2018

REF 2018/122/016

Development Application: No 2018/122Proposed Development: ShedPremises: Lot 10 DP:1062075 – 14 Ironstone Avenue White RockName Of applicant: Mr LR MouldsTo whom it may concern;

We Troy and Tracey Kearney of 10 Ironstone Avenue, White Rock are writing this letter to express our concern for the lodgement of the above Development Application.

Please see the reasons below.

We have had numerous conversations with Mr Layne Moulds in regards to his plans for his commercial size shed. We asked how he intended on running a transport business from the estate when the rules and regulations for the estate clearly state that you are not permitted to run or operate a business from the estate. Mr Moulds response was "I just don't care, a fine or two every week is still cheaper than renting a truck yard" we responded that's not real fair for the rest of us, there are lots of us that have businesses that live in the estate but we all need to find alternate places to run our businesses. He then stated he planned on bringing his prime mover and trailer home along with his spare trucks trailers, this is the reason for such a long and high clearance shed.

I am concerned for multiple reasons

- Environmental impact of Mr Moulds washing, cleaning and maintaining his heavy vehicles onsite which he clearly told me he will be doing.
- The impact on the road, I don't believe our road ways are rated for the constant truck and trailers entering and exiting multiple times on a daily basis – our road breaks up in the warmer weather just with the cars coming and going.
- The commercial use of the property. In the 149 certificate our land is classed as large residential lots – I don't believe a commercial sized industrial shed would fit into this category, considering it will be used to run a heavy vehicle operation

I am not opposed to Mr Moulds building a large shed for personal use only, I am opposed to Mr Moulds building a large commercial size shed for commercial use. The impact this will have on the entire estate is extremely detrimental. If Mr Moulds would like to be a business owner he should respect the rules like the rest of us. Run your business from an address where zoned to do so.

Troy & Tracey Kearney 0481844411  
10 Ironstone Avenue, White Rock NSW 2795




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30 APR 2018

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BATHURST REGIONAL COUNCIL

- 1 MAY 2018

REF. 2018/122/017.....

Development Application: No 2018/122

Proposed Development : Shed

Premises: Lot 10 DP: 1062075 – 14 ironstone Avenue White Rock

Name of Applicant; Mr LR Moulds

To Whom it may concern;

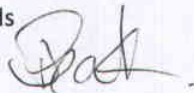
We Jeff and Annette Peak of 94 Blue Ridge Drive, white Rock are writing this letter as we have concerns about the proposed shed that is in the development application stage.

We do have concerns with the below points,

- The 10-meter exclusion building zone (proposed is 5m).
- Shadows and safety issues from the height of the shed (from the shadow of the shed the sunlight will not melt the Bathurst frost until late afternoons) The residents at 18 Ironstone have grandkids which could be a hazard for slips and falls.
- Is the ground going to be levelled, if so how high is the shed going to be above ground level (this could add and extra 2-3m to the total height of the shed)?
- Is there a 3D plan available with full drawings with heights and sizes for viewing?
- The rules of the estate states that you cannot build a two-storey house, so how can a shed with this height be approved.
- Our concern also is we do not want to look at an industrial shed from out back yard which could devalue our property.
- Is there a "Shade plan" available for viewing?
- There is an easement running along the back-fence line for the shed on 14 Ironstone and the house at 10 Ironstone. (which is not showing on the proposed application or council plans).

We do not have any objections with Layne building a shed that complies with the building code for the estate.

Regards



Jeff &amp; Annette Peak

0447000444

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- 1 MAY 2018

BATHURST REGIONAL COUNCIL

DEPBS

2018/122/018

Cecilia Hunt  
25 Ironstone Avenue  
Blueridge Estate,  
White Rock NSW 2795

Bathurst Regional Council  
William Street  
Bathurst NSW 2795  
council@bathurst.nsw.gov.au

1st May 2018

**ATTENTION: MR R DENYER – ACTING DIRECTOR - ENVIRONMENTAL,  
PLANNING & BUILDING SERVICES**

**Re: Development Application No 2018/122: 10 Ironstone Avenue, White Rock**

I am writing in response to your letter requesting written feedback to be submitted by close of business today, regarding the proposed development referenced above. I would like to bring to your attention a number of objections that I have with regard to the proposed development of the imposing shed. As a neighbour to the site of the proposed development, I am of the view that the proposed development will have a detrimental impact on my family's standard of living and the immediate neighbours surrounding the proposal. My specific objections are as follows:

**Size of shed**

- The proposal does not reflect the neighbourhood appeal as the proposed design is intended to house heavy commercial equipment, we bought land and built in the estate with no anticipation that it would become an environment for heavy commercial vehicles. The proposal does not 'protect and conserve the scenic value' of the area (Zone No 1 c)
- Visual impact of the size of the shed to house commercial equipment is beyond reasonable residential necessity, ie. garden maintenance equipment and caravan etc. and will be an eyesore with the proposed dimensions

**Safety concerns regarding purpose of shed**

- The proposed development would result in an unsafe environment for children who regularly walk and bike ride around the residential roads of Blueridge Estate, as heavy vehicles can cause obstruction and impeding vision. Families and children in the estate will be forced onto roads and motorists to the wrong side of the road in order to pass the heavy vehicle as it enters, exits and reverses
- The development of a shed to house a commercial truck/heavy vehicle poses multiple concerns, including the frequency of the heavy commercial vehicle entering and exiting the property and to the estate



- The original appeal for the Blueridge Estate for residents included the provision of a safe, secure and community living environment removed from high density living and commercial surroundings (including housing commercial heavy vehicles)
- Multiple developments are prohibited in the estate, including those with a commercial purpose, warehouses and depots. I believe that housing a commercial heavy vehicle for commercial/business purposes should also be carefully considered.

**Noise impact**

- The proposed development would result in an excessive noise from starting the engine (especially in cold weather when it will be left idling to warm the engine), exhaust systems, horns, brakes and sound systems when the proposed vehicle leaves and returns to the property
- The associated activities that will be carried out on the property (eg. washing, maintenance or repairs)
- Related equipment to be stored at the property (eg. compressors)

Upon consultation with surrounding residents there is unanimous consent that development 2018/122 should not be allowed to proceed. I believe that the proposed development will devalue the entire estate and deter future residents from purchasing in the area.

I would appreciate consideration be given to the above objections, prior to Council approval of the Development 2018/122 application.



Sincerely,  
Cecilia Hunt



**Letter re: DA No 2018/122**

**Hunt, Cecilia** to: council@bathurst.nsw.gov.au

01/05/2018 03:28 PM

From: "Hunt, Cecilia" <cehunt@csu.edu.au>

To: "council@bathurst.nsw.gov.au" <council@bathurst.nsw.gov.au>

---

Attention: Mr R Denyer – Environmental, Planning & Building Services

Please see attached a letter re **Development Application No 2018/122: 10 Ironstone Avenue, White Rock**

Regards

Cecilia

**Cecilia Hunt**

Manager, Career Development | **Division of Student Services**

Charles Sturt University

Panorama Avenue

Bathurst NSW 2795

Australia

Tel: +61 2 6338 6348

Fax: +61 2 6338 4306

Email: [cehunt@csu.edu.au](mailto:cehunt@csu.edu.au)

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BATHURST REGIONAL COUNCIL

-2 MAY 2018

Loretta McLean

Council Environment

Planning &amp; Building Service Dept

REF 2018/122/019

Geoff &amp; Vicki Evans

21 Ironstone Ave,

White Rock NSW

2795

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-1 MAY 2018

Monday, 30<sup>th</sup> April, 2018

BATHURST REGIONAL COUNCIL

Dear Loretta,

We wish to oppose DA No 2018/122 for a shed on Lot 10 DP 1062075 14 Ironstone Ave, White Rock.

As the applicant will be using this address to conduct a transport trucking business. We believed it will cause a huge disruption for the neighboring properties. The applicant used this block in previous years with his trucks and created noise problems with early morning starts and take offs. So no doubt this will happen again. Ironstone Ave is a relatively quiet & narrow street with a large number of small children. It is also used by many local residents to walk pets & exercise on a daily basis.

We think that the safety of the local residents using this street as pedestrians and in vehicles is important and should be protected. We also believe that a shed the size of this one proposed would be an eye sore to all the surrounding properties and the whole sub-division as it would be better suited to a industrial estate.

Kind Regards

Geoff Evans

Vicki Evans

G. Evans

V. Evans

DEPB

15 Blue Ridge Drive

WHITE ROCK NSW 2795

30<sup>TH</sup> April 2018

**Environmental, Planning & Building Services Department**  
**Bathurst Regional Council**

BATHURST REGIONAL COUNCIL

**RE: Development Application No 2018/122**

**- 2 MAY 2018**

I would like to object to the above Development Application.

REF. 2018/122/020

1. **VISUAL IMPACT.** I am concerned that the structure would be detrimental to the aesthetics of our estate. Once the shed is built it is there for a long time, even after the current owner has moved away. If the visual environment is deprecated, then the property values will be negatively affected for the whole estate.
2. **COMMERCIAL USE.** When my much smaller shed was approved it was clearly stated to me that I could not conduct any commercial activity in that shed and I do not. The enormous size of this shed, the stated desire to house a truck and trailer and the nature of the applicant's business would indicate that this shed will be used for commercial activity. Such a structure would be more appropriate in an industrial area.
3. **NEIGHBOURHOOD HARMONY.** If the shed is used in contravention to regulations, Council will rely on a complaint from neighbours to act and this usually results in conflict between neighbours which is not conducive to a harmonious neighbourhood.
4. **ADDITIONAL NOISE.** In practice, the haulage industry starts work early and I do not wish to be woken by a large truck and trailer driving past in the early hours. This is a residential estate and I am sure the majority of my fellow residents feel the same.
5. **ROAD DAMAGE.** The roads in this estate were not intended to carry large vehicles and a large truck and trailer would cause damage.
6. **CONSULTATION.** To my knowledge there has been no consultation with the immediate neighbours. Therefore, for the applicant to claim the shed has been positioned with consideration for the neighbours is totally incorrect. This raises the thought that there may be other statements that are incorrect.

Yours faithfully,

Gregory O Kemmis.



**RECEIVED**

**- 1 MAY 2018**

BATHURST REGIONAL COUNCIL

DEPB

Meeting type:	POLICY COMMITTEE		
MeetingDate:	06/06/2018		
Minute Section:	DISCUSSION FORUM - DEVELOPMENT APPLICATION SUBMISSIONS	Section Number	12
Minute Status	Released		
Minute Security:	Standard		
SubSection:	DISCUSSION FORUM - DEVELOPMENT APPLICATION SUBMISSIONS	SubSection Number:	12
Created By:	Stephanie Williamson/BathurstCC	Division Required:	
Subject:	DEVELOPMENT APPLICATION 2018/122 - SHED AT 14 IRONSTONE AVENUE, WHITE ROCK. APPLICANT - LAYNE MOULDS. OWNER - MR L R MOULDS		
Item Number:	1		
File Number:	(DA/2018/122)		
Minute Number:	52		
Moved By:	Nil	Seconded By:	Nil

Resolution: Discussion included:

**L Moulds – proponent - 14 Ironstone Avenue**

Spoke to the proposal before Council. Has owned the property for around 10 years. Is an owner/driver, does not operate business from the property. Noted works in Sydney and only comes home with the truck. Same as a plumber or a taxi driver bringing home vehicles, does not operate a depot.

Currently building a house and it makes sense to bring the truck home.

**P Gorrick – resident - 18 Ironstone Avenue**

Have taken independent advice and have forwarded this to Council. Have retired to Bathurst and spoke to establishing their house in the location. The proposed shed size and location will have a significant detriment such as overshadowing, noise transmission, will cause conflict between neighbours, the shed is an eyesore and does not address correctly Council planning instruments such as the DCP. This is a commercial purpose. There is no screening of the garage and its location will not allow this to occur. No concessions should be allowed to Council standards.

**C Hunt – resident - 25 Ironstone Avenue**

Raised concerns including; impact on standard of living including size of the shed, it is commercial, scenic values not preserved, the development is unlawful - a truck depot is not allowed, inconsistent with residential zone, safety concerns with heavy vehicles in the Blue Ridge Estate, noise impacts, devaluation of properties.

**T Phillips – resident - 98 Blue Ridge Drive**

Has made a submission to Council. Main issues include size of the development, adverse

impact on amenity of adjoining properties, no Statement of Environmental Effects has been submitted, there is no information on screening. There is a need for a properly documented submission which includes details of impacts.

**Y Thurtell** – resident - 22 Ironstone Avenue

The proposal is visually awful, this is an industrial development, the truck should not be parked here. Spoke to noise problems from the truck.

**F Telfser, on behalf of G Clements**

Concerns about the development include; visual impact, commercial use that will occur with such a structure, neighbourhood harmony problems that will result, additional noise, road damage from large vehicles, lack of consultation with adjoining neighbours.

**J Stewart** – resident - Blue Ridge Drive

Has a number of concerns with the development such as; noise from vehicles, safety issues from heavy vehicles, visual impact of a substantial building, reduction in setbacks proposed, roads within the estate are not made for heavy vehicles.

**J Peak** – resident - 94 Blue Ridge Drive

Happy for shed that meets estate covenant, this does not. Spoke to setbacks required of covenant and this should be adhered to as well as DCP.

**C Telfser**

Spoke to standards of the estate and the covenants imposed. The proposal is not consistent with the estate guidelines - covenants and the DCP. The shed is double the size allowable and is 1 metre higher than allowed. The setback proposal is a concern and there are visual impacts that are inappropriate. The neighbourhood has adhered to the rules, one person should not be allowed to change the standards. Also referred to heavy vehicle movements in residential areas.

Precis:



**DA 2018/122 (MPK 144419)**

**Trevor Cork** to: 'council@bathurst.nsw.gov.au'

Cc: Trevor Cork, Ramona Priestly

05/06/2018 04:14 PM

From: Trevor Cork <trevorc@mcpheekelshaw.com.au>  
To: "council@bathurst.nsw.gov.au" <council@bathurst.nsw.gov.au>  
Cc: Trevor Cork <trevorc@mcpheekelshaw.com.au>, Ramona Priestly <ramonap@mcpheekelshaw.com.au>

---

**DA 2018/122**

5 June 2018

Our Ref: TC:RP144419  
Your Ref: LMCL:LMW:DA/2018/122

Dear Mr Dwyer,

Our letter of today's date is **attached**.

Kind regards,

**Trevor Cork**

**McPhee Kelshaw Solicitors and Conveyancers**

McPhee Kelshaw Email Header

McPhee Kelshaw Solicitors and Conveyancers

170 Macquarie Road Springwood NSW 2777

Telephone +61 2 4751 1055

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E-mail : [ramonap@mcpheekelshaw.com.au](mailto:ramonap@mcpheekelshaw.com.au)



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Our Ref: TC:JB:144419

Your Ref: LMCL:LMW:DA/2018/122  
Ms Loretta McLean – 02 6333 6272

5 June 2018

Mr Daniel Dwyer  
Acting Director  
Acting Manager Development Assessment  
Bathurst Regional Council  
Private Mail Bag 17  
BATHURST NSW 2795

Dear Mr Dwyer,

**Development Application No 2018/122 (DA 122)**  
**Proposed Development: Shed**  
**Premises: Lot 10 DP 1062075 14 Ironstone Avenue White Rock**

### Introduction

1. We act for the residents of the precinct known as the “Blue Ridge Estate” whose names are set out in the Schedule to this letter.
2. We are instructed that our clients were notified by the Council of the submission of DA 122. The Council’s letter invited submissions in response to the DA. A number of our clients made submissions.
3. We are instructed that some of our clients have recently received letters dated 28 May 2018 from the Council. Those letters advised our clients that DA 122 has been referred to the Council Discussion Forum to be held on 6 June 2018. Representatives of our clients will attend that forum.
4. Anticipating the Discussion Forum, we are instructed by our clients to make further submissions on their behalf to the Council concerning DA 122.

### Background

5. The Council’s letter dated 23 April 2018 referred our clients to the Council’s DA tracking system. As suggested by the Council, our clients have reviewed the DA file within the Council’s website.
6. Our clients have recently become aware (without further notification from the Council) that the Council (apparently) requested further information from the applicant in

· SOLICITORS ·  
**McPHEE  
KELSHAW**  
· CONVEYANCERS ·

#### PRINCIPALS

PAUL McPHEE LL.B., PUBLIC NOTARY Acc. Spec. (Property Law, Family Law)  
TREVOR CORK B.A., LL.M., Acc. Spec. (Business, Local Govt. & Planning Law)  
STEVEN NICHOLSON B.A., LL.B.

#### ASSOCIATES

ANNE WOODWARD-BROWN Dip.Law SAB  
CRAIG COCKBURN B.Com., LL.B.  
ANN SCHRALE B.A., LL.B. Acc. Spec. (Family Law)  
AMANDA MALINOWSKY B.A., LL.B. Acc. Spec. (Family Law)

#### SOLICITORS

ANASTASIA DALITZ B.A., LL.B. (Hons)

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relation to DA 122. That request for further information appears to have prompted the applicant to submit further material to the Council, including a Request for Variation of Development Control Plan Standard (Variation Request).

7. A letter dated 28 May 2018, from the applicant to the Council (applicant's letter), also appears on the Council's DA tracker site.
8. Annexure "A" to this letter is a copy of a page from the Council's DA tracking site, which identifies all of the documents which have been lodged by the applicant, and which comprise DA 122, including the material that has most recently been submitted by the applicant.

#### DA 122

9. Our clients understand that the Council has exercised its discretion under clause 55 of the *Environmental Planning and Assessment Regulation 2000* (the Regulation), and has permitted the applicant to amend DA 122. Our clients also understand that the amendment to DA 122 was made by the applicant in response to a request for further information, forwarded by the Council in accordance with clause 54 of the Regulation.
10. The documents available on the Council's DA tracking site confirm that the applicant did not (and has not to date) lodged a Statement of Environmental Effects (SEE) as part of DA 122. Notwithstanding the decisions of the Land and Environment Court on that issue, including the decision in *Cranky Rock Road Action Group Inc v Cowra Shire Council and ors.* [2005] NSW LEC674 (9 December 2005), it is the fact that the submission of such a Statement is an important step in the development assessment process. In that regard we note paragraph [79] and [80] of the *Cranky Rock Road* decision.
11. DA 122 (as amended) proposes the construction of a large garage, described by the applicant as a "shed". The amended DA 122 proposes a garage as follows:
  - Dimensions of 12m x 20m
  - Ridge height 5.86m
  - Setback from rear boundary of Lot 10: 5.65m
  - Setback from side boundary of Lot 10: 5m
12. The applicant's letter to the Council dated 28 May 2018 (applicant's letter) describes the purposes for which the garage will be used. Among those purposes are the following:
  - Parking of the applicant's Kenworth prime mover and bitumen tanker
  - Conduct of general maintenance work on those vehicles, including greasing and engine scheduled servicing
  - Parking/storage of two rare classic cars
  - Parking/storage of the applicant's caravan
  - Parking/storage of the applicant's boat
  - Accommodation of miscellaneous plant and equipment including lawn mower, box trailer, yard equipment and tools

- Storage of personal effects including motorbikes, fridge, table and chairs, pushbikes, toys, play/work/storage area.
13. We are instructed that there is already located on the property a shed sized 12m x 7m. DA 122 makes no detailed reference to this shed or why that shed could not be used to store some of the items identified in the applicant's letter.
  14. In relation to the existing 12m x 7m shed, we are instructed that the applicant and his family were for some time living in that shed. The shed may therefore be fitted out for accommodation.
  15. This is an issue that should be addressed by the Council to determine whether the existing shed could be readily adapted to accommodate some of the vehicles and equipment identified by the applicant as the reason for proposing the construction of the new 20m x 12m garage. The adaptation of the existing shed for vehicle parking purposes would obviously reduce the need for a new very large garage of the dimensions proposed by the applicant.

#### **Lot 10 DP 1062075**

16. Lot 10 is located within the Blue Ridge Estate. Lot 10 is zoned R5 Large Lot Residential (R5) under Bathurst Regional Environmental Plan 2014 (LEP 2014).
17. The objectives of the R5 zone confirm that it is primarily a residential zone. The zone was established to regulate the provision of residential housing in a rural setting, on large residential lots.
18. The objectives of the zone are supported by the limited development purposes that are permissible within the zone. Many development purposes are prohibited. Among those prohibited purposes are the following:
  - Transport depots
  - Truck depots
  - Vehicle repair stations
19. Among the permissible uses are the following:
  - Dwelling houses
  - Home industries
  - Home businesses (without consent)
  - Home occupations (without consent)
20. The Blue Ridge subdivision was approved by the Council under development consent 2003/0537 (DC 0537). The approved plan of subdivision imposed a building envelope on each of the proposed 82 lots.
21. Ultimately, the development consent relating to lot 10 and adjoining and adjacent lots was implemented through the registration of DP 1062075, which relates to part of the overall Blue Ridge development.

22. Lot 10, in common with all other lots registered under DP 1062075, is subject to the Council imposed building envelope. That building envelope accords with the approved plan of subdivision which forms part of DA 0537.
23. The building envelope supports a restriction on use of land, identified as the third restriction, in the instrument under s88B of the *Conveyancing Act, 1919* that was registered with DP 1062075 (third restriction).
24. The third restriction, which was imposed to satisfy the requirements of the Council, reads as follows:

**"Restriction on the Use of Land (R) thirdly referred to in the abovementioned Plan:**

*No building of any kind may be constructed within the area designated (R) on the subject Plan."*

25. A copy of DP 1062075 is **attached**. The area designated "(R)" on Lot 10 requires that no development take place within 10 metres of the boundaries of the lot. As already noted, the same restriction was imposed on all other lots created upon the registration of DP 1062075.
26. In our clients' submission, the third restriction, having been imposed to satisfy the requirements of the Council, cannot be ignored by the Council in the development assessment process. This is a matter to which we refer below.
27. The s88B instrument registered with DP 1062075 includes the following further restrictions on the use of land (fifth restriction), which regulate the proposed development:
- (f) *No building erected on any Lot shall be used for any commercial, manufacturing, industrial or retail purpose and no offensive or noisy trade or activity, including the breeding and kennelling of dogs shall be carried out on any Lot burdened.*
  - (g) *No garage or shed shall:*
    - (i) .....
    - (ii) .....
    - (iii) *Be constructed to the rear of the main building unless the same is of similar design and of similar materials and colour to the main building or is constructed in colourbond metal material and of colourbond, the floor area shall not exceed 120 square metres but such restrictions shall not apply to the erection of any metal garden shed having a floor area of less than 18 square metres provided it is constructed of colourbond material or of similar materials to that in the main dwelling. No such structures are to be constructed unless adequately screened with vegetation. No such building shall be*

*other than of single storey construction and the roof ridge height shall not exceed 4.5 metres.*

28. DA 122 proposes development for the purpose of a very substantial garage, to be used for commercial purposes. In particular, we note on behalf of our clients the following definitions which appear in the Dictionary to LEP 2014.

*“transport depot means a building or place used for the parking or servicing of motor powered or motor drawn vehicles used in connection with a business, industry, shop or passenger or freight transport undertaking.”*

*“truck depot means a building or place used for the servicing and parking of trucks, earthmoving machinery and the like.”*

29. The size of the proposed garage is the inevitable result of the purpose for which the building is intended to be used. The applicant notes that he and his wife conduct a business which is described in the applicant’s letter as follows:

- *“We have a small owner operated family business that I run with my wife, there are NO employees except for myself and my wife, I drive our truck and my wife does the books from our office in the house, I have just ONE vehicle that I operate.”*
- *“I transport liquid bitumen from Sydney to anywhere Australia wide. It is seasonal work from October to May.”*
- *“I do not run my business from this address. I simply park my owner driven work vehicle at my own address, my work does not begin until I load my vehicle from Sydney and then usually head off all week until Friday or Saturday.”*
- *“I will conduct general maintenance of my vehicle which will include greasing and engine scheduled services which will be maybe once a month and take around 2-3 hours. This is not noisy work. I would not do any major overhauling of my vehicle.”*
- *“My vehicle is a brand new 2018 model Kenworth that has to comply with the latest noise and emission laws.”*
- *“I will sometimes wash my vehicle at home and use no chemicals except biodegradable soap and tank water, usually I have my truck washed in Sydney before I come home but sometimes I like to do it myself.”*
- *“Council Planning Department advised me there is no limit to the size of a shed in the estate, so I have decided to apply for my ideal shed size.”*
- *“20m long x 12m wide – this size has been chosen because I like to have all of my belongings under cover and protected and have enough room to work on and enjoy them. The shed needs to house my truck and trailer ...”*

- “In order to easily reverse into the shed I need it to be 5 metres from the side boundary as the house is 13.338m from the side boundary, which gives me a clean line to reverse any vehicles into the shed...”
30. In our clients’ submission the garage proposed by the applicant will be used for a purpose that is prohibited in the R5 zone. It is clear that the garage is proposed to be of the size, and in the specific location, submitted by the applicant, to accommodate the applicant’s Kenworth primer mover and bitumen tanker.
31. On the descriptions provided by the applicant, the shed will be used as both a *transport depot* and a *truck depot*. The shed will be a building or place used for the parking or servicing of motor powered or motor drawn vehicles used in connection with a business. The motor-powered vehicle will be the applicant’s Kenworth primer mover. The motor drawn vehicle will be the applicant’s bitumen tanker. The proposed building will fall within both definitions because, as the applicant has acknowledged, the buildings will be used for both the parking and the servicing of the applicant’s vehicles.
32. Further, it is clear that the proposed location of the garage/shed, only 5 metres off the side boundary, is determined by the applicant’s need for a straight reversing line, to allow him to manoeuvre the prime mover and tanker into the proposed garage. If the prime mover and the tanker were not to be accommodated in the building, then a shed/garage of much reduced size could be located on the lot, within the building envelope designated by the Council when the Blue Ridge subdivision was approved.
33. The Council is aware that where a development is proposed for a purpose which is both permissible (domestic use as a garage) and prohibited (use as a transport depot or a truck depot or both) then the development is prohibited.
34. In summary, our clients submit that a grant of consent for the proposed development, in the circumstances described, would be unlawful and would constitute a breach by the Council of the *Environmental Planning and Assessment Act, 1979* (EP&A Act).

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

35. Lot 10 is located within the Blue Ridge Estate. That area is regulated (amongst other controls) by BRDCP 2014, and specifically by the controls relating to the R5 zone, including BRDCP Map No. 14 – White Rock (WR Map).
36. On the WR Map Lot 10 is located within the shaded area (coloured yellow/ochre).
37. Within this area clause 6.93 of BRDCP 2014 provides that the Council may grant consent only to the developments listed in the Table. For present purposes, the relevant development is housing (whether single or double storey) “*and other ancillary buildings*”.
38. The relevant controls within BRDCP 2014, applying to the areas specified on the WR Map (including Lot 10), indicate that the Council seeks (in substance) to restrict development on Lot 10 to housing and buildings ancillary to housing, and to

### 6.6.2 Development standards

(a) ....

(b) *The bulk and scale of the building must not adversely impact on the visual amenity from neighbouring properties or the visual amenity from other significant locations in the City or the Region.*

(c) ...

(d) ...

(e) *Rural structures such as outbuildings must be adequately screened with vegetation and setback from any road (refer to section 6.2.4).*

45. We have already noted that DA 122 does not address the impacts of the bulk and scale of the proposed garage. Similarly, DA 122 does not address the specific requirements of clause 6.6.2(e) in relation to screening the vegetation. As far our clients can ascertain, no screening is proposed.
46. Our clients submit that the Council should not uphold the proposed application for the variation of clause 6.2.4. The application for the variation is seriously deficient. The information available to Council does not allow it to fully and properly assess the variation application.
47. Further, the Council should insist, before determining DA 122 (other than by refusal) that the applicant submit a properly prepared and fully documented application.

### DP 1062075 and LEP 2014

48. LEP 2014 includes clause 1.9A, with the title "*Suspension of Covenants, Agreements and Instruments*". Clause 1.9A is the standard clause included in standard template LEPs to take advantage of s28 of the EP&A Act.
49. Clause 1.9A(1) reads:
- "1.9A Suspension of covenants, agreements and instruments*
- (1) For the purpose of enabling development on land in any zone to be carried out in accordance with this Plan or with a consent granted under the Act, any agreement, covenant or other similar instrument that restricts the carrying out of that development does not apply to the extent necessary to serve that purpose."*
50. However, the application of clause 1.9A(1) is limited by sub-clause (2). In particular, clause 1.9A does not apply:
- "(a) to a covenant imposed by the Council or that the Council requires to be imposed, or ....."*



51. In our clients' submission, the building envelope designated by the Council under DC0537 is a covenant which falls within clause 1.9A(2). As a result, the Council is not empowered by clause 1.9A(1) to grant a development consent which breaches the third restriction (imposed by the s88B instrument registered with DP 1062075).
52. If the Council wishes to grant the development consent sought by the applicant (which, in our clients' submission, the Council should not) then the Council will be required to formally vary the third restriction. That variation can only be effected through a dealing prepared in prescribed form and registered at Land Registry Services.
53. In our clients' submission, such a formal variation, made in accordance with the provisions of the *Conveyancing Act, 1919*, is a very serious step for the Council to take. The building envelope imposed by the Council in relation to Lot 10 (and in relation to all other lots in the Blue Ridge Estate) was imposed to ensure that development was not carried out close to the boundaries of any lot.
54. The Council will note that the existing shed on Lot 10 (12m x 7m) was placed in a location that ensured a 10m setback to the side and rear boundaries of Lot 10. Any additional shed constructed on Lot 10 (assuming that the construction of such a shed was considered to be appropriate) should also be located to comply with the controls put in place by the Council when the subdivision was originally approved.
55. We note that the proposed shed will also breach clause 5(g)(iii) of the restriction imposed in the s88B instrument registered with DP 1062075. Again, that restriction (fifth restriction) can only be varied by the Council.
56. Our clients understand that the fifth restriction was also put in place with the knowledge and the consent of the Council. Whether or not the fifth restriction falls within clause 1.9A(2), it is the fact that the proposed shed will clearly breach that restriction.
57. In the public interest, the Council should not, in the current circumstances, approve a development that clearly breaches a restriction which benefits other lots within the Blue Ridge Estate. Such an approval, whatever the Council's powers may be, will inevitably set up a conflict between the owner of Lot 10 and the owners of other lots in the subdivision.
58. At the very least, the Council should decline, if the applicant so proposes, to formally vary paragraph 5(g)(iii) of the fifth restriction, pending consultation with all lot owners in the Blue Ridge Estate who would be adversely affected by any such variation.

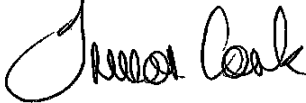
### **Conclusion**

59. In summary, our clients submit that the only appropriate determination of this application is that the application be refused.
60. The applicant has proposed an unlawful development. He has also proposed a development that does not comply with the Council's controls and that is seriously inadequate in the supporting information furnished with the application.

61. DA 122 should be refused by the Council. The facts and circumstances surrounding the use and fit out of the existing 12m x 7m shed should be investigated.

Yours faithfully

**McPhee Kelshaw**



Trevor Cork

#### **SCHEDULE**

1. Paul and Jenny Gorrick  
18 Ironstone Avenue White Rock
2. Kevin and Yvonne Thurtell  
22 Ironstone Avenue White Rock
3. Cecelia Hunt  
25 Ironstone Avenue White Rock
4. Terry and Suellyn Phillips  
98 Blue Ridge Drive White Rock
5. Greg Kemmis  
15 Blue Ridge Drive White Rock
6. Jeff and Annette Peak  
94 Blue Ridge Drive White Rock
7. Jenny Stuart  
90 Blue Ridge Drive White Rock
8. Shevahn and Frank Telfser  
167 Blue Ridge Drive White Rock

6/4/2018

A.  
Bathurst Council - DA Tracker

BATHURST  
REGIONAL COUNCIL



## Application: Development Application (10 - 2018 - 122 - 1)

Detailed information related to the application:

Show All / Hide All

<b>Details</b>																				
<b>Properties</b>																				
<b>People</b>																				
<b>Officer</b>																				
<b>Decision</b>																				
<b>Estimated Cost</b>																				
<b>Tracking</b>																				
<table border="1"> <thead> <tr> <th>Description</th> <th>Commenced Date</th> <th>Due Date</th> <th>Completed Date</th> </tr> </thead> <tbody> <tr> <td>Lodgement: DA/CC</td> <td>11/04/2018</td> <td>13/04/2018</td> <td>13/04/2018</td> </tr> <tr> <td>Notification</td> <td>25/04/2018</td> <td>07/05/2018</td> <td>14/05/2018</td> </tr> </tbody> </table>	Description	Commenced Date	Due Date	Completed Date	Lodgement: DA/CC	11/04/2018	13/04/2018	13/04/2018	Notification	25/04/2018	07/05/2018	14/05/2018								
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Notification	25/04/2018	07/05/2018	14/05/2018																	
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<http://masterview.bathurst.nsw.gov.au/Application/ApplicationDetails/010.2018.00000122.001/>

1/2

6/4/2018

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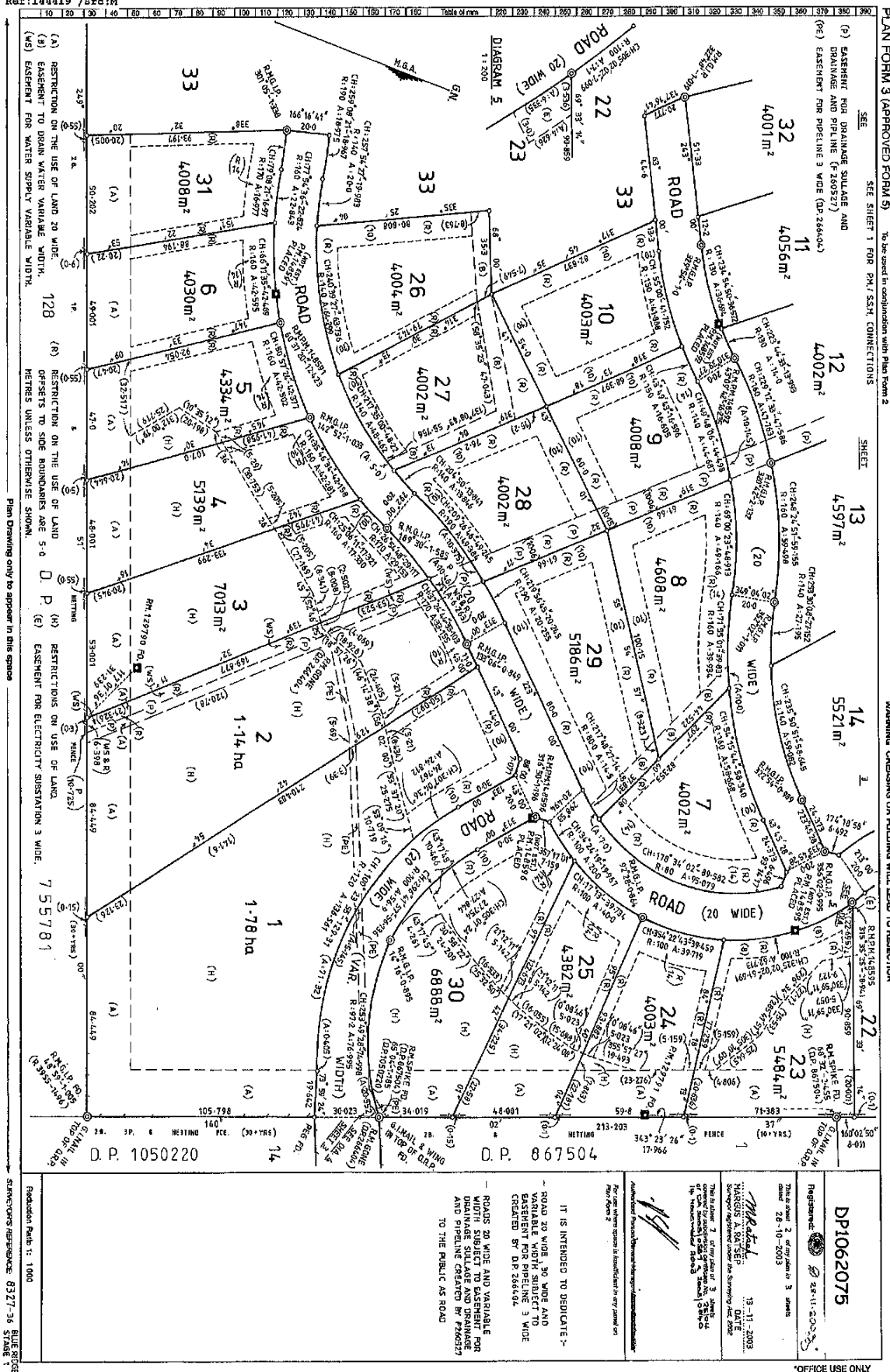
Record Number	Description	Document Type	Size	View Link
4. 2018/122/005	SUPERSEDED - DA/CC plans & specifications for a shed at Lot 10 DP1062075, 14 Ironstone Avenue, White Rock.	PDF	319.00 KB	<a href="#">View</a>
5. 2018/122/026	Supporting documentation for a shed at Lot 10 DP1062075, 14 Ironstone Avenue, White Rock.	PDF	80.00 KB	<a href="#">View</a>
6. 2018/122/004	Supporting information for shed at Lot 10 DP1062075, 14 Ironstone Avenue, White Rock.	PDF	23.00 KB	<a href="#">View</a>

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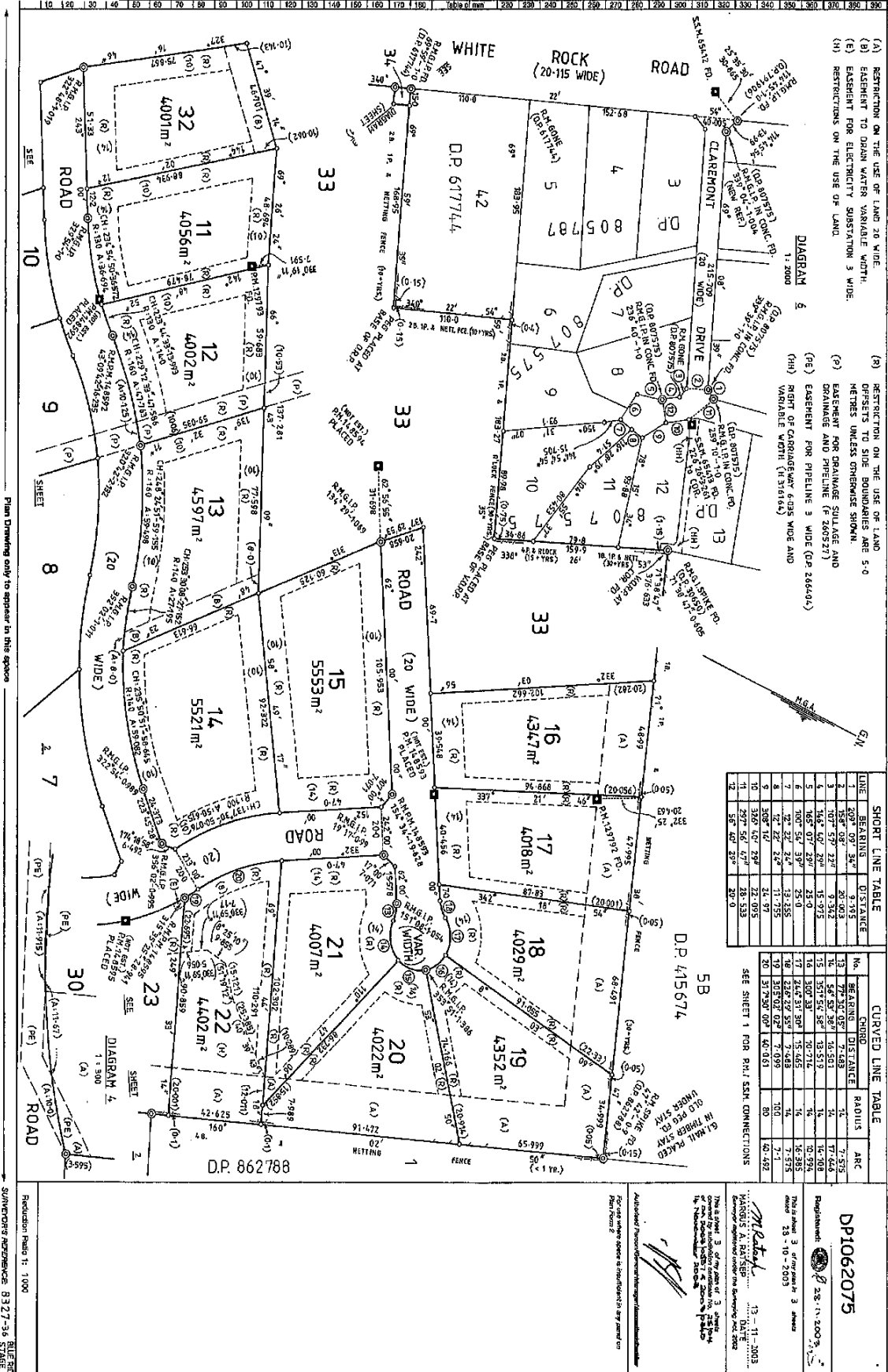
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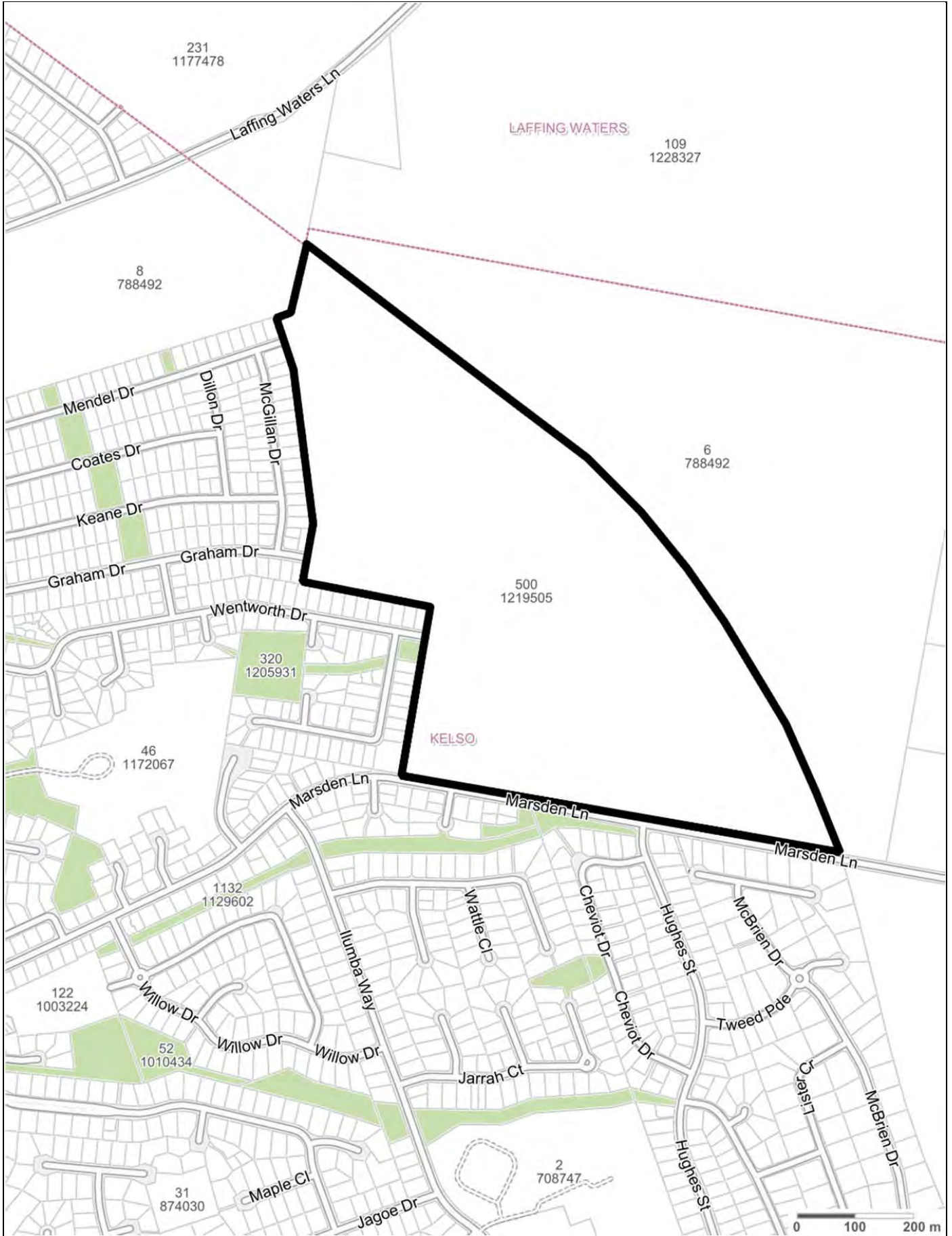


Req:R571300 /Doc:DP 1062075 P /Rev:01-Dec-2003 /Sts:SC.OK /Pgs:ALL /Prt:10-May-2018 08:06 /Seq:2 of 3  
Ref:144419 /Src:M



Req:R571300 /Doc:DP 1062075 P /Rev:01-Dec-2003 /Sta:SC.OK /Pgs:ALL /Prt:10-May-2018 08:06 /Seq:3 of 3  
 Ref:144419 /Src:M





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 PMB 17  
 158 Russell Street  
 BATHURST NSW 2795  
 Telephone: 02 6333 6111  
 Fax: 02 6331 7211  
 Email: [council@bathurst.nsw.gov.au](mailto:council@bathurst.nsw.gov.au)

**Important Notice!**

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Drawn By: DwyerD  
 Date: 1/06/2018  
 Projection: GDA94 / MGA zone 55  
 Map Scale: 1:8610 @ A4

Road Naming - Brennan Drive, Cain Drive & Dovey Drive





Bathurst Regional Council  
 PMB 17  
 158 Russell Street  
 BATHURST NSW 2795  
 Telephone: 02 6333 6111  
 Fax: 02 6331 7211  
 Email: [council@bathurst.nsw.gov.au](mailto:council@bathurst.nsw.gov.au)

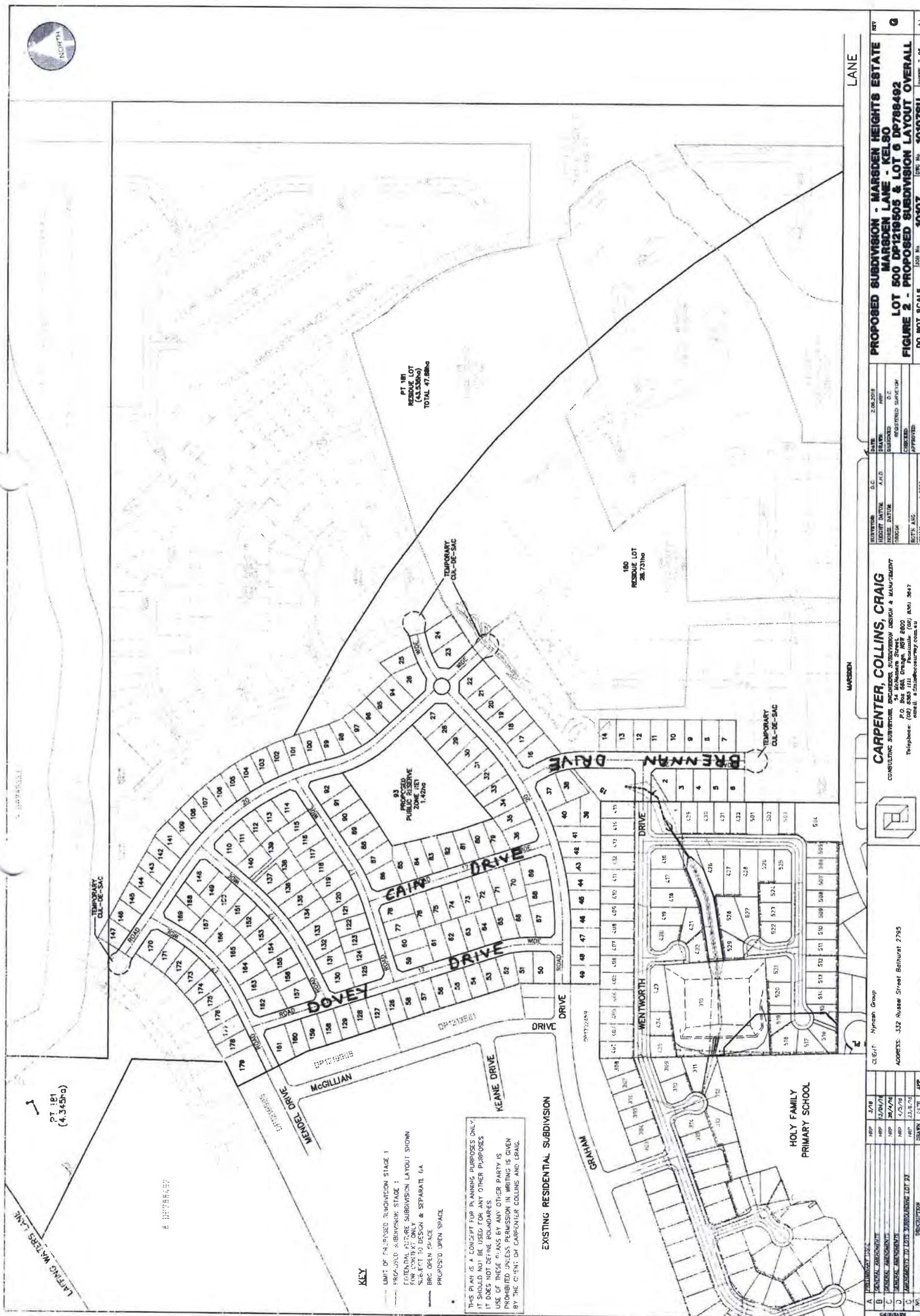
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Drawn By: DwyerD  
 Date: 1/06/2018  
 Projection: GDA94 / MGA zone 55  
 Map Scale: 1:8610 @ A4

Road Naming - Brennan Drive, Cain Drive & Dovey Drive



**PROPOSED SUBDIVISION - MARSDEN HEIGHTS ESTATE**  
**MARSDEN LANE - KELSO**  
**LOT 500 DP1218505 & LOT 6 DP788492**  
**FIGURE 2 - PROPOSED SUBDIVISION LAYOUT OVERALL**

DO NOT SCALE

DOI No. 10107

DPG No. 101078U

Sheet 2 of 01

DATE	2.06.2018
DESIGNED	APC
DRAWN	APC
CHECKED	APC
APPROVED	APC

**CARPENTER, COLLINS, CRAIG**  
 CONSULTING SURVEYORS, ENGINEERS, SUBDIVISION DESIGN & MANUFACTURERS  
 P.O. Box 668, Omaha, NSW 2800  
 Telephone: (08) 8363 3111, Facsimile: (08) 8361 3847  
 email: c.craig@cccray.com.au

REVISIONS	D.C.	1-2000
ISSUE DATE	A.I.D.	
ISSUE DATE		
ISSUE DATE		

DATE	3/18	APP
DATE	3/18/18	APP
DATE	28/4/18	APP
DATE	4/5/18	APP
DATE	23/6/18	APP
DATE	6/7/18	APP



Fw: 310 Eleven Mile Drive and Bathurst 2036 Housing Strategy

Janet Bingham

to:

James.Inwood

27/02/2018 08:48 AM

Bcc:

Council-Out-Mail

Hide Details

From: Janet Bingham/BathurstCC

To: James.Inwood@goodman.com

Bcc: Council-Out-Mail/BathurstCC

File Number. 20.00089

External Ref.

Full Name.

Title.

Organisation.

Return To Me.

Please reply to : council@bathurst.nsw.gov.au

Hi James,

Thank you for your submission.

Council will consider the matters raised in your email as it finalises the Housing Strategy. At this stage Council is not considering any rezonings along Eleven Mile Drive.

Following finalisation of the Housing Strategy Council will commence ongoing investigations in relation to urban expansion based on the findings of the Housing Strategy. These are expected to include the Eleven Mile Drive area as well as other locations adjacent to the existing city to determine the preferred next expansion area. It is expected that these investigations will take a number of years and will include extensive investigations into infrastructure servicing.

Council will continue to consult with the community over this period.

In the meantime do not hesitate to contact Nick or myself if you have any queries. You will be included on our mailing list in relation to the Housing Strategy.

Regards

Janet Bingham  
Manager - Strategic Planning  
Bathurst Regional Council  
158 Russell Street Bathurst 2795  
Phone: 02 6333 6214  
Fax: 02 6332 9960  
Mobile: 0428 308 250  
[www.bathurst.nsw.gov.au](http://www.bathurst.nsw.gov.au)

----- Forwarded by Janet Bingham/BathurstCC on 27/02/2018 08:42 AM -----

From: Nicholas Murphy/BathurstCC  
To: Janet Bingham/BathurstCC@BathurstCC  
Date: 22/02/2018 03:36 PM  
Subject: Fw: 310 Eleven Mile Drive and Bathurst 2036 Housing Strategy

---

This is another for the housing strategy.

Nicholas Murphy  
Senior Strategic Planner  
Bathurst Regional Council  
158 Russell Street Bathurst 2795  
Phone: 02 6333 6514  
Fax: 02 6331 7211  
[www.bathurst.nsw.gov.au](http://www.bathurst.nsw.gov.au)

----- Forwarded by Nicholas Murphy/BathurstCC on 22/02/2018 03:35 PM -----

From: James Inwood <James.Inwood@goodman.com>  
To: "nicholas.murphy@bathurst.nsw.gov.au" <nicholas.murphy@bathurst.nsw.gov.au>  
Cc: "e\_inwood@bigpond.com" <e\_inwood@bigpond.com>  
Date: 29/01/2018 11:23 AM  
Subject: 310 Eleven Mile Drive and Bathurst 2036 Housing Strategy

---

Hi Nicholas,

We are the owners of 660ha of land fronting the Eleven Mile Drive and Thomas Drive, marked as under investigation for Urban Expansion with two other areas. I apologise for missing the the closing date for submissions, for the strategic Planning Review, towards the end of last year but am hopeful that as the document only proposed further investigative work to be done my comments are still received.

I am encouraged by the plan discussed in the paper by BRC, particularly increasing density within the city environs to reduce urban sprawl, create a more efficient, environmentally sustainable city and ultimately creating more engaged communities and activity in the key areas.

We currently have subdivision approval for three lots on our property. However, I have been involved in numerous integrated housing developments over the past decade and if possible would like to discuss / contribute to the further investigative work the Bathurst 2036 paper wrt land North of the Eleven mile Drive.

I believe there is an opportunity to create a development on our property which already has two significant road frontages, which can include central community facilities / neighbourhood centre, increased density surrounding this Centre through a combination of apartments and townhouses in addition to some detached lots which can reflect the rural nature of the environs and the heritage in the area.

I am happy to call at a time convenient to you or call me anytime to discuss.

Kind Regards  
James Inwood  
0402058182



James Inwood  
Group Head of Stakeholder Relations

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**Chairman / Secretary:**

Bob Triming 02 6332 2863

**Vice Chairwoman:**

Kerri Small

**Vice Chairwoman:**

Kim Heffeman 02 6338 2312

**Postal Address:**

BRAC Chairman / Secretary,

10 Mackenzie Place, Bathurst. NSW. 2795

**Email:**

bathurstaccesscommittee@bigpond.com

**Mr David Sherley**  
**General Manager**  
**Bathurst Regional Council**  
**158 Russell Street**  
**Bathurst NSW 2795**

Thursday, 7 December 2017

### **Submission – Bathurst 2036 Housing Strategy – Stage 2 Strategy Development**

The Bathurst Regional Access Committee (BRAC) requests council recognise our submission as being mainly concerned with the provision of **Liveable Housing Design** and the adaptability and accessibility of **Housing for Life** principles for the elderly, People with Disability, and those with young children.

#### **Discussion Paper questions:**

- 1. Describe the style, size and character of the existing housing areas of Bathurst and let Council know What do you Like and What do you not Like.**
  - Height restrictions should be maintained in the various areas as already regulated. However most of the multi-level unit developments are not accessible which obviously will be overcome in regards to new developments of this sort. It is also interesting to know that in anecdotal evidence, a preference to accessible medium density housing in CBD areas is popular as retirement housing for the elderly due to its accessibility to services, entertainment and transport hubs. Sealed foot paths are also more prominent (normally) in CBD areas.
  - With multi-unit developments and dual occupancy housing comes the problem of garbage disposal with huge numbers of Otto Bins blocking accessible foot paths. An alternative solution needs to be found for garbage collection from these types of developments.
  - Whilst currently some new sub-divisions such as Trinity Heights have Seniors accommodation close by the service centres, even relatively new Seniors housing is not being built with accessibility being a prominent feature.
  - It is important current social housing is located close to facilities and or transport links however there is a definite need to improve the physical environment in these social housing areas, including the infrastructure and community facilities such as the appearance of the homes or units and urging Housing NSW to monitor the maintenance of all their properties. ( *i.e.* – Housing NSW units in Commonwealth / Kelly Crescent), so as to not to devalue adjacent private properties.
  - A lack of accessible sealed foot paths to existing housing areas of Bathurst has been notified to council on numerous occasions and yet new housing estates are still being built permitting developers to create roads with grassed foot path areas and zero hard surface sealed foot paths. Council is playing catch-up in the older housing areas of Bathurst CBD area but will never improve the percentage of accessible foot paths as new sub divisions far outweigh the provision of this legally required infrastructure detracting from the attractiveness and viability of these areas.
    - ✚ Take Raglan for instance. With about 1,081 people living in about 352 detached dwellings with about 340 cars and there are only a couple of sealed foot paths.

✚ Eglinton: About 2,109 people living in about 678 detached dwellings with about 665 cars and only a couple of sealed footpaths.

- Discourage or restrict the use of residential land from being used for home businesses such as car servicing, junk yards and the like. (examples – properties river side of Durham Street between Macquarie & Commonwealth streets and near corner of Logan & Alexander Streets at Eglinton).
- To date insufficient forward planning and development has attributed to areas such as Eglinton and some new areas of Kelso from having appropriately sized road or pedestrian infrastructure resulting in added costs to rectify.
- A preference by elderly pedestrians and those with disability for areas with mature street scape for resting under the shade provided as well as many able bodied purchasers preferring these types of areas. Many new subdivisions have limited mature tree growth on foot paths.
- Dislike a lack of re-cycled grey water facilities. Attractive housing estates with carefully maintained gardens encourage people to these developments especially if access to things like grey water reticulation is available to help cut costs maintaining their gardens which would also help nature strip maintenance.

## 2. Thinking of your future and how your family circumstances may change into the future (e.g. starting a family, older children leaving home, retiring and downsizing), what would you change and why would you change it?

Inherent changing circumstances in the future would require adopting the purchase or rebuild of a residential home to meet the **Housing for Life** principles as opposed to being forced into an aged care facility. Residing in the family home even if having to participate in the the provision of aged care services to the home, available now to all who qualify, is becoming a big winner with the community in this regard. It allows much higher levels of personal choice, dignity, and maintenance of family and social connections than public residential alternatives. I would find it distressing and wasteful to have to leave one's home and neighbourhood and move into aged care, a move that can be costly and disruptive, and damaging to one's social networks.

**Housing for Life** is based on the concept that housing can be adapted to make it accessible to everybody, irrespective of age, level of mobility or condition of health. 'Adaptability' is the term used to describe a structure that is capable of being modified, at minimum cost, to suit the changing needs of its occupants. The functions of a house don't change. But the lifestyle and the needs of all residents will change over time. Living in an adaptable home that can be modified to suit those needs ensures that those residents will not need to move to more accessible accommodation.

But all these benefits can be undone by something as simple as steep steps into or within a home. Or slippery bathroom and kitchen floors, doorways too narrow for a wheelchair or even a walker, cupboards out of reach, taps impossible for arthritic hands. Even a person in their 80s with arthritis, or hip or knee weaknesses, but otherwise healthy and active could find that they simply cannot continue to function in their home because of such obstacles much less with a person currently having a disability. The remedies are straightforward. Accessible entries, ramps instead of stairs, grab rails, safe flooring, wider doorways and practical placing of cupboards and other functionally designed features.

A significant milestone in this area was the introduction of the Liveable Housing Design (LHD) Guidelines in 2010. **The guidelines were developed with input and collaboration from all three levels of government** along with the disability, aged, community, building and construction sectors.

The guidelines also provide technical advice and guidance on the key features needed to make homes safer and more accessible for people of all ages and abilities. By adopting the Liveable Housing Design Guidelines, dwellings will be:

- ✚ Easier to enter with level entry and wider doors and halls;
- ✚ Safer to move around;
- ✚ More capable of easy and cost-effective adaptation; and
- ✚ Designed to better anticipate and respond to the changing needs and abilities of the people who live in the home.

**It is essential that new housing developments incorporate these features enabling the older person to age in their own place.** The added benefit of these design features is that they also increase options for families with young children and people with disabilities.

These basics of home accessibility have been endorsed by state and federal governments, and by the building industry and should be promoted by Bathurst Regional Council planners. Builders are required only to follow a voluntary code in relation to residential home accessibility and in the whole it is not happening. Council could actively help if it so chooses simply by promotion!

The voluntary approach is failing our older citizens and those with disability. The additional cost of constructing new dwellings using the well-established principles of universal design is not great, but builders will not incur it without regulation or other incentive.

Retrofitting a home to add accessibility features is of course usually possible, but much more costly than building for accessibility in the first place. It is time to replace the voluntary code with regulation.

**3. The current housing market has seen the outskirts of Bathurst grow with housing into the newer suburbs, largely consisting of single detached dwellings on lots of about 900m<sup>2</sup>. Dual occupancy developments (2 houses on one lot) are slowly increasing in popularity. Unit developments are rare. Household size is decreasing and our population is ageing.**

Do you think that we should increase our living density in the:

a) Inner city suburbs of Central Bathurst, Gormans Hill, Mitchell, South Bathurst, West Bathurst

- Central Bathurst: Yes – with dual occupancy, accessible Unit developments and accessible residential above retail but no higher than 3 levels.
- Gormans Hill, Mitchell, South Bathurst & West Bathurst: Dual occupancy with **no** further multi level units (only single level multiple units on one block)

b) Fringe suburbs of Abercrombie, Kelso, Llanarth, Windradyne

- Yes but no multi level units or flats

c) Urban villages of Eglinton, Perthville, Raglan

- No

d) Areas close to shops [both in the CBD and the suburbs]

- CBD: As described above for Central Bathurst.
- Other areas in close proximity to main retail hubs – dual occupancy and Semi detached, row or townhouses

e) Other

**4. How do you think we should increase our living density.**

- As described above.
- Council could relax infrastructure charges for operators of affordable housing and those targeting older or people with a disability. Council has a role to play in developing infrastructure, transport, amenities and age-friendly public spaces.



- Council could advocate to the state government to free up surplus land (like the gas works huge land area near the CBD) and make it available to mission based organisations to develop seniors living and care services. Land endowment from the state or the likes of Jemma should be 'de-risked' to promote developer interests. This could include remediation of contaminated brown field sites, with council streamlining planning and land-use permissions and developer payment deferment to permit initial property sales to underpin inclusionary zoning in new developments.
- Council should work jointly with NSW Department of Industry and the local member to identify vacant Crown Land which may be suitable for current or future social housing needs particularly in rural and regional areas in the State Land Stocktake (under the Crown Lands Review)
- Preference should be given to providers of affordable housing if re-allocating ex-government or crown land.
  - Affordable housing refers to housing that is provided at a discount to market rent, for example, 80% of market rent. These properties are likely to have been developed with assistance and planning incentives from the NSW and/or Commonwealth Governments, or cross subsidy from the sale of private dwellings and a reduction in council fees.
  - Affordable housing may be owned by private developers, private organisations, local governments or community housing providers but is usually managed by not-for-profit community housing providers.
  - Affordable housing is an ideal stepping stone for people in social housing who, with the right support, may have the capacity to enter the private rental market. It is targeted at low income households but is managed more like a private rental property. Importantly, it is also open to a broader range of incomes than social housing, so households can earn higher levels of income and still be eligible. In this situation affordable housing can act as a diversion from social housing, by accommodating people in housing stress who would otherwise seek social housing assistance and is of immense value to those with disability if the whole project adopts the **Living for the Future** Standards.
- Establish a strictly controlled Mobile Home community: Mobile home communities are typically parks with caravans and mobile or relocatable homes for permanent residents. They rarely include a care component however, operators of mobile home communities are increasingly targeting older people and offering communal services and facilities to meet their needs. These communities increase the density of accommodation whilst providing a much needed very low cost form of housing for those in need unable to access the overstretched public housing scheme. Accessible mobile homes are easy to establish and the overall site can be quite attractive if sustainable practices are put into place and like many – mature streetscapes.
- Council may be able to access the \$27 million community improvement fund. Local councils, non-profit groups and private sector organisations have been invited to apply for funding of up to \$50,000 for projects which improve community infrastructure or facilities, enhance open spaces, improve safety, increase accessibility for older people or people with disability.

## 5. What other opportunities do you think Council should consider to encourage a range of housing types to meet the existing and future needs of the community.

- In recent years, there has been growing awareness of the critical role played in supporting older people to remain in their communities by building accessible and adaptable housing according to universal design principles. Universal design incorporates products and building features that – to the greatest extent possible – can be used by everyone. Overcoming inefficiencies in the planning system is a critical requirement for increasing opportunities to deliver a greater diversity of housing products. Planning systems needs to respond to these changing market demands by reflecting a clear understanding of the nature of housing for older people, people with a disability and retirement living.

- In order to reduce the cost to council rate payers an analysis of what costs could be sought from the RMS for the installation of sealed foot paths on RMS road corridors and more importantly use these funds to actually complete the work. This opens up more housing areas to those who are elderly or have a disability and if combined with mature streetscape encourages these people to move further afield from the main overcrowded CBD.
- Section 94 funds are already sourced from developers, why are these funds not used to install a fundamental right of those with disability, the elderly, parents with child mobility aids or simply kids walking to school – that is – a SEALED FOOTPATH? These funds should be used instead of having to seek annual adjustments to the financial budget allocating monies for new foot paths that should have been installed by the developers in the first place.
- Sealed footpaths or shared foot path / cycleways encourage community activity and participation as well as the obvious health benefits. Sealed foot paths are of immense benefit to those utilising mobility aids either through age or disability necessities and when linked to services such as bus stops, schools, entertainment facilities etc., and help to provide a reduction in traffic movements thereby adding to the amenity of an area that may have a high density of housing. Certainly of immense value to areas surrounding school drop off zones.
- All developments should be required to submit a Traffic Management Plan which requires at the very least, sealed footpaths and appropriate laybacks to all of the main development access streets and the secondary streets – perhaps not short side streets, cull-de sacs, Places and the like unless leading directly to a shopping hub.
- The needs of pedestrians and cyclists need to be given equal priority instead of the emphasis on vehicular traffic as being the only form of safe access to housing developments.
- Design standards should be adopted by council that address specific requirements associated with marginal, aboriginal and disability housing. Issues of cultural appropriateness, physical accessibility and personal and community safety should be key components of a minimum standard together with affordability.

BRAC's suggested recommendations are targeted to provide an efficient housing system that promotes home ownership, affordable private rental, adequate supply of social housing and specific housing provision for aboriginal, disability, the elderly and homelessness needs. Bathurst needs a comprehensive housing system that promotes diversified and mixed income communities and provides non-discriminatory accommodation for all.

The demand for seniors housing is expected to increase significantly in line with the ageing of the population over the coming decades as already predicted for Bathurst. Broad changes to the housing situations of older people and those with disability and the household structures in which they live, have significant implications for successful ageing.

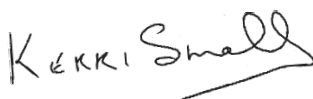
To ensure the wellbeing of older Bathurstians, policy and planning for age & disability friendly housing **and associated infrastructure** needs to consider the design, demand, affordability, supply and location of housing for the future.

If any clarification is required, please don't hesitate to contact our Chairman / Secretary.

Yours faithfully!



Bob Triming  
Chairman / Secretary



Kerri Small  
Vice Chairwoman



Kim Heffeman  
Vice Chairwoman



RE: Bathurst Housing Strategy - Stage 2 Strategy Development Consultation

bathgates

to:

'Bathurst Regional Council'

02/12/2017 02:22 PM

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To: "'Bathurst Regional Council'" <council@bathurst.nsw.gov.au>

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Dear Sirs

The Bathurst Heritage Network would like to thank Council for the opportunity to provide input into the Housing Strategy.

In broad terms we support the draft paper, and in particular the recognition of the importance of our Heritage Conservation Areas and the need to keep the heritage buildings and streetscapes as an authentic intact asset, particularly for the economic benefits they bring through tourism.

Council should resist the calls for high rise and medium density which would fracture and destroy this unique promotable heritage asset.

In regard to the concept of greater density around the rim of the Central Conservation Area, we think Council is on the right track looking at brownfield sites and precincts. Those marked Investigation Areas may well contain pockets of more modern heritage and will require careful analysis. The Heritage Network would welcome the opportunity to participate in their evaluation

Yours sincerely

Sandy Bathgate

Convenor

Bathurst Heritage Network



BathurstHeritageMatters



ExperienceHeritageBathurst



BathurstHeritageTradesTrail

[www.heritagebathurst.com](http://www.heritagebathurst.com) HERITAGE CITY [heritagebathurst@gmail.com](mailto:heritagebathurst@gmail.com)

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“creating living heritage”

**From:** Bathurst Regional Council [<mailto:council=bathurst.nsw.gov.au@mail192.atl21.rsgsv.net>]

**On Behalf Of** Bathurst Regional Council

**Sent:** Friday, 3 November 2017 3:17 PM

**To:** soljem@tpg.com.au

**Subject:** Bathurst Housing Strategy - Stage 2 Strategy Development Consultation

<https://gallery.mailchimp.com/94975041cab7544a51bd22ee4/images/1a282a02-b226-4d30-8dcb-8d8b577201e0.png>

## Bathurst 2036 Housing Strategy

Stage 2 Strategy Development Consultation

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Council recognises that the City is growing at an average of 1.4% annually, with a need to house an additional 12,170 people by 2036. Council considers that the City will sustain further growth beyond 2036 at least at a similar growth rate. The Housing Strategy seeks to identify actions that Council could implement to house that growth in a managed way.

The Strategy recognises that there are a number of methods that could be used to increase the lifespan of the existing vacant land stocks through appropriate increases in living densities with the aim of reducing unrestrained urban sprawl. The identified actions will assist in delaying the zoning of additional land and thus minimising the City's footprint.

Council has developed the Stage 2 – Strategy Development Consultation Paper which provides a summary of the existing supply and demand for housing, demographic characteristics, the strategic context and its opportunities and constraints as well as the results of the Stage 1 community visioning.

The draft action plan is on public exhibition until **8 December 2017** and feedback is invited. A final strategy will then be prepared for consideration by Council in the first half of 2018. Download the documents by clicking the button below.

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You attended a workshop or completed a survey about the Bathurst 2036 Housing Strategy.

**Our mailing address is:**

Bathurst Regional Council - Strategic Planning

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Bathurst, Nsw 2795

Australia

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7 November 2017

The General Manager  
 Essential Energy  
 PO Box 5730  
 PORT MACQUARIE NSW 2444

File No.		
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Pages Scanned	Attachment	Original Despatched
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Dear Sir/Madam

**Bathurst 2036 Housing Strategy, Stage 2: Strategy development consultation**

The draft Bathurst 2036 Housing Strategy aims to guide how residential development in Bathurst will be planned and managed until 2036. In particular, it aims to identify the existing and future housing needs of the City of Bathurst and how a range of housing types can be encouraged.

Your organisation has been sent a copy of the draft Strategy action plan as the recommendations of the draft action plan may have an impact on the facilities or services that your organisation provides within the Bathurst region.

Council recognises that the City is growing at an average of 1.4% annually, with a need to house an additional 12,170 people by 2036. Council considers that the City will sustain further growth beyond 2036 at least at a similar growth rate. The Housing Strategy seeks to identify actions that Council could implement to house that growth in a managed way.

The Strategy recognises that there are a number of methods that could be used to increase the lifespan of the existing vacant land stocks through appropriate increases in living densities with the aim of reducing unrestrained urban sprawl. The identified actions will assist in delaying the zoning of additional land and thus minimising the City's footprint.

Bathurst's population will continue to age and household size will continue to decrease. The identified actions in the Housing Strategy also seek to encourage housing choice and diversity, particularly with respect to living densities, both lot and household size.

Council has developed the Stage 2 – Strategy Development Consultation Paper which provides a summary of the existing supply and demand for housing, demographic characteristics, the strategic context and its opportunities and constraints as well as the results of the Stage 1 community visioning.

Council encourages your organisation to have input into the draft action plan. The draft action plan is on public exhibition until **8 December 2017** and feedback is invited. A final strategy will then be prepared for consideration by Council in the first half of 2018. Download the documents by visiting: <http://yoursay.bathurst.nsw.gov.au/housing>.

Reference: NM:JM:20.00089  
 Enquiries: Mr N Murphy 02 6333 6514  
 Inm 20.00089 housing gov agencies - fo.docx

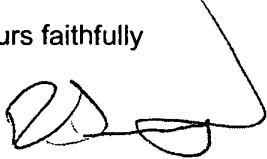
2

Essential Energy  
7 November 2017

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If you have any queries please contact Mr Nicholas Murphy of Council's Environmental Planning & Building Services Department on 02 6333 6514.

Yours faithfully



R Denyer  
**ACTING DIRECTOR**  
**ENVIRONMENTAL, PLANNING & BUILDING SERVICES**



**Australian Government**  
**Civil Aviation Safety Authority**

STAKEHOLDER ENGAGEMENT GROUP

CASA Ref: G117/958

30 November 2017

Mr Richard Denyer  
Acting Director  
Environmental, Planning & Building Services  
Bathurst Regional Council  
Private Mail Bag 17  
BAHTURST NSW 2795

Email: [council@bathurst.nsw.gov.au](mailto:council@bathurst.nsw.gov.au)

Dear Mr Denyer

Thank you for your letter of 7 November 2017 requesting comment from the Civil Aviation Safety Authority (CASA) on the draft Bathurst 2036 Housing Strategy.

CASA has reviewed the Housing Strategy and notes the document identifies that the Council's Local Environmental Plan protects the airport land and restricts developments in the vicinity with respect to noise and Obstacle Limitation Surfaces.

CASA recommends that the Council ensures that the National Airports Safeguarding Framework (NASF) guidelines are used when assessing developments on and in the vicinity of the airport. Further information about NASF is contained in the attachment.

I am advised that page 19 dot point 1 should include *Procedures for Air Navigation Services - Aircraft Operations surface (PANS-OPS)*. It is suggested that the dot point reads *New development might penetrate the Obstacle Limitation Surface (OLS) and Procedures for Air Navigation Services - Aircraft Operations surface (PANS-OPS), or...*

The proponent should also consider the specific issues which are contained in the attachment as part of any planning and development.

For further information please contact Ms Slavica Despotovic, Aerodrome Inspector, on 02 8651 3110 or email [slavica.despotovic@casa.gov.au](mailto:slavica.despotovic@casa.gov.au).

I trust this information is of assistance.

Yours sincerely

A handwritten signature in black ink, appearing to read 'C. Hutton'.

Carolyn Hutton  
Manager  
Government and International Relations Branch



## ATTACHMENT – CASA Recommendations

### Departure and Approach Procedures

Any proposed structures and cranes if used in construction should be referred to the procedure design organisation/s responsible for the maintenance of instrument flight procedures at the Aerodrome. Please be aware that there may be more than one organisation responsible for the procedures at the aerodrome.

To check which organisations are responsible you can view the procedures at: <http://www.airservicesaustralia.com/aip/aip.asp> then Departure and Approach Procedures. The logo on the bottom of each procedure plate indicates the design organisation responsible.

### Compliance with standards

Any aerodrome developments to aviation facilities associated with the planning proposal need to be consistent with the requirements of Civil Aviation Safety Regulations 1998 Part 139 and the associated Manual of Standards. Further details are available on the CASA website.

<https://www.casa.gov.au/standard-page/casr-part-139-aerodromes>

The National Airports Safeguarding Framework provides guidance on planning requirements for development that affects aviation operations. This includes building activity around airports that might penetrate operational airspace and/or affect navigational procedures for aircraft. The Framework consists of a set of guiding principles with six guidelines relating to aircraft noise, windshear and turbulence, wildlife strikes, wind turbines, lighting distractions and protected airspace. Further information is available from the following link:

[https://infrastructure.gov.au/aviation/environmental/airport\\_safeguarding/nasf/](https://infrastructure.gov.au/aviation/environmental/airport_safeguarding/nasf/)

### Aerodrome operations

Consultation should also be undertaken with the aerodromes operational management team to manage the following issues with developments adjacent to any aerodromes:

- Airport master planning: Council should ensure that the proposal does not affect any future development or upgrades planned by the aerodrome's operational management.
- Obstacle limitation surfaces (OLS) and Procedures for Air Navigation Services – Aircraft Operations: Prior to construction, the development and crane activity should be reviewed by the aerodrome's management team for the protection of these surfaces.
- Wildlife hazard management plan: Consideration needs to be given to the final heights and bird attractions of landscaping provisions which potentially may cause a risk to aviation activities.
- Obstacle lighting: The building and any construction cranes would need to be marked to comply with CASR 139 and associated MOS, paying particular attention to the quantity, type, luminescence and whether day and/or night marking is required.
- Lighting in the vicinity of an aerodrome: Any proposed non-aeronautical ground light in the vicinity of an aerodrome may by reason of its intensity, configuration or colour, cause confusion or glare to pilots and therefore might endanger the safety of aircraft.
- Gaseous plume: Exhaust plumes can originate from a number of sources and aviation authorities have established that an exhaust plume with a vertical gust in excess of 4.3 metres/second may cause damage to an aircraft airframe, or upset an aircraft when flying at low levels.
- Control of dust: During any construction the emission of airborne particulate may be generated which could impair the visual conditions.



Mr Richard Denyer  
Acting Director Environmental, Planning & Building Services  
Bathurst Regional Council  
158 Russell Street  
Private Mail Bag 17  
BATHURST NSW 2795

**Attention:** Nicholas Murphy

**RE: Bathurst 2036 Housing Strategy: Stage 2 – Strategy Development Consultation**

Dear Mr Denyer

Thank you for your letter dated 7 November 2017 requesting comments on the draft Bathurst Housing Strategy 2036, Stage 2. Transport for NSW (TfNSW) appreciates the opportunity to provide input on this initiative.

TfNSW supports the development of housing estates that consider the impact on the State Road Network, promote appropriate traffic and parking arrangements, are well connected to public transport corridors with safe access to walking and cycling facilities and the regional network. The encouragement of active transport modes, walking and cycling, combined with public transport for travel between Neighbourhood Activity Centres (NAC) and to residential areas is crucial as it decreases the use of private motor vehicles providing benefits for the road network due to the reduction in vehicles using both local and classified roads.

TfNSW encourages the development of NACs. Presently, there are only two connections between Bathurst CBD and Kelso, Ragland (east Bathurst). During Macquarie River flooding events, the only route open to traffic between east Bathurst and Bathurst CBD is the Great Western Highway. The provision of NACs will reduce the use of classified roads, as more local traffic trips occur, thereby reducing traffic congestion on arterial routes through Bathurst.

It is of particular importance that, in accordance with clause 101 of *State Environmental Planning Policy (Infrastructure) 2007*, the urban expansion areas should have vehicle connectivity to Bathurst CBD through local roads rather than new connections to classified roads.

Careful planning is also required in increasing residential density within the 'change area'. In particular, vehicular access to new lots/dwellings should as far as practicably possible be obtained from local roads. Any direct vehicular access to Classified Roads should be designed so that vehicles enter and exit in a forward direction.

Consideration should be given to the multiple small scale developments and their cumulative impact on the road network including road infrastructure improvements.

Upgrades to road infrastructure in accordance with Council's Section 94 Contribution Plan and the Kelso Traffic Access Study need to be implemented to accommodate traffic growth in Bathurst. This includes the duplication and flood proofing (minimum 1:20 flood event) of Hereford Street.

If you have any further questions, Mr Lee Farrell, Transport Planner at TfNSW, would be pleased to take your call on (02) 8265 9943. I hope this has been of assistance.

Yours sincerely

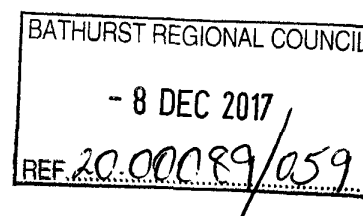


13/12/17

Mark Ozinga  
Principal Manager, Land Use Planning and Development  
**Freight, Strategy and Planning Division**

CD17/12621

59



Submission on the Bathurst 2036 Housing Strategy

- The idea of redeveloping some of the rundown, older areas close to shopping precincts in the city, to allow for higher density housing has substantial merit as it would assist in providing the Bathurst community with an increased amount of housing within close proximity to essential services.
- Increasing the living density in the inner-city suburbs of central Bathurst is also a good idea, as that too would allow for more residents to be housed closer to essential services, particularly when giving consideration to our population ageing.
- Whilst higher density living areas should be made available and encouraged in some areas of the city, the market forces should however, primarily dictate the size of lots made available in new residential subdivisions, to provide for all areas of growth.

A location which we believe needs to be included in the Urban Expansion areas for this housing strategy; Land East of Kelso.

Land East of Kelso, on Limekilns Road should be considered for future residential zoning for the reasons outlined below;

- The recent multimillion dollar Great Western Highway upgrade provides excellent road access in this locality. With this land being in such a convenient location, it has the potential to offer several direct routes right into the Bathurst CBD. The possibility of further upgrades into the future extending to, and beyond Raglan in addition to other road infrastructure improvements in the area, will only further enhance the accessibility of the land located in this locality and it is likely to make it an even more appropriate area to be considered for growth and future residential zoning.
- There has been significant investment in water infrastructure in this area with the construction of a new water reservoir on Limekilns Road, located only a short distance away.
- Further residential zoning in this area would assist in providing housing choice in a range of different locations within the Bathurst area.
- Kelso (along with the suburbs of central Bathurst) is considered to house the highest proportions of the population, which suggests there is demand, with residents of Bathurst particularly family households having the desire to live in the Kelso area.

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. 7 DEC 2017

BATHURST REGIONAL COUNCIL

DEPB ✓

- This area would provide the closest link for those people wanting to live in a new residential area and who are commuting to the East of the city.
- Located only a few short minutes from the Bathurst CBD and close to all essential services within the Kelso area; schools, sporting fields, supermarkets, food outlets, service stations, specialty shops.
- There are cycle ways already constructed and planned to be constructed within close proximity to this area. The central location of this land would give residents more options when travelling to and from work and into the CBD, which may assist in reducing the number of traffic movements.
- A range of employment in the nearby areas. New Development and further growth expected of retail and Bulky goods on the Great Western Highway (gateway enterprise park) located only a short distance from this area.
- The existing local access and collector road network in this area (Marsden Lane/Limekilns Road) in addition to the construction of the proposed collector road linking Emerald Drive with Limekilns Road, will further provide for any potential future development in this locality. As this area would be well connected to a number of established major road networks in the city, this would assist in limiting any traffic congestion.
- The majority of the land in this locality is below the 730m contour. The infrastructure and expenditure outlay necessary for further utility services and residential development in this locality would likely be less, as opposed to other potential areas where servicing the land would or may require significant capital expenditure.
- Any land unable to be serviced in this locality, could be used for appropriate public recreation.
- A substantial amount of infrastructure in this area has already been planned and budgeted for in the current planning instruments, 2014 Development Control Plan and Section 94 Contributions Plan Roadworks-New Residential Subdivisions. Including two roundabouts, one located on Limekilns road, and another roundabout located on the north-eastern extremity of Emerald Drive. Both providing an ideal connection to this land located further to the east, with a further collector road, connecting the Emerald drive roundabout with an intersection/roundabout to be located on the Great Western Highway.

- Housing and Residential zoning is adjacent to and already surrounds this area to the North, South and West. New residential subdivisions located to the south and west, with some larger lifestyle blocks, located further to the north. Future residential zoning in this locality would therefore be compatible with the existing zoning on adjoining properties and reduce the chance of any conflicting land uses.
- A portion of land in this area, already forms part of the Bathurst Region Urban Strategy 2007.

For these reasons, we believe this area should be considered for urban expansion and future residential zoning.

Thankyou for the opportunity to provide feedback on the 2036 Bathurst City Housing Strategy.

Yours Sincerely

Greg, Elizabeth, Leigh and Rachel Cutler

Area suitable for rezoning



# BATHURST REGIONAL COUNCIL



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: 30-11-2017

"Base Map" Department of Lands 2006"



Fw: DPE comments - Bathurst Housing Strategy  
Nicholas Murphy  
to:  
Group Records  
16/02/2018 09:19 AM  
Hide Details  
From: Nicholas Murphy/BathurstCC  
To: Group Records

For file 20.00089

thank you

Nicholas Murphy  
Senior Strategic Planner  
Bathurst Regional Council  
158 Russell Street Bathurst 2795  
Phone: 02 6333 6514  
Fax: 02 6331 7211  
[www.bathurst.nsw.gov.au](http://www.bathurst.nsw.gov.au)

----- Forwarded by Nicholas Murphy/BathurstCC on 16/02/2018 09:18 AM -----

From: Helen Wilkins <helen.wilkins@planning.nsw.gov.au>  
To: "nicholas.murphy@bathurst.nsw.gov.au" <nicholas.murphy@bathurst.nsw.gov.au>  
Cc: Wayne Garnsey <Wayne.Garnsey@planning.nsw.gov.au>  
Date: 15/02/2018 04:56 PM  
Subject: DPE comments - Bathurst Housing Strategy

---

Hi Nick

Deniz Kilic and Wayne Garnsey from the Department's Dubbo office asked if the Housing Policy team would like to provide comments for council's consultation version of the Bathurst Housing Strategy. Apologies it's taken so long to get these comments together and so I'm now sending them to you direct, rather than via Wayne.

As you know, having been involved in our consultation for DPE's draft Local Housing Strategies Guideline and Template, there are implications for council's Housing Strategy depending on whether it is finalised before or after the release of the Guideline. Whilst, the exact date of the release of the Guideline to councils is not yet confirmed, if the Strategy is finalised after the release of the Guideline and Template, council may be required to follow the structure of the Template, or apply to the Department's regional team to vary the structure.

Therefore, we recommend that, in addition to addressing the requirements in council's Regional Plan to prepare a housing strategy (to increase housing choice and affordable housing), council might give thought to structuring the final Strategy to align with the high-level headings in the draft Template (the dark blue headings), which were circulated to Bathurst Council for consultation in September 2017 and shown below.

The draft Strategy is relatively comprehensive. However, we also recommend that council look at the considerations in Annexure 1, some of which are not covered in the Strategy, most notably the requirement in the Regional Plan to increase affordable housing. We recommend more evidence around the current and forecast need for AH, affordability of the current and forecast housing stock, and options for increasing the AH stock beyond just increasing general housing. This is described more the Guide.

*SECTION 1 - Introduction*  
*Executive Summary*



- 1.2 *Planning Policy and Context*
- 1.3 *Local Government Area Snapshot*
- 1.4 *Housing Vision*
- SECTION 2 – *The Evidence*
  - 2.1 *Demographic Overview*
  - 2.2 *Housing Demand*
  - 2.3 *Housing Supply*
  - 2.4 *Land Use Opportunities and Constraints*
  - 2.5 *Analysis of the Evidence-Base*
- SECTION 3 – *The Priorities*
  - 3.1 *The Local Housing Strategy Objectives*
  - 3.2 *Land Use Planning Approach*
  - 3.3 *Mechanisms to Deliver the Options*
  - 3.4 *Evaluation of the Options*
- SECTION 4 – *Actions*
  - 4.1 *Implementation and Delivery Plan*
  - 4.2 *Planning Proposal (if applicable)*
  - 4.3 *Monitoring and Reviews*

Thanks again for the opportunity to comment on the Housing Strategy at this consultation phase and look forward to seeing the final Strategy.

Best regards  
Helen

**Helen Wilkins**  
Senior Planner  
Housing Policy  
320 Pitt St | Sydney NSW 2000  
T 02 9274 6559



**Planning &  
Environment**

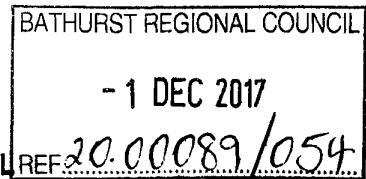


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. 1 DEC 2017



Dear Nicolas Murphy,  
Senior Strategic Planner,  
Bathurst Regional Council NSW,  
Bathurst NSW 2795,

BATHURST REGIONAL COUNCIL

I have recommended for our community along with its councils to watch and monitor Bathurst's behaviour and make adjustments to the Bathurst Housing Strategy for 2036. This is from observation from going online at the Australian Bureau of Statistics. I found a wealth of information from their government website by googling Australian Bureau of Statistics, that was profound and very helpful, giving me insight to where our country needs to spend money wisely. Based on the information to build a better Australia.

Key issues are mainly liveable and/or arable land for food production, supply and possibly its storage.

Verses population growth and optimum level to sustain our lucky country lifestyle. Housing is only one aspect of this equation. Other factors include the towns infrastructure including schooling, housing, hospitals, health, business, entertainment, tourism, farming, research and its marketing, technology, good council governance and good water and waste programs, to name a few.

Future planning must be firmly based on scientific, fact based on past records and speculative forecasting with some of the major events as weather conditions, like flood or famine, which determines water supply which affects a towns population levels. This figure determines Dam size for its essential survival as without water there is no life. Its security also needs to be addressed. As polluting its source and streams affects the health of its rivers and as a consequence leading back to the human consumption of this water quality.

So expostulating these results can downsize or scale down to Bathurst's population. This can determine its housing strategy based on the projected figure of **12,170 people by 2036**.

Also consider looking abroad for variance in other country strategies, namely neighbouring countries, in its region, where we trade in. But also consider the origins and defence links ties that our nations which provides the best security and defence for a stable building nation.

Coming out of the Bathurst council Housing Strategy for Bathurst by 2036, held at Bathurst Council Chambers at 5pm on the 13<sup>th</sup> November 2017 I felt the strongest and most compelling evidence from the councils charts and date presented to the invited public was imminent and rapid growth with the elderly or grey army (Baby Boomers). So massive development for granny flat maybe necessary. Another demographic area of growth was mentioned to me was large movement of young family couples migrating west from major capital cities due to changing lifestyles, housing and living expenses, developing road corridors and less congestion in rural settings. Or put bluntly a desire for the quieter life!

My strongest recommendation is look at the Bathurst 2036 Housing Strategy freely obtained or distributed by contacting this council where they can either suggest retrieving this document via their website and downloading its electronic file. Alternatively they can printout and hand deliver personally to you from either a council staff member or go to their Bathurst council front reception office and demand a copy.

Conclusions from my findings from this Housing Strategy document. On page 12 is a table of information or Total of all suburbs verses Dwelling type whether Single Dwelling, Dual Occupancy,

DEPBS ✓

Multi-Dwelling Housing and lastly but not least Granny Flats. Glaringly obvious were the Single Occupancy or family home was the greatest figure of 1451 total of all suburbs or 62.6% of total development. Whereas the least was Granny flats of 20 total of all suburbs or 0.9% of total development. This spells out a maximum and minimum event. From my schooling days this reminds me of calculus derivatives where the first derivative is the scale of function maximum or minimum. Whereas the second derivatives tells me if it is peaking or troughing by the gradients ascent or decline. Another mathematical formula comes to mind simultaneous equations for determining across over between two varying line curves or equations. This meeting place determines where supply meets demand in statistical analysis. This is the optimum point for sustainable growth where supply equals demand. A slight adjustment to demand promotes growth. Which leads to increase in business with an increase in population growth for a town. Vice versa to encourage downsizing a towns needs, are possible as well.

Supplied with this information it is a simple case of matching existing housing and living conditions infrastructure to the demands of the new settings guides we require to adjust with minimal impact on several fronts as environmental, social economic and community relationships with its people and neighbours and neighbouring communities set in different regions or shires close by. I believe this will encourage an optimum or maximum outcome for a positive result.

Based on the figures Nicolas Murphy (Senior Strategic Planner of Bathurst Regional Council NSW, (supplied me with firstly the population of Bathurst for 2036 being speculatively figure of 12170 which is the constant value we need to go by, give or take a 1000 people either way. So if the maximum growth rate of family homes of around 750 square metres minimum lot size and its growth is 62.6% per annum. Also minimum growth rate is in the Granny Flats are 550 square metres and its growth figure being 0.9%.

So extrapolating this at 62.6% requires 750m sq. land size.

Therefore the mean average house land size is (62.6% - 0.9% ) equals 61.7%

Therefore its mean lot size is  $62.6 = 750$ ,

so  $61.7 = x$

Therefore making x the subject is  $62.6x = 750 \times 61.7$

Therefore  $x = 750 \times 61.7 / 62.6$

Total  $x = 739.217$  sq metres

or rounding up to 740 sq metres or 750 sq metres to cater for maximum outcome being the maximum lot size for family home anyway. Also with an average family of 2.6 people (sources from Bureau of Statistics website by going online). Thus to get a population of 12170 requires 2.6 people per household at a 750 sq metre lot size. So  $12170 / 2.6$  families require this times 750 = total land size to just build new developments only or worst case scenario. A less case is most probable due to people coming and going from Bathurst and sharing this area can promote or cater to a broader community, where some people being wealth and other impoverished.

The final figure has to be determined by council whom is very proactive and experts at governing the Bathurst boundaries and coersing surrounding council shires to maximise outcomes with minimum cost and best design value.

I hope this information is helpful!

•  
•  
  
Kindest Regards,

Stephen Ives (Bathurst NSW Resident since 2007)  
(Director)

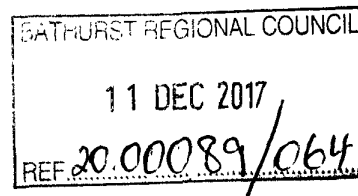
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36 Rocket St  
Bathurst 2795  
December 8, 2017

The General Manager,  
Bathurst Regional Council,  
Russell St  
Bathurst 2795



Dear Sir/Madam,

### *Housing Strategy 2036 Response*

The idea that the growth of Bathurst should not result in extensive urban sprawl over agricultural land is a great one. When I first came to Bathurst, there were dairies where the Baptist Church is now and orchards behind Holy Family School. Much of the rural nature of the city has been lost.

Whilst it is laudable that Council wishes to significantly increase living density in the inner parts of the city, it is unfortunate that, during the time I have lived here, many residential buildings in the centre of town have been approved for conversion to commercial space. A development(s) which combines residential and office space could help arrest this. Council could encourage residents to realise that being able to park right outside the business you wish to visit is no longer possible. Emphasis could be placed on the health benefits of parking and walking.

The idea of reducing lot size is also good though this should be equally in all areas of the city. Concentrating on infill of larger blocks in the Heritage Conservation Area will result in greater traffic (and greater noise) on its streets and the loss of mature trees within yards. As noted in the Discussion Paper, infill also has consequences on garbage collection. In addition, there are some residents (currently living on larger blocks such as Robin Hill or Mount Pleasant) who would like to move closer to town but would like to be able to have a large garden.

Another issue in the Heritage Conservation Area is the number of houses which are left empty and not maintained. Eventually they become dangerous and have to be demolished. This has occurred in Russell St, Keppel St and, more recently, in Seymour St. The pair of semis in Seymour St (near Keppel St) had not been lived in for at least 20 years!

It has also been noted in the Discussion Paper that Chifley Dam (at current height) will not be able to supply sufficient water for the projected population growth. Encouraging residents to install and use rainwater tanks could help alleviate this problem.

Finally, I am wondering whether there are plans for a By-pass so that heavy vehicles (and others) are not travelling through residential areas in the centre of town.

Regards,

(Ms) J. Henderson

DEPB



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File No: SF17/51911  
Ref No: DOC17/554520

Mr R Denyer  
Acting Director  
Environmental, Planning & Building Services  
Bathurst Regional Council  
Private Mail Bag 17  
BATHURST NSW 2000

By email: [council@bathurst.nsw.gov.au](mailto:council@bathurst.nsw.gov.au)

Dear Mr Denyer

### **Bathurst 2036 Housing Strategy, Stage 2: Strategy development consultation**

I refer to your letter dated 7 November 2017 requesting comments on the *Bathurst 2036 Housing Strategy*. Thank you for the opportunity to provide comment on the document.

I understand that the *Bathurst 2036 Housing Strategy* is a strategic document intended to guide the Council in providing guidance on the planning and management of residential development in Bathurst until 2036 on a range of housing to meet the existing and future needs. Furthermore, I recognise that the strategy only considers the urban areas of the city zoned 'R1 General Residential', 'R2 Low Density Residential', 'B1 Neighbourhood Centre' and 'B3 Commercial Core'.

As you are aware, Bathurst Regional Council has a significant collection of heritage assets located within its boundary. The State Heritage Inventory database (SHI) shows that these include: 34 items listed on the State Heritage Register (SHR); 11 heritage conservation areas; several items listed on 'Schedule 5 Environmental heritage' *Bathurst Regional Local Environmental Plan 2014*. Much of the Bathurst's inner-city area is covered by a Heritage Conservation Area (HCA) and due its proximity to the Central Business District (CBD), the area is predicted to experience increasing pressure for additional residential development.

#### **Comments on the Strategy**

It is noted that a two/three stage consultation process is being undertaken to assist in the development of the strategy. Stage 1 has been completed and involved community consultation to understand the community's vision for housing. One of the key messages from the Stage 1 community consultation is that the community wants the heritage of Bathurst protected and the existing heritage qualities of the neighbourhoods and the city retained.

The *Bathurst 2036 Housing Strategy Stage 2: Strategy development consultation* submitted for comment is Stage 2 of the development of this Strategy and seeks feedback on draft

actions for the future. The document identifies key constraints and opportunities that guided the development of the housing strategy – heritage being one of them.

One of the strategies to manage change and growth, as identified in the document, is to provide more intensive and diverse housing in the proximity of neighbourhood activity centres and Bathurst CBD, through new infill development. The strategy states that there are potential sites within inner city neighbourhoods - incorporating the Bathurst CBD - that have opportunities for multi dwelling and mixed-use developments.

To support this strategy, various actions are proposed including identification of sites within 'Inner City Precinct' - incorporating the Bathurst CBD and inner city residential areas - for redevelopment with higher densities. Proposed action also includes investigating amendments to the planning controls to enable higher densities and mixed-use developments. In order to protect existing heritage buildings, sites and streetscapes, the council intends to establish agreed development principles for new development.

It is acknowledged that the inner-city areas of Bathurst are undergoing population growth and there is a greater demand for housing closer to the city amenities. However, the inner-city areas include significant heritage items and places and new development should be balanced against the need to protect the character and setting of these places. It is recommended that the objectives of the housing strategy complement the objectives of the community strategic plan of Bathurst to protect the region's 'unique heritage and history'.

Therefore, it is recommended that heritage management is considered in the early stages of the strategic planning process. It is important that the housing strategy enables the protection of the heritage items, views and significant landscapes rather than the unnecessary loss of heritage items and streetscape character owing to urban consolidation in the heritage conservation areas. A heritage study prepared by suitably qualified and experienced heritage professional should inform development outcomes, especially in relation to retention of historic nature of the City and specifically the 'Inner City Precinct'.

If you have any questions regarding the above matter please contact Vibha Upadhyay, Heritage Programs Officer, Statewide Programs at the Heritage Division, Office of the Environment and Heritage by telephone on 02 9873 8587 or email at [vibha.upadhyay@environment.nsw.gov.au](mailto:vibha.upadhyay@environment.nsw.gov.au).

Yours sincerely



**Rochelle Johnston**  
Manager Statewide Programs  
Heritage Division  
Office of Environment & Heritage

18 December 2017



## NSW RURAL FIRE SERVICE



The General Manager  
Bathurst Regional Council  
158 Russel Street  
Private Mail Bag 17  
Bathurst NSW 2795

Your reference: NM:JM:20.00089  
Our reference: L13/0023

6 December 2017

**Attention:** Nicolas Murphy

Dear Sir/Madam,

### Bathurst 2036 Housing Strategy Stage 2: Strategy development consultation

Reference is made to Council's correspondence dated 7 November 2017 seeking comment in relation to the above Bathurst 2036 Housing Strategy.

Based upon an assessment of the information provided, NSW Rural Fire Service (RFS) raises no objections to the proposal subject to future updates to the strategy considering the relevant provisions of the NSW RFS document *Planning for Bush Fire Protection 2006*. This includes, but is not limited to:

- Provision of Asset Protection Zones (APZs) within the proposed lots in accordance with Table A2.4;
- Access to be provided in accordance with the design specifications set out in section 4.1.3; and,
- Services to be provided in accordance with section 4.1.3.

If you have any queries regarding this advice, please contact Emma Jensen, Development Assessment and Planning Officer, on 1300 NSW RFS.

Yours sincerely,

Jason Maslen  
Team Leader, Development Assessment and Planning  
Planning and Environment Services (East)

**Postal address**

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## **BATHURST AND DISTRICT BRANCH OF THE NATIONAL TRUST**

### **SUBMISSION ON THE BATHURST 2036 HOUSING STRATEGY**

The Bathurst & District Branch of the National Trust notes that in April 2016 we submitted a response to the Housing Strategy Discussion Paper and in that response we raised concerns and identified key issues which are still relevant.

On 12 December 2017 the Trust conducted a workshop and has prepared a further response to the Stage 2 Consultation in two parts:

Part 1: Heritage Conservation Area, Inner City Precinct and Investigation Areas

Part 2: New Land Release; Natural Environment

### **PART ONE**

#### **HERITAGE CONSERVATION AREA AND INVESTIGATION AREAS**

##### **CHARACTER PRECINCT (p.28)**

###### **1. GENERAL ACTIONS**

###### **REVIEW OF HERITAGE CONSERVATION AREA (HCA) (p.29)**

The National Trust supports the process to identify significant buildings and recommendations for their protection.

When determining the value of the city's 20<sup>th</sup> century building stock on the fringe of the HCAs, it will be important to identify and nominate precincts with repeated characteristics in the built form for additional inclusion in the various HCAs. Consideration should be given to identifying individual sites and precincts of 20<sup>th</sup> century architecture as an additional area or distinct element within an expanded heritage conservation area. This could include some special provisions in the DCP to ensure their protection.

The Bathurst & District Branch of the National Trust was actively involved in 1974 in identifying the areas which became nominated as the Bathurst Heritage Conservation Area. The Trust would like the opportunity to work actively with Council in identifying any new areas and notes the potential involvement of the 2017 Bathurst Macquarie Heritage Medal winner, Scott Robertson.

###### **2. INNER CITY PRECINCT (P.34)**

It is essential that we retain the integrity of our unique heritage streetscapes. They are 'Bathurst'. They contribute significantly to our sense of community and create the backdrop for our heritage city as a visitor destination.

Key elements which contribute to the heritage streetscape are:

- Predominantly single storey buildings in many precincts
- Consistent bulk and scale of the buildings
- Individually identified streetscapes representing either a range of eras (e.g. upper William Street) or a specific era (e.g. Californian bungalows in Brilliant Street).

The key concerns in relation to heritage in the Inner City Precinct that the Trust has identified need to be addressed as part of developing the Housing Strategy:-

- the ongoing piecemeal chipping away of heritage streetscapes and the need to retain the character of individual streets and individual buildings
- the effectiveness of the mechanisms used for establishing the significance ratings in relation to the age of buildings
- what constitutes a 'contributory and heritage buildings'?
- The argument that 'there are plenty of similar examples' in the city is not relevant when considering the importance of buildings within the streetscape that give it a unique character
- Importance of the preservation of the significant streetscapes that reflect the various eras of architecture.
- potential impact of higher densities on the heritage conservation area

The National Trust submits the following in relation to the Inner-City Precinct actions described on pages 34-35:-

The application of the current DCP rules within the Heritage Conservation Area are not, in practice, providing for the protection, in even the short or medium term, of key heritage streetscape assets. We continue to have continuing regular loss of streetscape buildings and their replacement with buildings which incrementally destroy the completeness or integrity of the heritage streetscapes.

The current DCP allows for infill buildings to a height of two storeys with the likelihood of continuing deterioration in the cohesiveness of important heritage streetscapes within the heritage conservation area. The recent Council approval for demolition of 190 Rankin Street, with replacement by a two-storey development highlights the short and medium-term threat to critical streetscape precincts if there is no amendment to the DCP as part of the Housing Strategy.

The National Trust therefore proposes that the Housing Strategy needs to:-

1. Identify more specific street and precinct controls for precincts within the Heritage Conservation Area

Comment:

Council needs to identify particular streets, sections of streets or precincts which need protection by amendment to the DCP to preserve their heritage streetscape qualities and integrity. The fact that some precincts are exclusively single-storey streetscapes should be identified and protected.

In particular, such amendments should modify the current allowance for two-storey development.

The identification of particular precincts with particular characteristics will counter the arguments that 'there are plenty of similar examples in the city'

A process of identifying particular precincts will enable the preservation of the particular streetscapes that represent the various eras.

Some of these precincts which may be added to HCA may be identified during the studies inherent in the investigation areas proposal.

2. Limit to two storeys any proposal to increase heights 'central to the block'.
3. Include a statement that, in relation to buildings in the Heritage Conservation Area, works proposed and approved should be limited to repair, restoration or reinstatement. Any proposal for demolition should be described as a rare and last resort.

### **3. INVESTIGATION AREAS**

The identification of 'investigation areas' implies the possibility of identifying areas for protection and preservation as well as areas or precincts for 'renewal'. It is important that, when undertaking such investigations, there is a high value placed on existing housing which provides lower cost housing and ensures continuity of affordable housing for a socio-economic cross-section of the Bathurst community. Housing precincts such as lower Havannah Street and Fish Parade provide walking access to the CBD, essential for disadvantaged groups.

The National Trust would appreciate the opportunity to be involved in consideration of the investigation areas.

#### **OTHER COMMENTS:**

##### **1 Landmark, greenfield and brownfield sites**

There is a small number of greenfield and brownfield sites in the Bathurst Heritage Conservation Area which are potentially available for development with higher densities. Any proposals for action must ensure that any such developments do not detract from the integrity of the heritage area.

The National Trust contends that such sites should be identified with specific planning guidelines developed and applied so that the opportunities for achieving greater density and high-quality developments are not lost. Master planning for each site should describe floor space/green space ratios and range of mixed densities to achieve optimum outcomes from this key resource, consistent with the need to maintain the integrity of the HCA. Processes to address this key issue need to be included in the Housing Strategy.

Further compromise of potential for holistic development as a result of subdivision must be avoided. The recent compartmentalisation of the 'Dairy Farmers' site through subdivision is a case in point.

In our earlier submission, the Trust highlighted the need to ensure that any mixed density development of greenfield/brownfield sites on the periphery of the Heritage Conservation Area should not restrict and damage rural vistas to the east of the city.

## PART TWO

### NEW LAND RELEASE; AND NATURAL ENVIRONMENT

#### Introduction:

The National Trust has as objectives the protection of important natural landscapes and protection of the environment, as well as the promotion of good environmental practice. The Trust also comments on current and future development as the buildings and subdivisions of today are the heritage of the future.

The Bathurst 2036 Housing Strategy, (to be referred to as the Strategy) considers the future housing needs of areas within the Bathurst LEP that are already zoned for residential and associated development. How these areas are developed will directly impact on the heritage landscapes and original land grant areas which are proposed for consideration for future suburban development but as yet are unzoned.

These new developments are the future heritage areas of Bathurst and there is a need for improved quality of urban design and urban spaces along with increased densities within these areas.

#### New Housing Areas

Along with increasing the capacity of the zoned undeveloped residential land, housing affordability and open space provision require consideration. The population and aging data included in the Strategy indicates that housing suitable for an aging population, not just as enclosed communities, is required mixed within the new developments. A requirement for Affordable Housing, to be included in a mix of housing types, would also add to the viability of Bathurst as a liveable city.

##### 1. Lot Sizes

The proposal for a mix of lot sizes to increase the residential density in new developments is supported. A mix of lot sizes with a mandated minimum density of at least 14 lots per hectare will reduce pressure to develop the heritage vistas and landscape along Eleven Mile Drive to Eglinton.

As Council is a major land developer including part of Laffing Waters Estate, Council has the opportunity to produce a model development that includes a mix of lot sizes, provides affordable housing and a range of housing types to meet the varied needs of an aging and diverse community. Also good urban design and varied streetscape features could be demonstrated.

##### 2. Open Space

The Strategy does not discuss the provision of open space in the new subdivisions. With a reduced lot size the current standard for the provision of open space may require reviewing to ensure there is adequate passive and active open space for the residents of the new developments.

Open space could be co-located with drainage reserves to maximise the benefits of creating active spaces and opportunities for an active lifestyle for future residents via a walkable community.

Standards for developments need to include street tree plantings particularly along pedestrian access routes to transport links and neighbourhood centres to provide shade in summer for pedestrians. Streets should have trees located in the road reserve for foot paths to create a green vista locally and community wide. This is particularly important in Kelso and the areas of West Bathurst which form the major vistas from the CBD of Bathurst.

### 3. Stormwater

The Strategy does not address the issue of stormwater within the document. Increased urban development will increase stormwater runoff and in new greenfield estates the conversion of raw land to hard areas will increase runoff up to five times the existing flows. The impact of increased stormwater on surrounding areas and the Macquarie River needs to be determined and resolved without adversely impacting on the flood plain.

The new release areas require a strategy for controlling and directing overland stormwater to the discharge points so that the post development rate of flow does not exceed the pre-development flow rate. Controlling stormwater will protect the existing creeks from localised flooding, erosion and protect the ecosystem of these waterways.

Drainage reserves also provide an opportunity for further greening of the neighbourhoods.

### 4. Urban Design

The Strategy emphasis good urban design as a future key feature of both infill and new urban areas. To date the urban design of the newly develop areas has not provide good examples of urban design. The newer streetscapes are bland with identical house being erected on each lot with no attention to orientation and potential outlooks.

The Council could consider mandating through Development Control Plans orientation of allotments and minimum standards of design elements to be included in housing designs. There is potential for the development of design guides for residential development based on lot size and development type to increase the variety and interest in the streetscape.

### *Heritage Vistas and Landscape*

The proposed future expansion of urban development to the west of Kelso, north of Eleven Mile Drive (post 2060) will encroach into the area of the original land grants which contain a number of important heritage buildings and items. This area is valuable productive agricultural land which should be retained due to its value to the Bathurst and regional economy.

This area provides the major rural outlook for the Heritage Conservation Area and older suburbs of Bathurst. The rural vistas are a significant part of the heritage of Bathurst and significantly add value to the older urban areas of the city.

Any Housing Strategy adopted by Council needs to consider ways of reducing urban sprawl to protect the character of the City of Bathurst by maintaining the agricultural vistas and landscapes developed by the land grants and protecting the remaining agricultural land.

### Environmental Considerations

The environmental outcomes of the urban expansion of Bathurst and surrounding areas are critical to the future success of Bathurst as a place to live. Within the greenfield sites earmarked for residential development there is potential to create an improved suburban environment minimising the impacts on the natural environment.

Consideration of measures to improve energy and water efficiency in local neighbourhoods through orientation of houses and associated buildings, including landscaping in addition to BASIX requirements could be considered. A minimum requirement for soft areas for each lot size, retention of significant trees within a subdivision, street tree planting and creation of landscaped corridors for wildlife all would add to the liveability of the area.

Landscaping including trees, reducing the heat sink effect of urban development improves walkability of a neighbourhood helping to create a healthy environment for residents. The new suburban developments of Bathurst could be the model healthy living areas for residents.

### Conclusion

The Bathurst 2036 Housing Strategy provides an opportunity for the future development of the suburban areas of Bathurst to become the model for urban development within the Central West of NSW. With a mix of lot sizes, housing styles suitable for aged, supported and general housing, greening programs, open space and good urban design the developing areas of Bathurst could become the future standard for liveable neighbourhoods.

The Strategy document needs to generally address the future infrastructure requirements for the proposed development areas. In particular, open space standards, stormwater management and flooding potential need to be considered and included in the document.

The inclusion of consideration of the future of agricultural land and the heritage land grants which create the rural vistas for Bathurst is welcomed. While 2060 is very much in the future, planning undertaken now has the potential to secure the future of these important landscapes.

The Bathurst and District Branch of the National Trust appreciates the opportunity to comment on the Housing Strategy 2036 and looks forward to continuing to work with Council to create a sustainable and vibrant community.

Iain McPherson  
Chairperson  
Bathurst & District Branch

22 December 2017



## Department of Primary Industries

OUT17/49584

13 December 2017

The General Manager  
Bathurst Regional Council  
Private Mail Bag 17  
BATHURST NSW 2795

[council@bathurst.nsw.gov.au](mailto:council@bathurst.nsw.gov.au)

Attention: Mr N Murphy  
Environmental Planning and Building Services

Dear Mr Murphy

### **Bathurst 2036 Housing Strategy, State 2: Strategy development consultation**

Thank you for the opportunity to provide comment on Stage 2 of in developing the Housing Strategy. The NSW Department of Primary Industries (NSW DPI) Agriculture provides advice to consent authorities about the protection and growth of agricultural industries and the resources upon which these industries depend.

The housing strategy is an important process that will, from our perspective impact on the ongoing pressures of the conversion of primary production lands to residential/urban uses. New South Wales Department of Primary industries(DPI) Agriculture supports the process to deal with housing land pressures that has been an ongoing issue with Council over a number of years, particularly in the fringe urban areas to effectively manage the urbanisation of valuable primary production lands. Agricultural industries are critical to the growth of regional economies. Changes to how rural land is used are often guided by rural land use strategies or similar strategic planning policies. NSW DPI supports Council in developing such strategies, including this housing strategy, to provide a more holistic and strategic approach to managing housing development and the impact on rural lands .

It is recognised that changing community needs and aspirations may require a change in the use of agricultural land. However, once land is converted to other uses, it is most unlikely to return to agricultural production. Since these decisions cannot be practically reversed the long term social and economic costs and benefits (including intergenerational equity), should be evaluated before a decision is made. We note the supply of land that is already allocated to urban use and the need for this land to be used for the best outcomes in relation to future housing use.

Should you require further information on these matters, please do not hesitate to contact us.  
My office contact is 68811250 or mobile 0427949987.

Yours sincerely

*Electronically signed*

Mary Kovac  
Resource Management Officer  
Central and Far West





8 December 2017

SF2017/274397; WST17/00195

General Manager  
Bathurst Regional Council  
Private Mail Bag 17  
Bathurst NSW 2795

Dear Sir

**Bathurst 2036 Housing Strategy: Stage 2**

Thank you for your letter dated 7 November 2017 inviting comment from Roads and Maritime Services in relation to the Bathurst 2036 Housing Strategy.

I write to advise that Transport for NSW will be providing a combined Transport cluster submission in response to your request.

The Transport for NSW officer co-ordinating the response is Mr Lee Farrell who can be contact on 02 8265 9943.

Yours faithfully

Andrew McIntyre  
Manager Land Use Assessment  
Western

**Roads and Maritime Services**

51-55 Currajong Street Parkes NSW 2870 | PO Box 334 Parkes NSW 2870 | DX20256  
T 02 6861 1444 | F 02 6861 1414

[www.rms.nsw.gov.au](http://www.rms.nsw.gov.au) | 131 782

# Bathurst 2036 Housing Strategy Consultation Summary

## Submissions from Community Members

Name	Summary of Submission	Comment/Recommended Changes to Draft Strategy
David Abertnethy	<ul style="list-style-type: none"> <li>Support preparation of the Housing Strategy.</li> <li>Planning for greenfields site must include a consideration of infrastructure requirements, e.g. arterial roads – there are already peak hour bottle necks.</li> <li>Road width of new residential subdivisions should be wider and ensure off street parking for at least 2 vehicles is provided.</li> <li>New subdivisions must be connected, look at other best practice.</li> </ul>	<p>The draft Strategy recommends detailed review of the following to ensure infrastructure, services and facilities are appropriately provided to service new and existing residential areas:</p> <ul style="list-style-type: none"> <li>Open space</li> <li>Cycling and pedestrian network,</li> <li>Water, sewer, roads and waste collection</li> </ul> <p>In addition the Strategy recommends the preparation of an Integrated CBD Transport Study to investigate and improve linkages between suburban areas and the CBD.</p> <p>The Strategy does not recommend a reduction in road widths.</p>
Ingrid Pearson	<ul style="list-style-type: none"> <li>Highlights the issue of affordable and aged housing and ageing in place.</li> <li>Provides links to examples and models that might be of interest to Council.</li> </ul>	<p>The draft Strategy makes a number of recommendations that seek to:</p> <ul style="list-style-type: none"> <li>Increase housing choice</li> <li>Improve the diversity of housing, particularly as the population ages</li> </ul> <p>The links to other models and examples can be reviewed by staff as the Strategy is implemented.</p> <p>Importantly the Strategy also highlights the need to improve housing design including how we can better design housing to age in place.</p>

Name	Summary of Submission	Comment/Recommended Changes to Draft Strategy
Sandy Bathgate Bathurst Heritage Network	<ul style="list-style-type: none"> <li>Support the draft Strategy and in particular the recognition of the importance of our heritage Conservation Areas and the need to keep heritage buildings and streetscapes.</li> <li>Council should resist high rise and medium density development that may fracture and destroy heritage assets.</li> <li>Supports increasing residential densities around the rim of the Bathurst Heritage Conservation Area.</li> <li>The investigations areas for such density increases need appropriate analysis.</li> </ul>	<p>The draft Strategy includes recommendations that address all the matters raised in the submission.</p>
Greg, Elizabeth, Leigh and Rachael Cutler	<ul style="list-style-type: none"> <li>Support the proposed increases in residential density in the older areas of the city close to the CBD and the suburban neighbourhood centres.</li> <li>In new release areas higher densities should be encouraged but not forced. The market should dictate the size of lots in new residential subdivisions.</li> <li>Seeks inclusion of an additional land (approx. 100ha) east of the existing Kelso Expansion Area for consideration for future residential zoning.</li> </ul>	<p>The draft Strategy maps the future urban expansion areas identified by the 2007 Bathurst Region Urban Strategy. It would not be appropriate at this time to include in that map any additional lands not considered in the Urban Strategy.</p> <p>Importantly, however, the Strategy recommends that Council needs to review the general suitability of the possible urban expansion areas identified by the Urban Strategy but also identify and determine any other locations that should be considered for urban expansion. This analysis would include the consideration of all lands that border the existing city limits and thus would include the land raised in the submission.</p>
Bathurst Regional Access Committee	<ul style="list-style-type: none"> <li>Seek a retention of the existing height limitations for residential development in the City. Support increased densities in CBD and close to shops and services only.</li> <li>Importance of medium density housing being accessible and close to CBD and shops and services, especially seniors living housing. Needs much greater effort on accessibility issues.</li> <li>Importance of designing housing to allow people to age in place rather than having to relocate to aged care housing (Housing For Life Principle – design/adapt housing to make it</li> </ul>	<p>The draft Strategy includes recommendations that address the key matters raised in the submission. Importantly the Strategy highlights the need to review the Bathurst Cycle and Pedestrian Access Plan.</p> <p>Achieving better design outcomes for accessibility and ageing in place is difficult as Council cannot enforce development standards beyond existing legislative requirements.</p>

Name	Summary of Submission	Comment/Recommended Changes to Draft Strategy
	<p>accessible to everybody, irrespective of age, level of mobility or condition of health). A voluntary approach to these design principles is failing.</p> <ul style="list-style-type: none"> <li>● Increased living densities will increase bins on streets which will impact on footpath accessibility.</li> <li>● Social housing needs to be accompanied by appropriate infrastructure and facilities and be better maintained to ensure it does not devalue adjacent private properties.</li> <li>● New housing estates are still being built without adequate sealed footpaths and accessways and adequately sized roads.</li> <li>● Seek funding from RMS to provide footpaths on RMS roads.</li> <li>● Include more mature shade trees along all footpaths for resting.</li> <li>● Council should discourage the use of residential land for home businesses and home industries.</li> <li>● Encourage reuse of grey water on residential properties.</li> <li>● Council should consider relaxing infrastructure charges for operators of affordable housing.</li> <li>● Council should advocate the State Government to open up State surplus land for mission based organisations to develop seniors housing and care services, social housing, and providers of affordable housing.</li> <li>● Encourage appropriate mobile home communities for affordable and seniors housing.</li> </ul>	<p>It is considered, however, that an opportunity exists for Council to achieve better design outcomes in relation to the draft Strategy's recommendations to enable one off site density increases at the landowners request.</p> <p><b>Amendments have been made to the draft Strategy to ensure that one off increases in density must be accompanied by the proposed development achieving better design outcomes through a master plan process in terms of sustainability, access and ageing in place, beyond those outcomes that might otherwise be achieved under the normal planning arrangements.</b></p> <p>The draft Strategy seeks to encourage better housing choice and diversity and therefore achieve greater affordability through choice and diversity. Housing affordability has not been specifically analysed in detail by the Strategy.</p> <p><b>An Amendment has been made to the draft Strategy to include an additional recommendation for a detailed analysis of housing affordability in the City and to investigate options to encourage greater affordability if required. This will be important if the older and currently cheaper building stock around the fringes of the Bathurst Heritage Conservation Area are renewed in the longer term.</b></p>

Name	Summary of Submission	Comment/Recommended Changes to Draft Strategy
<p>J Henderson</p>	<ul style="list-style-type: none"> <li>• Supports limiting urban sprawl.</li> <li>• Supports new mixed use developments in the CBD area.</li> <li>• Supports reducing lot sizes – should be applied across the City.</li> <li>• Concerned about neglected buildings in the heritage conservation area.</li> <li>• Support waterwise messages to the community.</li> <li>• Queries if there are plans for a heavy vehicle by-pass for the city.</li> </ul>	<p>The draft Strategy includes recommendations that address the key matters raised in the submission. Council’s Heritage Plan includes programs aimed at providing incentives to owners to repair and maintain the region’s older building stock. Council continues to actively promote waterwise programs to maximise the City’s water supply. Council has previously investigated the need for a southern heavy vehicle/bypass route. The need has been established but a route has not been investigated.</p>
<p>Bathurst and District National Trust</p>	<ul style="list-style-type: none"> <li>• Supports a review of the Bathurst Heritage Conservation Area (HCA) but seeks to ensure that appropriate precincts of 20<sup>th</sup> century architecture on the fringe of the existing HCA are identified and included in an expanded HCA.</li> <li>• The City must retain its unique heritage streetscapes and seeks a review of the existing DCP provisions.</li> <li>• The Housing Strategy should identify the specific streets and precincts that should be better controlled.</li> <li>• The protection of existing affordable housing options in the Strategy’s identified investigation areas is important as well as preservation of any heritage values.</li> <li>• Inner City vacant sites should be allowed to develop at increased densities provide heritage values are not lost and high quality developments are achieved in terms of such things as floor space/green space ratios and achieving mixed densities.</li> <li>• There is a need for improved quality of urban design and urban spaces along with increased living densities in the new release areas of the City. This should include housing affordability, mixed lot size and a mandated minimum lot density, adequate open space, sustainability improvements and the provision of adequate infrastructure such as stormwater.</li> </ul>	<p>The review of the Bathurst HCA will seek to identify that 20<sup>th</sup> century architecture that should be retained and conserved as part of an expanded HCA.</p> <p>The recommendations of the draft Strategy identify the need for more practical urban design guidance to better protect the inner city heritage streetscapes.</p> <p><b>It is beyond the scope of the Housing Strategy to detail those precincts/streets that specifically need more specific controls. The draft Strategy has however been amended to ensure this work is highlighted in the Strategy’s urban design recommendations.</b></p> <p><b>It is agreed that if the inner fringe areas of the City are renewed this may have an impact on the City’s supply of affordable housing. The draft Strategy has been amended to include recommendations for further investigations with respect to affordable housing.</b></p> <p><b>As outlined above, amendments have been made to the draft Strategy to ensure that one off increases in</b></p>

Name	Summary of Submission	Comment/Recommended Changes to Draft Strategy
	<ul style="list-style-type: none"> <li>Support strategies that reduce urban sprawl and raise particular concerns of the potential impact of future urban expansion north of Eleven Mile Drive on heritage views and vistas.</li> </ul>	<p><b>density must be accompanied by the proposed development achieving better design outcomes through a master plan process in terms of sustainability, access and ageing in place, beyond those outcomes that might otherwise be achieved under the normal planning arrangements.</b></p> <p>The recommendations of the draft Strategy identify the need for more practical urban design guidance to achieve better design, choice and sustainability of housing in the new urban release areas.</p> <p>Should the City expand north of Eleven Mile Drive, the protection of rural views and vistas and the interpretation of the original land grants should be key considerations should this location be considered for rezoning into the future.</p>
James Inwood	<ul style="list-style-type: none"> <li>Support the draft recommendations in the Strategy.</li> <li>Owens land fronting Eleven Mile Drive and Thomas Drive and would like to be involved in investigative work for land north of Eleven Mile Drive into the future.</li> </ul>	<p>Following finalisation of the Housing Strategy Council will commence ongoing investigations in relation to urban expansion based on the findings of the Housing Strategy. These are expected to include the Eleven Mile Drive area as well as other locations adjacent to the existing city to determine the preferred next expansion area. It is expected that these investigations will take a number of years and will include extensive investigations into infrastructure servicing and ongoing consultation with landowners and the broader community.</p>

## Submissions from Government Departments/Agencies

Name	Summary of Submission	Comment/Recommended Changes to Draft Strategy
Civil Aviation Safety Authority	<ul style="list-style-type: none"> <li>Notes that the Strategy identifies that Council's LEP protects airport lands with respect to noise and the Obstacle Limitation Surfaces.</li> </ul>	No action/comment required.
NSW Rural Fire Service	<ul style="list-style-type: none"> <li>Raises no objections to the draft Strategy provided any future updates consider relevant provisions of the NSW RFS document Planning for Bushfire Protection 2006.</li> </ul>	No action/comment required.
Transport for NSW	<ul style="list-style-type: none"> <li>Supports housing estates that consider the impact on the State Road network, promote appropriate traffic and parking arrangements, public transport and walking and cycling access.</li> <li>Encourages the development of Neighbourhood Activity Centres as a means to reduce traffic along key arterial routes.</li> <li>Future urban expansion areas should have vehicle connectivity to the CBD through local roads rather than new connections to classified roads.</li> <li>Increasing residential density in existing locations should limit the number of new access points to classified roads and should consider the cumulative impact on the road network to include road infrastructure improvements.</li> <li>Upgrades to the road infrastructure proposed under Council's section 94 plan for the Kelso Urban Expansion area need to be implemented.</li> </ul>	<p>The recommendations of the draft Strategy identify the need for ensuring appropriate transport infrastructure to service new residential development.</p> <p>Council will need to give consideration to the priority from the Government that new expansion areas not place greater burdens on classified roads as these areas are planning into the future.</p> <p>Council continues to collect funding under its section 94 plan for road infrastructure to service Kelso, including upgrades for Hereford Street. Council needs to identify the timing for the implementation of these upgrades.</p>
Department of Primary Industries	<ul style="list-style-type: none"> <li>Supports Council in development a strategic approach to manage housing development and its impacts on rural lands.</li> </ul>	No action/comment required.
NSW Office of Environment and Heritage	<ul style="list-style-type: none"> <li>New development in the inner city areas must be balanced against the need to protect the character and settings of these older areas of Bathurst. Heritage should be considered early in the strategic planning process.</li> </ul>	The recommendations of the draft Strategy do identify the importance of heritage in the strategic planning process and a key outcome of the Strategy is to manage new development in the City's heritage areas and reduce development pressures on these areas by identifying means to increase living densities on the fringes of the Bathurst Heritage Conservation Area.

Name	Summary of Submission	Comment/Recommended Changes to Draft Strategy
NSW Department of Planning	<ul style="list-style-type: none"> <li>The Department is preparing template guidelines for councils to follow in the preparation of their Housing Strategies. These guidelines are not yet finalised but Council may be required to restructure its Strategy to align with the Government template. Council should consider aligning its Strategy to match the 5 draft high level headings of the draft Government template.</li> <li>Recommend more detailed investigations be undertaken in respect of affordable housing.</li> </ul>	<p>Council commenced its Housing Strategy prior to the Department consulting on its template for Housing Strategies. During preparation of the draft Strategy, Council was invited to participate in a consultation process in relation to the proposed template. Council raised concerns with the Department as to the suitability of the template for regional locations.</p> <p><b>Notwithstanding Council's concerns and the fact that the template guidelines have not been finalised by the Department, Council has amended the draft Strategy to match as far as possible the 5 draft high level headings of the draft template.</b></p> <p>Since completion of the draft Strategy, HousingPlus has provided information to Council in relation to a Housing Needs Analysis in respect of affordable and social housing.</p> <p><b>The draft Strategy has been amended to include this work and to include recommendations for further investigations with respect to affordable housing</b></p>
Essential Energy	<ul style="list-style-type: none"> <li>Raises no objections.</li> <li>To meet future growth needs, regular consultation should be undertaken between Council and Essential Energy to ensure electricity infrastructure needs are well planned in advance.</li> </ul>	<p>No action/comment required.</p>



# Project Report

04 November 2017 - 10 December 2017

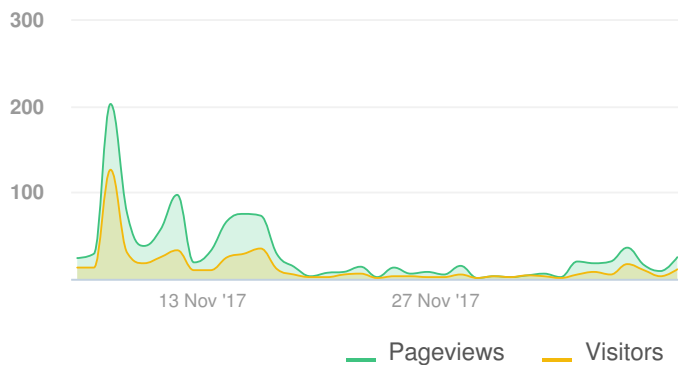
## Your Say Bathurst Region

### Bathurst 2036 Housing Strategy - Stage 2 Strategy Development



Your Say Bathurst Region : Summary Report for 04 November 2017 to 10 December 2017

### Visitors Summary



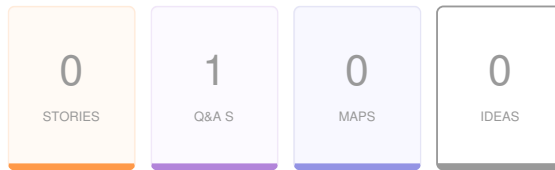
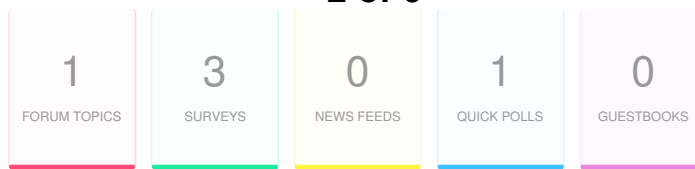
### Highlights

TOTAL VISITS	MAX VISITORS PER DAY	
545	126	
NEW REGISTRATIONS		
11		
ENGAGED VISITORS	INFORMED VISITORS	AWARE VISITORS
20	149	430

Aware Participants	430	Engaged Participants	20		
Aware Actions Performed	Participants	Engaged Actions Performed	Registered	Unverified	Anonymous
Visited a Project or Tool Page	430				
Informed Participants	149	Contributed on Forums	5	0	0
Informed Actions Performed	Participants	Participated in Surveys	10	6	0
Viewed a video	0	Contributed to Newsfeeds	0	0	0
Viewed a photo	0	Participated in Quick Polls	0	0	0
Downloaded a document	77	Posted on Guestbooks	0	0	0
Visited the Key Dates page	27	Contributed to Stories	0	0	0
Visited an FAQ list Page	0	Asked Questions	0	0	0
Visited Instagram Page	0	Placed Pins on Maps	0	0	0
Visited Multiple Project Pages	120	Contributed to Ideas	0	0	0
Contributed to a tool (engaged)	20				

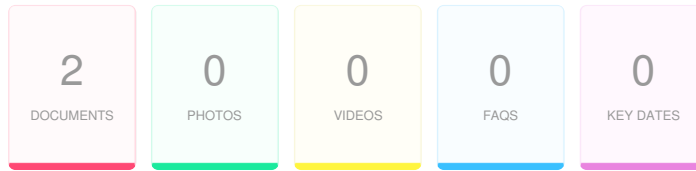
### ENGAGEMENT TOOLS SUMMARY





Tool Type	Engagement Tool Name	Tool Status	Visitors	Contributors		
				Registered	Unverified	Anonymous
Forum Topic	Feedback on the Bathurst 2036 Housing Strategy	Archived	54	5	0	0
Forum Topic	What aspects of the proposed housing strategy that you ag...	Draft	0	0	0	0
Qanda	Questions and Answers about the Housing Strategy	Published	20	0	0	0
Survey Tool	RSVP to information session	Archived	24	10	6	0
Survey Tool	Bathurst 2036 Housing Strategy feedback	Archived	8	1	0	0
Survey Tool	Quickpoll 1	Draft	0	0	0	0
Quick Poll	Will you be attending the information sessions?	Draft	0	0	0	0

## INFORMATION WIDGET SUMMARY



Widget Type	Engagement Tool Name	Visitors	Views/Downloads
Document	Bathurst 2036 Housing Strategy - Stage 2: Strategy Development Cons...	63	78
Document	Bathurst 2036 Housing Strategy - Stage 2 Factsheet	43	52
Key Dates	Key Date	27	28

## FORUM TOPIC

### Feedback on the Bathurst 2036 Housing Strategy

VISITORS 54	CONTRIBUTORS 5	CONTRIBUTIONS 6
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15 November 17			Good to see the issues under focus and the planning underway for 2036. There will be a city of 100,000 at some point and the sooner that planning addresses the longer term issues to limit and endless sprawl the better. Planned infill development, higher densities and building heights, new housing forms (eg terrace housing) should all be on the agenda.
bernard			
AGREES	DISAGREES	REPLIES	
0	1	0	

15 November 17			It is good that there is going to be shops and centers put near the new estates but there is not enough things to do for kids etc put in another skate park at Eglington so parents aren't rushing around in the traffic and I also oppose apartments that are 4 storeys high and also a bigger road dual lanes and for the bridge as well
Trae Fitzpatrick			
AGREES	DISAGREES	REPLIES	
0	0	0	

21 November 17			I think Council need to be putting recycled water piping into the new estates ready to be able to use recycled water once for the future as for the growth to be sustainable in terms of water resource and for gardens and parks to be lovely people are going to need to be using recycled water for these purposes in the future and should be doing this even now as that would make better use of our water resources, like they do in the Kellyville and Rouse Hill area where people are free to water their gardens anytime because they are using recycled water. This should be a provision in addition to the water tanks required on all new housing. There may be an additional cost now, but that will be small in comparison to the future costs that will be encountered if this is not addressed before the populations gets too much larger. We could also promote Bathurst as a truly sustainable city. I am not a greeney, but I think that certain things in this day and age are simply common sense and anyone involved in planning should be implementing these type of sustainable systems in new estates. There could also be rates or some form of initiatives for people to go solar to ensure that there will be enough power with the state of the power stations being a matter for the future as well as the cost of power. How about a Tesla battery like they have in South Australia and then our town could be off grid and producing it's own clean energy. There needs to be a multi storey carpark behind the RSL to provide parking for people working in central town as well as for shoppers. This should be being created now not leaving it until there is so many people living here that we can't move as that is typical of Council's not having vision and preparation, only being reactive after it is already too late.
Jennifer			
AGREES	DISAGREES	REPLIES	
1	0	0	

**FORUM TOPIC**

**Feedback on the Bathurst 2036 Housing Strategy**

08 December 17			The Bathurst 2036 housing strategy needs to be linked to the expected effects of climate change the the reality of reduced State funding levels in the future. The future housing needs must reference the changing needs of residents, the environment and economic conditions. Sustainability and risk must be addressed by facilitating water and energy efficient smart homes. We now have the design and product capability to incorporate
John Fry			
AGREES	DISAGREES	REPLIES	

AGREES	DISAGREES	REPLIES
0	0	0

rate grid interactive energy, water and waste systems by producing energy on site with micro grids, store more water on site, treat grey water on site to reduce the cost of councils water pumping, treatment and associated infrastructure. By designing smart homes we can reduce the size of service supply pipes and wires to lower the costs of developing land and ongoing operating costs. The cost savings can be used for on site water storage and treatment and energy production. The council requires new homes to be connected to the reticulated networks but if we reduce the amount of supply needed by smart technology and on site treatment and storage we can extend the life of our aging existing water and sewer infrastructure.

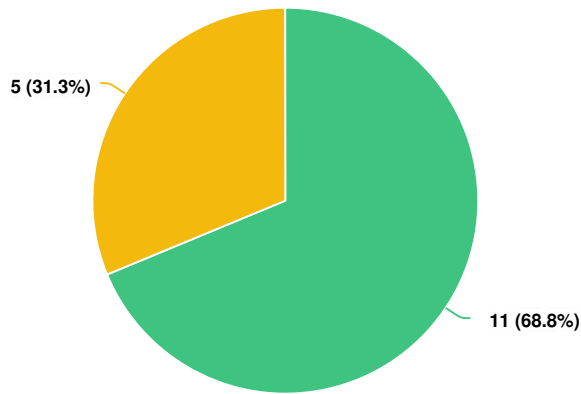
## ENGAGEMENT TOOL: SURVEY TOOL

### RSVP to information session

VISITORS 24	CONTRIBUTORS 16	CONTRIBUTIONS 16
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Showing of responses

Will you be attending the workshop on 13 November 2017?

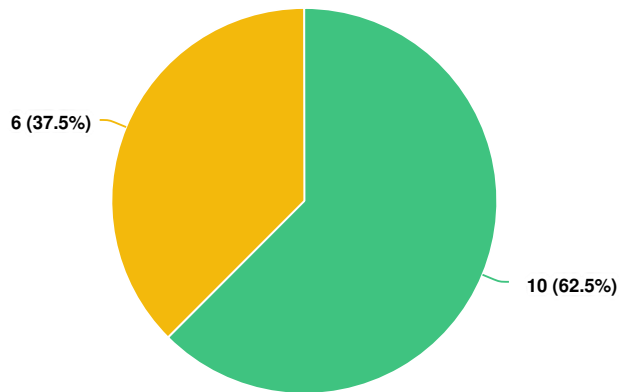


**Question options**

- Yes, 12 midday to 1 pm session
- Yes, 5 pm to 6 pm session

(16 responses, 0 skipped)

Are you attending to represent an organisation?



**Question options**

- Yes
- No

(16 responses, 0 skipped)

**ENGAGEMENT TOOL: SURVEY TOOL**

Bathurst 2036 Housing Strategy feedback

VISITORS <b>8</b>	CONTRIBUTORS <b>1</b>	CONTRIBUTIONS <b>1</b>
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# Bathurst 2036 Housing Strategy

Volume 1 – Background Information

Bathurst Regional Council

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## Forward

The Bathurst 2036 Housing Strategy has been developed to guide the anticipated population growth of the City of Bathurst.

The Strategy is presented in two volumes:

Volume 1 – Background Information

Volume 2 – The Implementation Plan

Volume 1 – Background Information brings together the background research undertaken in the preparation of the Strategy. It provides detailed analysis in relation to:

- The planning and policy context
- The housing vision
- Demographic analysis
- The issue of affordability
- Housing demand and supply
- Housing Density/Lot Yield
- Visioning consultation

Volume 2 is presented as a standalone document and includes a summary of the detailed research from Volume 1.

The Implementation Plan (Volume 2) identifies the strategic context for the future supply of housing, impacts for future infrastructure provision, and opportunities for growth and change. It establishes a strategy for growth through a series of planning precincts. The significant features,

constraints and opportunities for each precinct are identified along with recommended objectives and actions to enable planned change.

The Implementation Plan seeks to achieve planning housing growth to:

- Extend the life of the existing vacant land stocks
- Improve housing diversity and choice, particularly as household size declines and the population ages
- Address the key messages identified by the community in the visioning process.

Volume 2 includes a timeframe for delivery of the Strategy as well as a process for ongoing monitoring and review.

## Executive summary

The Bathurst 2036 Housing Strategy is a strategic document which will assist Bathurst Regional Council encourage a range of housing that meets the existing and future housing needs of the city of Bathurst. The Housing Strategy will enable Council to proactively manage how and where future housing and residential development will be provided within Bathurst until 2036. It will also consider how the associated impacts will be managed, therefore providing certainty to both residents and developers alike.

The objectives of the Bathurst 2036 Housing Strategy are to:

- a) To examine the location and type of existing housing stock, existing planning controls and standards and vacant residential land stock and identify key issues for the future demand and supply of housing in the city of Bathurst.
- b) To identify the community's view on opportunities to encourage a range of housing that meets the existing and future housing needs of the city of Bathurst.
- c) To consider alternative housing patterns that will encourage a broader range of housing and better utilisation of vacant land stocks.
- d) To identify opportunities that will encourage housing choice and quality design.
- e) To manage change to ensure that the residential character, historic qualities and environmentally sensitive lands of the City are protected and enhanced.

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Bathurst 2036 Housing Strategy: Volume 1 – Background information

- f) To review the recommendations of the Bathurst Region Urban Strategy in light of the findings of the Bathurst 2036 Housing Strategy.

In developing the Bathurst 2036 Housing Strategy Council has examined:

- a) The State and Local planning policy and context
- b) Why there is a need for a housing strategy
- c) The evidence for the development of the Strategy including:
  - i) Demographic trends
  - ii) Housing affordability, housing demand and supply
  - iii) Land supply
  - iv) Housing density issues
  - v) The community's vision for housing
- d) The strategic context for the provision of housing
- e) Infrastructure needs
- f) Opportunities and options for growth and change

A Strategy for growth and change in housing delivery is then presented on a precinct basis. The Strategy is presented in 2 volumes:  
Volume 1 – Background information; and  
Volume 2 – Implementation Plan.

State and Local planning and policies play a key role in the ongoing delivery of housing. An assessment was completed to inform the development of the Housing Strategy. Key considerations for development of the Strategy are:

- i) Central West and Orana Regional Plan
- ii) Various State Environmental Planning Policies
- iii) Bathurst 2040 Community Strategic Plan
- iv) Bathurst Region Urban Strategy (2007)

- v) Previous Housing Strategies
- vi) Range of current land use planning studies including Bathurst CBD and Bulky Goods Business Development Strategy, Heritage Study, Bathurst Community Access and Cycle Plan and the like.
- To establish an evidence base for the future provision of housing, the Strategy considers demographic trends, housing affordability, housing demand and supply, land supply, housing density issues and the community's vision for housing.
- a) Demographic Trends
- Given Bathurst's proximity to metropolitan Sydney, Bathurst is predicted to experience increasing pressure for additional residential development. NSW Department of Planning and Environment's population and housing projection (2016) predicts that the Bathurst region's population will reach 55,250 by 2036, an additional 12,170 people. Based on a predicted declining household size to 2.32 people per dwelling in 2036, this equates to an extra 5,245 new dwellings to cater for the expected population growth, concentrated in the urban areas of the City. Key demographic trends include:
- i) Household size continues to decline.
  - ii) Bathurst's population growth is consistent
  - iii) Median age of our population in increasing
  - iv) Separate detached housing dominates the housing market
  - v) Most households are family households
- b) Housing Affordability
- Within the Bathurst Region there is an emerging trend towards lone person and two person households. Interestingly four or more bedrooms dominate the housing market, which appears to be out of sync with the emerging household size and types. Key issues for affordability are ensuring housing choice and diversity.
- c) Housing demand and Supply
- Housing supply is currently meeting housing demand. Currently there is a surplus of 83 dwellings annually within the City of Bathurst. It should be noted, however, that most new dwellings are 3 or 4+ bedroom in size and this does not correlate with demographic changes in household size, particularly the average decrease in household size and the increases occurring in the number of lone person households.
- d) Land supply and Housing Density
- It is estimated that there is currently 770 hectares of residentially zoned land available for future development. It is estimated that the land will cater for the expected population increase of 12,170 people by 2036.
- Notwithstanding that there is sufficient land to cater for the expected growth at current lot yields and current consumption rates, growth will continue beyond 2036. Strategies to reduce the average lot size and increase living densities will delay the need to rezone additional land into the future to enable

continued growth of Bathurst without causing unnecessary urban sprawl.

Bathurst has had a declining proportion of medium density housing over the previous 10 year period as compared to other regional areas. There are disparities in the way in which densities are controlled in Council's planning instruments and that may be affecting the provision of dual occupancy and other forms of medium density housing.

In order to cater for a growing and ageing population, together with providing housing choice and affordability, medium density housing will become increasingly important and its proportion as a total of all housing should likely be increased.

e) Community Vision and Engagement

Council undertook a two stage consultation process to assist in the development of the strategy.

Stage 1 Community's vision for housing – What are the opportunities that Council should consider for the future?

Stage 2 Development of the Strategy – Feedback on draft actions for the future.

Key messages from the visioning consultation were:

- i) Improve housing choice
- ii) Encourage higher quality housing design
- iii) Ensure housing remains affordable into the future

- iv) Plan for density increases, particularly close to shops and services
- v) Provide greater certainty of living densities at the zoning stage
- vi) Reduce urban sprawl
- vii) Consider connectivity of housing to shops and services, to public transport and pedestrian access.

In the development of Strategies for growth in future housing, the Strategy gives prime consideration to:

- The City's retail hierarchy
- The City's heritage conservation areas
- The Macquarie River floodplain
- Mount Panorama 50dBa noise contour
- Sewerage treatment Plant buffer
- Bathurst Airport Noise and height limitations

The Strategy also considers the needs for infrastructure to support housing growth including:

- Water, sewer and waste infrastructure
- Private and public open space
- Local level infrastructure such as footpaths, cycleways, street trees and the like.

Importantly there are three main ways in which the City will be able to cater for new housing growth.

- i) Conversion of land used for non-urban purposes (agricultural land) to urban purposes. If nothing changes, this will need to occur before 2040 to cater for growth beyond 2040.

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Bathurst 2036 Housing Strategy: Volume 1 – Background information

ii) Increase the lot yield and living densities in the existing suburban greenfield sites.

iii) Increase living densities in existing neighbourhoods, and particularly in close proximity to shops and services.

In determining how best to:

- i) extend the life of the existing vacant land stocks,
- ii) improve housing diversity and choice as the population ages and as household size decreases, and
- iii) address the key messages identified by the community in the visioning process,

it is considered that a combination of these growth options be employed to challenge the status quo of housing and subdivision choice and design to provide for the City's future housing needs.

#### *Conversion of land from non-urban to urban purposes*

Council's Urban Strategy identified three key localities for longer term urban expansion:

- i) West of Sawpit Creek
- ii) North of Eleven Mile Drive
- iii) East and South of Perthville

Extending the life of the City's existing vacant land stocks will delay the need to rezone additional lands for urban expansion and minimise the conversion of agricultural lands for urban purposes. Nonetheless, Council will need to commence detailed investigations now to determine which of these locations (or if there are other alternative sites) is the optimal location for the expansion of the City beyond 2040.

#### *Existing suburban greenfield sites*

There is approximately 770 hectares of vacant suburban land available for residential development. If nothing changes, these vacant land stocks will meet expected growth with existing vacant land stocks exhausted by 2040. Changing and planning for new living densities will extend the life of these vacant land stocks.

#### *Existing neighbourhoods*

The walkability of a neighbourhood and the provision of services close to a Neighbourhood Activity Centre (NAC) represents a key opportunity for increased living density close to shops and services.

The Housing Strategy has taken distances of 400m and 800m from shops and services and used this to identify accessible locations. This translates to preferred locations for more intensive and more diverse housing both in existing neighbourhoods and in the newer suburban greenfield sites.

The inner urban area of Bathurst has a number of potential vacant sites that, if consolidated, would create sites for multi dwelling development. Within the Bathurst CBD, there are sites that may be suitable for a mixed use development, that is, a mix of shopping, office and residential development on the one site.

There are existing neighbourhoods, located on the fringes of the Bathurst Heritage Conservation Area, that are still within reasonable proximity to the CBD. These neighbourhoods might be targeted for longer term urban renewal. Investigations of opportunities to renew these areas might reduce the development pressures on the more historic sites in the

Bathurst Heritage Conservation Area and provide opportunities for increased living densities closer to the CBD.

In developing the strategy, Council has considered the current housing stock and planning controls, demographic trends, community views and opportunities to encourage housing choice and the better utilisation of land. Balancing these factors will ensure Council can effectively manage change to the existing residential character, historic qualities and environmentally sensitive lands into the future.

The housing strategy does not examine what the future housing should look like but makes recommendations for Council to undertake urban design investigations before the planning controls are changed.

The Strategy recommends a number of general actions including:

- Review open space needs
- Review Mount Panorama 50dBa noise contour and 400m Sewer Treatment Plant buffers
- Prepare an Integrated CBD Transport Plan
- Review the Heritage Conservation Areas
- Prepare a Social Impact Assessment and a broader affordable housing Strategy
- Review the Bathurst Community Access and Cycle Plan
- Undertake continuous review of infrastructure capacity and service delivery
- Review the Macquarie River Floodplain Management plan.

The Housing Strategy establishes a number of different planning precincts reflective of the opportunities and constraints that may occur in that locality.

The planning precincts identified are:

- i) No change areas (**Intent:** To prevent new residential living opportunities, including increased living densities, on environmentally sensitive lands, where **no change** should prevail)
- ii) Inner city (**Intent:** To enable managed **change and growth** within the inner city areas of Bathurst that might be appropriate within the Bathurst Heritage Conservation Area (HCA) largely through new infill development)
- iii) Westpoint, Trinity Heights and Kelso Centrepoint (**Intent:** To enable managed **change and growth** within close proximity to the City's existing Neighbourhood Activity Centres (NACs) through both greenfield and urban renewal developments in the long term)
- iv) Laffing Waters (**Intent:** To plan for and enable **significant change and growth** within close proximity to the future Laffing Waters Neighbourhood Activity Centre)
- v) Eglinton (**Intent:** To plan for and enable managed **change and growth** within close proximity to the future Eglinton Neighbourhood Activity Centre through both greenfield and urban renewal developments in the long term)
- vi) Inner fringe investigation areas (**Intent:** To investigate opportunities for managed **change and growth** of key locations within reasonable proximity of the Bathurst CBD, where higher density urban renewal and/or higher density living on vacant sites might be appropriate)
- vii) Urban expansion areas (**Intent:** Land identified as having the potential for future residential expansion under the Bathurst Region Urban Strategy 2007. Detailed investigations should be undertaken prior to changes being implemented)

viii) Other residential lands (not elsewhere identified) (**Intent:** To protect the existing neighbourhood character of the existing suburban residential areas or areas of environmental sensitivity or generally maintain the status quo where **minimal change** should prevail)

The growth strategies for each precinct seek to:

- Increase living densities and lot yields in appropriate locations;
- Respect the heritage significance of Bathurst's streetscapes, buildings and sites, and take some development pressures off the City's key heritage areas.
- Encourage adaptable reuse of larger heritage sites.
- Maintain the existing open space and plan for new open space where possible.
- Improve accessibility and walkability to the CBD and NACs and increase the housing stock in close proximity to those centres.
- Encourage higher density living and lot yields on greenfield sites.
- Manage change from old to new housing stock and ensure the impacts of change are managed to complement the existing neighbourhood character.
- Ensure the development of quality access to NACs and CBD through walking and integrated public transport.
- Encourage master planning of different precincts.
- Encourage the development of high quality urban design principles to manage increased living densities and to manage change between the old and new housing stock.
- Offset increases in living densities with higher design standards relating to matters such as sustainability, accessibility, affordability and ageing in place.

The Strategy recognises that there are a number of methods that could be used to increase the living density of the City with the aim of reducing unrestrained urban sprawl. The identified actions will assist in delaying the zoning of additional land contributing further to the City's urban sprawl.

Bathurst's population will continue to age and household size will continue to decrease. The identified actions in the Housing Strategy also seek to encourage housing choice and diversity, particularly with respect to lot and household size.

The actions within the Housing Strategy seek to map a balanced approach to managing increasing living densities within the City whilst addressing the identified constraints and the community's desire to maintain the character of the existing neighbourhoods and maintain the rural feel of the City.

Based on current development trends, the Housing Strategy identifies that no further land is required to be zoned prior to 2036 to cater for the expected population growth.

The Strategy includes a guide for its implementation and a process of monitoring and review.

# 1 INTRODUCTION

## Planning Policy and context

The following chapter outlines the State and Local planning and policy context for the development of the Housing Strategy.

### State

#### Central West and Orana Regional Plan

The Central West and Orana Regional Plan outlines a vision to grow and diversify the economy over the next 20 years by supporting jobs growth and strengthening the region’s cities, towns and villages. The Plan covers four themes:

- **Economy:** A growing and diverse regional economy;
- **Transport:** A region with strong freight transport and utility infrastructure networks that support economic growth;
- **Planning:** Strong communities and liveable places that cater for the region’s changing population; and
- **Environment:** A region that protects and enhances its productive agricultural land, natural resources and environmental assets.

Directions 25, 26 & 29 of the Regional Plan are particularly relevant to the development of Council’s Housing Strategy as outlined below.

Direction 25: Increase housing diversity and choice					
25	Action	Initiative or Strategy	Governance		
			Responsibility <sup>1</sup>	Partner <sup>2</sup>	
				Timing <sup>3</sup>	
25.1	Prepare local housing strategies that increase housing choice, including affordable housing options.	Strategy	Council	DPE, FACS	Ongoing
25.2	Increase housing choice in regional cities and strategic centres at locations near or accessible to services and jobs.	Strategy	Council	DPE	Ongoing
25.3	Align infrastructure planning with new land release areas to provide adequate and timely infrastructure.	Strategy	Council	DPE, TfNSW, Infrastructure providers	Ongoing
25.4	Locate higher density development close to town centres to capitalise on existing infrastructure and increase housing choice.	Strategy	Council	DPE	Ongoing
25.5	Promote incentives to encourage greater housing affordability including a greater mix of housing in new release areas.	Strategy	Council	DPE, FACS	Ongoing
25.6	Prepare guidelines for local housing strategies to address local affordable housing needs.	Initiative	DPE	Council	Short Term
25.7	Work with councils to appropriately plan for future social and affordable housing needs.	Initiative	FACS	Council, DPE, Housing providers	Short Term

Table 1.1 - Direction 25: Central West and Orana Regional Plan Implementation Plan



**State Environmental Planning Policies**

The following State Environmental Planning Policies (SEPPs) are relevant to the provision of housing in the City of Bathurst.

**SEPP 55 Remediation of Land**

This policy introduces state-wide planning controls for the remediation of contaminated land. The policy states that land must not be developed if it is unsuitable for a proposed use because it is contaminated. If the land is unsuitable, remediation must take place before the land is developed.

**SEPP 65 Design Quality of Residential Apartment Development**

This policy raises the design quality of residential flat development across the state through the application of a series of design principles.

**SEPP (Infrastructure) 2007**

This policy assists the NSW Government, local councils and the communities they support by simplifying the process for providing infrastructure like schools, hospitals, roads, railways, emergency services, water supply and electricity delivery along with providing for consultation with relevant public authorities during the assessment process.

**SEPP (Affordable Rental Housing) 2009**

The policy's intent is to increase the supply and diversity of affordable rental and social housing in the state. The policy covers housing types including villas, townhouses and apartments that contain an affordable rental housing component, along with secondary dwellings (granny flats), new generation boarding houses, group homes, social housing and supportive accommodation.

<b>Direction 26: Increase housing choice for seniors</b>			
26	Action	Governance	
		Responsibility	Partner <sup>2</sup>
26.1	Promote ageing-in-place by adopting elements of Livable Housing Australia's Livable Housing Design Guidelines in development controls for housing, where possible.	Council	DPE
26.2	Promote opportunities for retirement villages, nursing homes and other senior's housing in local housing strategies.	Council	DPE
26.3	Remove planning barriers to provide a range of low-care and independent seniors' accommodation options in appropriate locations.	Council	DPE
26.4	Review State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 to make it more applicable to private developers in regional areas.	DPE	Council
26.5	Locate new housing for seniors close to existing services and facilities, and on land free from hazards.	Council	DPE, NFS, OEH
26.6	Work with councils to investigate the demand for seniors housing and to identify barriers to providing low-care and independent seniors' accommodation options.	DPE	Council
26.7	Work with Gungahlin Shire Council to produce a case study on Coose Lodge Retirement Village to guide other councils developing aged care accommodation.	Council	DPE, DPC

**Table 1.2 - Direction 26: Central West and Orana Regional Plan Implementation Plan**

<b>Direction 29: Deliver healthy built environments and better urban design</b>			
29	Action	Governance	
		Responsibility	Partner <sup>2</sup>
29.1	Develop regional urban design guidelines for planning, designing and developing healthy built environments.	DPE	OGA, Council
29.2	Enhance the quality of neighbourhoods by integrating recreational walking and cycling networks.	Council	DPE, TNSW
29.3	Reflect local built form, heritage and character in new housing developments.	Council	DPE
29.4	Incorporate water sensitive urban design in new developments.	Council	DPE, OEH

**Table 1.3 - Direction 29: Central West and Orana Regional Plan Implementation Plan**

[SEPP \(Housing for Seniors or People with a Disability\) 2004](#)

This policy is focused on balancing growing demand for high quality accommodation for our ageing population and for people who have disabilities whilst maintaining the character and feel of local neighbourhoods and encouraging the development of high quality accommodation.

[SEPP \(Exempt and Complying Development Codes\) 2008](#)

This Policy provides a consent mechanism for minor and small scale development. **Exempt development** is minor development that has minimal environmental impact, for example aerials, barbecues, gazebos and minor building alterations. **Complying development** is more substantial than the exempt development types, for example internal alterations to a house, a new single or two storey dwelling and swimming pools.

**Section 117 Directions**

The NSW Department of Planning and Environment have released a Section 117 direction (Direction 3.1) that relates to residential zones. The objectives of this direction are:

- (a) to encourage a variety and choice of housing types to provide for existing and future housing needs,
- (b) to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and
- (c) to minimise the impact of residential development on the environment and resource lands.

The principles of Direction 3.1 broadly establish that housing should:

- broaden the choice of building types and locations available in the housing market, and
- make more efficient use of existing infrastructure and services, and
- reduce the consumption of land for housing and associated urban development on the urban fringe, and
- be of good design.

The principles of Direction 3.1 should be incorporated into any recommendation of the Housing Strategy. Council acknowledges that any recommendations in relation to increased levels of medium density housing or smaller lot sizes will be incremental and driven primarily by the housing market. However, Council should remove any barriers within its planning controls to implementing these principles.

**The Standard Instrument LEP**

The implementation of the NSW Government Standard LEP Template has introduced a number of alternative zones that are able to be used. To date, Council has used three residential zones. The primary residential zone is the R1 General Residential Zone. All types of residential accommodation is permissible in the R1 zone, however density controls and minimum lot sizes establish different densities in different locations. The R2 Low Density Residential zone has been used in South Bathurst and West Bathurst to reduce potential land use conflicts between residential development and Mount Panorama and the Wastewater Treatment Facility. Developments such as dual occupancies and residential units are prohibited in those areas. The third area is the rural residential areas which have a R5 Large Lot Residential zoning. Dual occupancies and

residential units are also prohibited in the R5 zone. Some of these rural residential localities are not serviced with reticulated water and sewer services. Note that this strategy does not consider housing in the R5 Large Lot Residential or RU5 Village zones as they are dealt with under the rural settlement strategy established by the Bathurst Region Rural Strategy.

**Local**

These are documents initiated by Bathurst Regional Council that primarily deal with local issues that are relevant to the future provision of housing.

***Bathurst 2040 Community Strategic Plan***

Council prepared its first Community Strategic Plan (CSP) in 2011 in collaboration with the Bathurst community. The Bathurst 2040 Community Strategic Plan aims to inform the community about the major directions and programs Council is undertaking in shaping the future of the Bathurst Region.

The Plan represents the ‘blueprint’ for the future by describing the focus of Council’s activities and the community partners that will contribute to its implementation. Housing and sustainability feature heavily in the CSP as actions for Council to be completed or working towards over the long term.

The development of the Bathurst Housing Strategy will support the objectives of the Bathurst 2040 Community Strategic Plan. These are:

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

More specifically, the Housing Strategy will address the following key strategies of the CSP.

Bathurst 2040: Community Strategic Plan Strategy	Strategy description
1.4	Protect and improve the region’s landscapes, views, vistas and open space
1.5	Promote good design in the built environment
3.3	Minimise the City’s environmental footprint, live more sustainably and use resources more wisely
4.1	Facilitate development in the region that considers the current and future needs of our community
4.3	Ensure services, facilities and infrastructure meet the changing needs of our region
4.6	Plan for, assess and regulate development activity
5.5	Plan and respond to demographic changes in the community

**Table 1.4 – Strategies from the Bathurst 2040 Community Strategic Plan relevant to the provision of housing**

Key strategic objectives	Key recommendations	Bathurst Regional LEP 2014 response
<p>• Provide adequate residential land (residential growth areas) to cater for current demand and cater for residential growth in the most appropriate locations to ensure protection from competing land uses and physical constraints to development.</p>	<p>• Provide residential zoned land in the following general locations:</p> <ul style="list-style-type: none"> <li>• Eglinton expansion</li> <li>• Morrissett Street</li> <li>• Esrom Street (Lot 1A DP 25033, p. 190)</li> </ul> <p>(Figure 28 of the Urban Strategy)</p> <p>• Provide strategic residential land in the following general locations:</p> <ul style="list-style-type: none"> <li>• East of the City (Macquarie Plains / Kelso)</li> <li>• West of the City (Stewarts Mount)</li> <li>• Perthville expansion</li> <li>• North of the City (Eleven Mile Drive)</li> </ul> <p>(Figure 28 of the Urban Strategy)</p>	<p><i>Land surrounding the village of Eglinton was rezoned from rural to residential in 2011 which added approximately 75 hectares of land for residential purposes.</i></p> <p><i>The Bathurst Regional LEP 2014 rezoned the land in Morrissett Street from rural to residential.</i></p> <p><i>The land (very small parcel) in Esrom Street was rezoned recreation to residential under the Bathurst Regional LEP 2014.</i></p> <p><i>The Bathurst Regional LEP 2014 rezoned approximately 500 hectares of land east of Kelso from rural to residential.</i></p>

***Bathurst Region Urban Strategy (2007)***

The aim of the Bathurst Region Urban Strategy is to provide a broad land use strategy to guide the future land management and development of the urban areas and urban villages (Eglinton, Raglan and Perthville) of the Bathurst Regional Local Government Area. These villages were included within the urban strategy as they are connected to the Bathurst reticulated water and sewer systems.

The Strategy provides Council and the community with a vision for the future form and management of the urban areas of the local government area and provides a process for considering, in terms of urban land management and development, where we are today (ie at the time of writing of the Urban Strategy), where do we want to be in the future and how do we get there.

The Strategy identified the following key objectives and recommendations for the provision of housing in the City. The table includes a summary of the response to these recommendations by the Bathurst Regional LEP 2014 (gazetted November 2014).

<p><b>Key strategic objectives</b></p>	<p><b>Key recommendations</b></p>	<p><b>Bathurst Regional LEP 2014 response</b></p> <p><i>The land identified as part of the strategy (Stewarts Mount, Perthville and Eleven Mile Drive) remain as strategic expansion and were not zoned as part of the Bathurst Regional LEP 2014.</i></p>	<p><b>Key strategic objectives</b></p> <p>ensure there is appropriate housing choice and affordability as the population ages.</p>	<p><b>Key recommendations</b></p> <p>(excluding land within 400 metres of the Sewerage Treatment Plant). Note that land west of Hope Street is suitable for low density housing only.</p> <ul style="list-style-type: none"> <li>• Reclassify land in South Bathurst affected by the 50dba noise contour (Mount Panorama) from low to medium density to very low density.</li> <li>• Reclassify land in Windradyne/Llanarth and Kelso/Macquarie Plains from low density to low - medium density, and specifically make the following types of housing permissible: <ul style="list-style-type: none"> <li>• Residential Units</li> <li>• Dual Occupancy</li> <li>• Dwelling Houses</li> <li>• Granny Flats</li> </ul> </li> </ul>	<p><b>Bathurst Regional LEP 2014 response</b></p> <p><i>units at a density of 88 persons/ha, and dual occupancy developments. The land west of Hope Street remains within precinct 4 as low density development only.</i></p> <p><i>The land within South Bathurst affected by the 50dba noise contour, was zoned R2 Low Density Residential where no medium density developments (ie dual occupancies or residential units) are prohibited under the 2014 LEP.</i></p> <p><i>The LEP 2014 permits dwelling houses, granny flats, dual occupancies and residential units within Kelso, Llanarth and</i></p>
<p><b>Key strategic objectives</b></p> <ul style="list-style-type: none"> <li>• Provide additional opportunities for medium density housing within the City. This will</li> </ul>	<ul style="list-style-type: none"> <li>• Provide additional medium density opportunities in the Morrisett Street Area benefiting from recent flood protection</li> </ul>	<p><b>Bathurst Regional LEP 2014 response</b></p> <p><i>The land zoned residential in Morrisett Street has been included in precinct 1, which permits residential</i></p>	<p><b>Key strategic objectives</b></p>	<p><b>Key recommendations</b></p>	<p><b>Bathurst Regional LEP 2014 response</b></p>

<p><b>Key strategic objectives</b></p>	<p>• Enhance and protect residential amenity particularly in relation to medium density forms of housing and competing landuses.</p> <ul style="list-style-type: none"> <li>• Minimise the potential for landuse conflicts with rural lands and improve the rural/urban interface.</li> </ul>	<p>• Prepare and adopt appropriate development controls that adequately address the following design objectives:</p> <ul style="list-style-type: none"> <li>• Lot Size</li> <li>• Height</li> <li>• Siting</li> <li>• Car parking</li> <li>• Access Ways</li> <li>• Landscaping and open space</li> <li>• Privacy</li> <li>• Streetscape and Aesthetics</li> <li>• Energy Efficiency</li> <li>• Crime Prevention</li> </ul>	<p><b>Bathurst Regional LEP 2014 response</b></p> <p>would be similar to that of a dual occupancy development. Dual occupancy development permissibility has not altered from the previous LEP/DCP provisions.</p> <p>All residential areas on the fringe of the City have a 50m wide open space buffer, zoned as RE1 Local Recreation.</p> <p>The 2014 LEP is supported by the Bathurst Regional DCP 2014 which sets a number of development standards relating to setbacks, car parking, private open space and crime prevention. The 2014 LEP sets the standards for height of buildings and</p>
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<p><b>Key strategic objectives</b></p>	<p>• Provide a village precinct for Eglinton, Raglan and Perthville that maintains a larger minimum lot size than all other precincts to ensure the protection and enhancement of their low density village character.</p>	<p><b>Bathurst Regional LEP 2014 response</b></p> <p><i>Windradynne. Dual occupancies and residential units have a larger minimum lot size than that of Central Bathurst. The density permitted within the DCP is also reduced to 60 persons/ha.</i></p> <p><i>The 2014 LEP has a limited choice of residential zones and has seen residential units become permissible in the urban villages. In order to maintain the low density of the urban villages, Council established a minimum lot size of 2000sqm and density restrictions of 50 persons/ha. These restrictions would see individual dwellings on lots of approximately 450sqm, which</i></p>
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<p><b>Key strategic objectives</b></p>	<ul style="list-style-type: none"> <li>Provide land use buffers around the periphery (within the residential zoning) of all new residential growth areas.</li> </ul>	<p><b>Bathurst Regional LEP 2014 response</b></p>
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*minimum lot size.*

**Table 1.5 – Actions from the Bathurst Region Urban Strategy (2007)**

**Previous Bathurst City Housing Strategies**

Council has undertaken a number of housing strategies in the past to examine the future provision of housing within Bathurst. The studies undertook statistical analysis of the Bathurst population occupancy rates in various sections of Bathurst, dwelling approval rates, vacant land stocks and future designated residential land.

With the emergence of dual occupancy developments, the 2001 Housing Strategy undertook a perceptions survey which aimed to assess how the controls of the 1997 Residential Housing Development Control Plan (DCP) were working in practice. The survey was aimed at those living in residential units in the inner city and around dual occupancy developments in the outer fringe. Recommendations from both the statistical analysis and the perceptions survey were included in that Strategy as changes to the Residential Housing DCP.

Key findings of these earlier housing strategies are presented below.

<p><b>Study name</b></p>	<p>Bathurst Housing Strategy 1994</p>	<p><b>Implementation information</b></p>
<p><b>Key findings/recommendations</b></p>	<p>Dual occupancy developments be reintroduced in the outer fringe areas. A limited reintroduction at a ratio of 1 dual occupancy development to every 9 detached dwellings will address the shortfall of medium density housing which cannot be supplied in the inner city area and other areas of Bathurst.</p> <p>Granny flats should be separately defined so as to allow their development within all residential areas of Bathurst, due to the greater social need for this type of development.</p> <p>The following minimum standards should be adopted within the relevant planning instruments:</p> <p>a) 550m<sup>2</sup> minimum lot size for detached dwellings;</p> <p>b) 750m<sup>2</sup> minimum lot size for battle-axe lots;</p>	<p>Dual occupancy developments have been permitted in many residential areas of Bathurst since the introduction of State Environmental Planning Policy 25 - Dual Occupancy Subdivision in the early 1990's. At that time there was significant opposition to medium density forms of housing in the suburban areas. Council's 1997 Residential Housing DCP introduced controls restricting the location of dual occupancies to not within a 75 metre radius of another dual occupancy in outer suburban locations. The standard sought to maintain an appropriate level of supply of medium</p>

<p>Bathurst Housing Strategy 2001</p>	<p>a) Modify the Residential Housing DCP so that dual occupancy developments are separated by at least 20 metres.                  b) Austroads design motor vehicle turning circles be adopted in the DCP.                  c) Include a definition for 'shop top housing' in the DCP and Bathurst LEP 1997 to encourage housing in the CBD.</p>	<p>The Bathurst Regional (Interim) DCP 2011 altered the separation restrictions for dual occupancy developments. The standard states that dual occupancies should be separated by at least 40 metres from another dual occupancy on the same side of the street and permissible on all corner allotments.                   The 2011 DCP adopted the Austroad turning circles for vehicles. The development standard is that vehicles should enter and exit the site in a forward direction. Manoeuvring areas are required not to include any visitor car parking spaces.                   Both the Bathurst</p>
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	<p>c) 670m<sup>2</sup> minimum lot size for residential flat buildings containing three or more units; and,                  d) 550m<sup>2</sup> minimum lot size for dual occupancy developments.                   Lot yields in the outer fringe areas are to be maintained at a level of at least 7 to 7.5 lots per hectare.                   All existing land stocks within the Windradyne and Macquarie Plains DCPs (refer chapter 3 [of the strategy]) should remain the focus for residential expansion in the next 10 to 20 years.</p>	<p>density taking into account the negative community sentiment at that time.</p>
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<p>introduced residential units with a minimum lot size of 900sqm at a rate of 88 persons/ha.</p> <p>c) Dual occupancy developments became prohibited in precinct 4 within the 50dBa contour.</p> <p>d) The 75m separation restriction on dual occupancy developments was altered so that dual occupancy developments were permissible on all corner lots, and a 40m separation distance on the same side of the road was introduced.</p>		
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Table 1.6 - Actions from the previous Bathurst Housing Strategies

<p>Regional (Interim) LEP and DCP include definitions for 'shop top housing'. This style of development has not proven popular, and would mainly be used at the time of redeveloping a site.</p>	<p>The Bathurst Regional (Interim) DCP 2011:</p> <p>a) Realigned the residential density precinct boundaries between precincts 1, 2 &amp; 3. (see figure 1 – residential precincts)</p> <p>b) Introduced residential units within the fringe suburbs with a minimum lot size of 1300sqm, with a maximum density of 60 persons/ha. Former precinct 2</p>	<p>Bathurst Housing Strategy 2003 (Supplementary Report – Medium Density Housing)</p>
<p>Allow residential units on allotments not less than 1300m<sup>2</sup> at a maximum density of 88 persons per site hectare in precinct 2 except for the villages of Eglinton, Raglan and Perthville, the Boundary Road area and land within the 50dba noise contour.</p> <p>That Council defer any change to the 75 metre separation of dual occupancy development in precinct 3 but continue to monitor the level of development of medium density housing in other areas of the City.</p>		

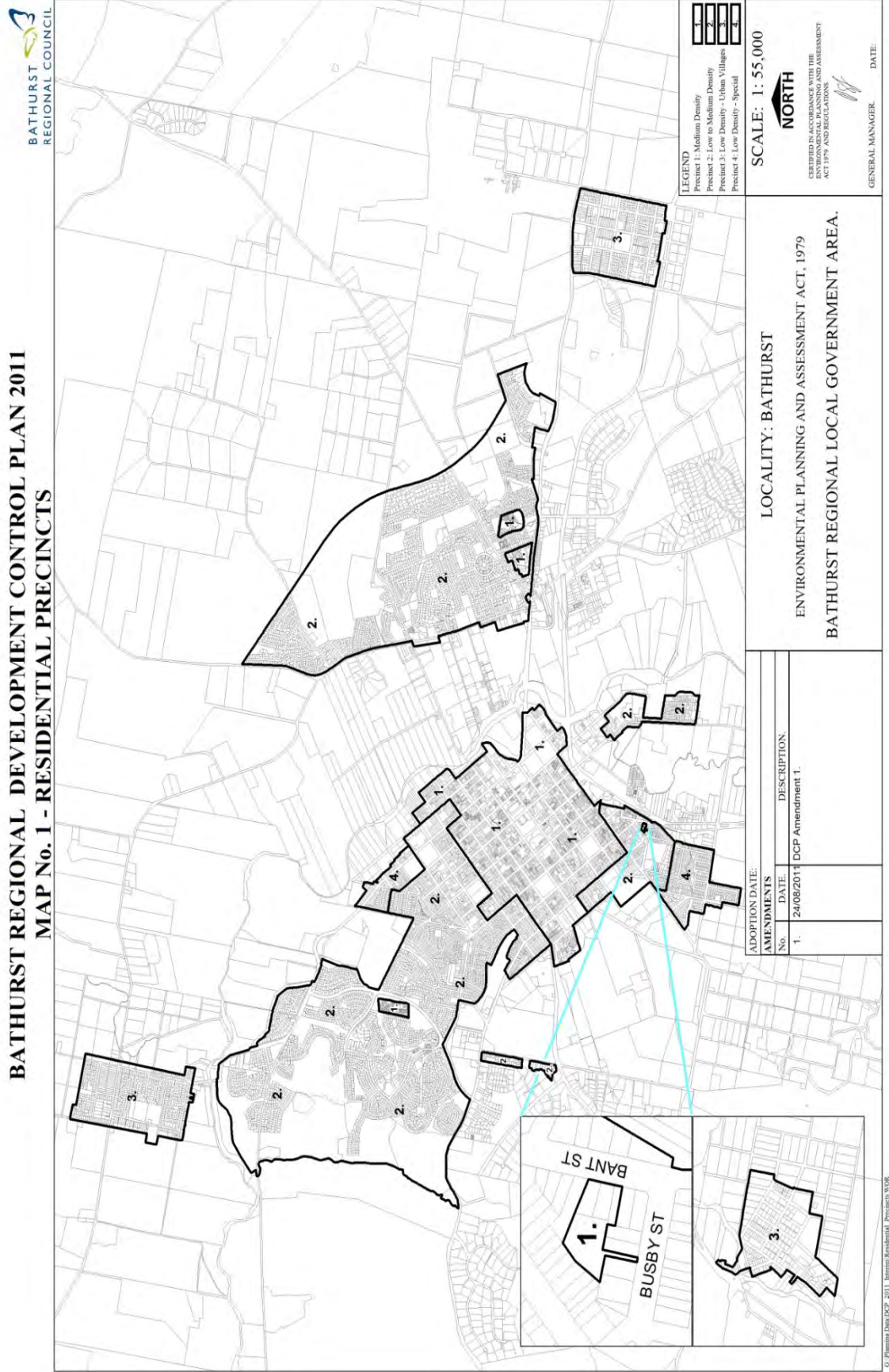


Figure 1.1 – Bathurst Regional DCP 2011 Residential Precincts Map

### *Bathurst CBD & Bulky Goods Business Development Strategy 2011*

Council prepared the Bathurst CBD & Bulky Goods Business Development Strategy in 2011 which reviewed the hierarchy of retail and bulky goods businesses within Bathurst as established under the earlier 1999 Retail Strategy. The strategy makes recommendations for additional retail and office space to cater for the growing population of Bathurst into the future, whilst maintaining the current level of service.

One of the key recommendations of the strategy is to continue to maintain the Bathurst CBD as the economic hub for retail and office space into the future. While the residential areas will be serviced by neighbourhood centres, the recommendation of the Strategy ultimately precludes the establishment of a satellite large scale shopping precinct in the next 20 years. This will impact on the style, location and density of housing into the future.

The Strategy highlights the existing and proposed Neighbourhood Activity Centres to support the CBD to ensure an appropriate level of business and community services are provided in suburban locations. **Figure 2** shows the location of existing and planned Neighbourhood Activity Centres.

The Strategy also made recommendations to increase the size of supermarkets in neighbourhood activity centres. Up to 1200m<sup>2</sup> at Eglinton (planned) and 2500m<sup>2</sup> at Trinity Heights and Westpoint and up to 3800m<sup>2</sup> at Laffing Waters (planned). The recommendations have been incorporated into the Bathurst Regional Development Control Plan 2014.

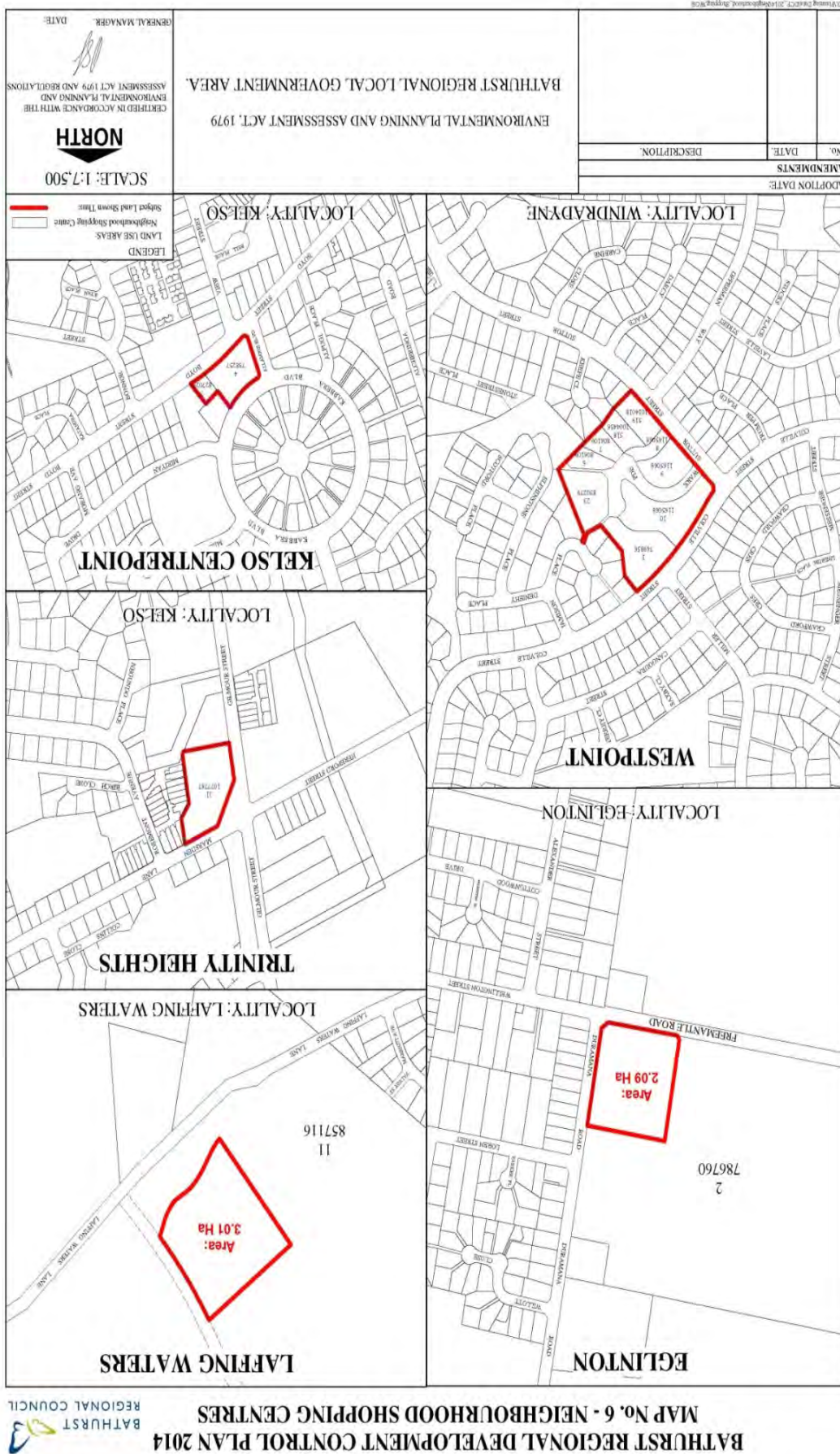


Figure 1.2 – Location of existing and planned Neighbourhood Activity Centres (Bathurst Regional DCP 2014)

### ***Bathurst Vegetation Management Plan 2003***

This plan contains strategies and recommendations for vegetation improvements to public lands, particularly the City's gateways and streetscapes. At the time of writing, the Plan was under review.

### ***Bathurst Urban Waterways Management Plan 2010***

This plan contains recommendations and long term strategies to guide the future development, rehabilitation and restoration of the City's waterways and drainage lines.

### ***Bathurst Biodiversity Management Plan 2012***

This plan contains recommendations for the protection of biodiversity within the region.

### ***Salinity Landscape Study***

This study considers, amongst other things, the implications of urban salinity on the older building stock in the city of Bathurst.

### ***Bathurst Regional Heritage Plan 2017 – 2020***

A key objective of the Bathurst Region Heritage Plan 2017-2020 is "a community that manages the future" by:

- Managing, protecting and enhancing our heritage buildings, streetscapes, vistas, natural environments and objects;
- Ensuring new development enhances the heritage fabric of the region, whilst providing for a growing population and economy; and
- Ensuring that heritage is given a high priority in planning.

The housing strategy therefore needs to consider how to manage growth and change giving due regard to the region's heritage assets.

### ***Bathurst Community Access and Cycle Plan 2011***

This Plan is intended to be the primary guiding document for the construction of footpaths and cycleways in the Bathurst Region. The resulting table of works will assist Council to program, forecast and apply for funding for footpaths and cycleways into the future. The plan seeks to ensure a connected city, particularly between residential areas, recreation spaces, shops and services.

### ***Bathurst City Open Space study 1993***

The open space study assessed the present and future recreational needs of the Bathurst community. This Strategy is now old and is currently being reviewed as a matter of priority. The new Bathurst 2040 Open Space Strategy is expected to be completed by June 2018 and along with the Housing Strategy will guide the detailed planning of the City's suburban locations.

### ***Bathurst Regional Economic Development Strategy***

The Economic Development Strategy provides a strategic framework for Bathurst Regional Council and the community for a 4-year timeframe. The Plan is interlinked across other Strategic Plans within Council as economic development does not occur in isolation. The Strategy sets a clear direction and purpose of how Council and the community will achieve its vision of working in collaboration to create a progressive and innovative economic environment that supports, preserves and enhances the lifestyle, environmental and cultural characteristics of the Region. The new Economic Development Strategy will be finalised by mid 2018.

### ***Bathurst Floodplain Management Plan 1995***

The Floodplain Management Plan sets the framework for the purchase and construction of flood levee banks to protect residential areas within

Bathurst itself. The plan also discusses the importance of removing dwellings from the floodplain through acquisition by Council and protecting flood prone lands from future urban development. The Floodplain Management Plan was developed under an earlier version of the NSW Floodplain Manual and should be reviewed when funding becomes available. Council anticipates that a review of the floodplain management plan will commence in 2019/20.

#### ***Mount Panorama noise assessment 1993***

The Mount Panorama Noise Assessment established the 50dBa noise contour for motor racing activities at Mount Panorama. Currently the noise contour restricts developments in existing residential areas to low density developments only. Council has also adopted as policy that it will not support future rezonings for residential or rural residential purposes within the noise contour. With the future development of the second circuit, a review of the 50dBa noise contour should be undertaken as part of the assessment process.

#### ***Bathurst Region Heritage Study 2007***

The Bathurst Region Heritage Study is a community based heritage study which sets out to locate heritage items and places and explain why they are significant through the use of historic themes and statements of significance.

The study recommends ways of managing and conserving that significance to support:

- a community's sense of identity - its beginnings, its present and its potential,
- the future management of the heritage items and places,

- future education programs making the community's heritage assets better known, understood and appreciated, and
- future heritage tourism strategies.

#### ***Bathurst Heritage Conservation Area Review 2008***

The Bathurst Conservation Area Study reviewed the fringes of the Heritage Conservation Area to determine changes to its boundaries. The study recommended expansion of the Heritage Conservation Area to include younger 1940s and 1950s housing stock. A future review of the boundaries of the Heritage Conservation Areas will be an important action of this housing strategy.

#### ***Bathurst Region Aboriginal Heritage Study 2016***

This study identifies objects, places and archaeological sites of Aboriginal cultural significance, records those places (if appropriate) and developed recommendations for their management and conservation.

## 2 HOUSING VISION

### What is the housing strategy?

The Bathurst 2036 Housing Strategy is a strategic document which will assist Bathurst Regional Council encourage a range of housing that meets the existing and future housing needs of the city of Bathurst. The Housing Strategy will enable Council to proactively manage how and where future housing and residential development will be provided within Bathurst until 2036. It will also consider how the associated impacts will be managed, therefore providing certainty to both residents and developers alike.

The strategic actions contained within the Housing Strategy will form the cornerstone of planning for the future of Bathurst and its suburbs. Therefore in considering the future housing needs of the Bathurst community, it is also essential to consider the wider range of issues associated with the provision of housing in Bathurst.

### Why prepare a housing strategy?

Given Bathurst's proximity to metropolitan Sydney, Bathurst is predicted to experience increasing pressure for additional residential development. *NSW Department of Planning and Environment's population and housing projection (2016)* predicts that the Bathurst region's population will reach 55,250 by 2036, an additional 12,170 people. Based on a predicted declining household size to 2.32 people per dwelling in 2036, this equates to an extra 5,245 new dwellings to cater for the expected population growth, concentrated in the urban areas of the City.

The Strategy examines the location and type of residential development that could be provided to meet the changing needs of the Bathurst

community, ensuring development is consistent with and enhances Bathurst's urban character, manages any associated environmental risk and is appropriately serviced.

### Objectives of the Bathurst 2036 Housing Strategy

- a) To examine the location and type of existing housing stock, existing planning controls and standards and vacant residential land stock and identify key issues for the future demand and supply of housing in the city of Bathurst.
- b) To identify the community's view on opportunities to encourage a range of housing that meets the existing and future housing needs of the city of Bathurst.
- c) To consider alternative housing patterns that will encourage a broader range of housing and better utilisation of vacant land stocks.
- d) To identify opportunities that will encourage housing choice and quality design.
- e) To manage change to ensure that the residential character, historic qualities and environmentally sensitive lands of the City are protected and enhanced.
- f) To review the recommendations of the Bathurst Region Urban Strategy in light of the findings of the Bathurst 2036 Housing Strategy.

### The study area of the Bathurst 2036 Housing Strategy

The study area of the Bathurst 2036 Housing Strategy is the urban area of Bathurst, including the suburbs of Abercrombie, Bathurst, Gormans Hill, Kelso, Llanarth, Mitchell, West Bathurst, Windradyne, South Bathurst and

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Bathurst 2036 Housing Strategy: Volume 1 – Background information

the urban villages of Eglinton, Perthville and Raglan. These suburbs represent the primary residential areas of the City of Bathurst and the area where the majority of Bathurst's population resides.

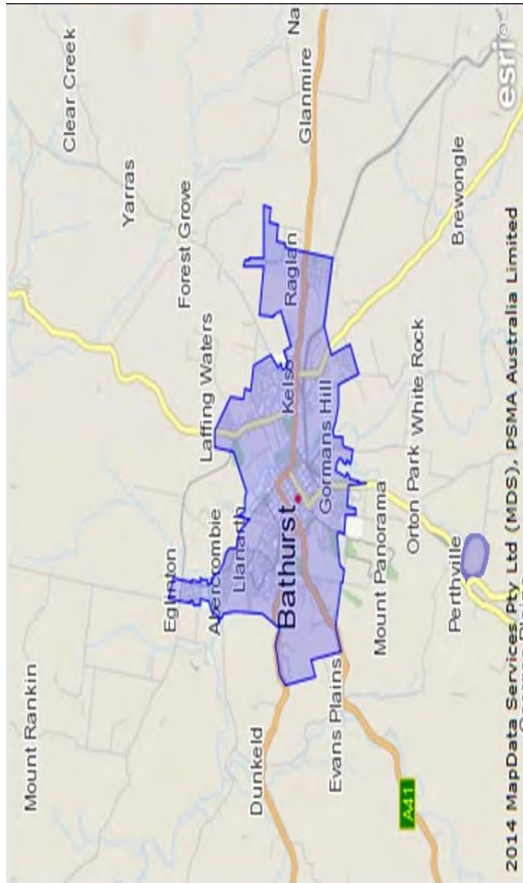


Figure 1.3 – The Bathurst Housing Strategy Study Area

It should be noted that the Housing Strategy only considers housing in the city of Bathurst. It does not consider the issue of rural residential or rural village housing and specifically excludes an examination of housing in the R5 Large Lot Residential zone. Rural residential and rural village housing are considered under the Bathurst Region Rural Strategy 2008.

**What is the role of Local Government in housing?**

Whilst Council's role in planning for housing and residential development is largely as a regulatory body, it is the Council's responsibility to determine how development will best be implemented at the local level.

Through the Bathurst Regional Local Environmental Plan and Development Control Plan, Council has the ability to establish strategic direction about where and how housing will be provided within the LGA. In developing its strategies, Council takes into account the local trends, conditions and community aspirations and provides for this through appropriate policy, zoning and provisions. It is important to recognise that Council policies must be consistent with State Government policy.



### 3 THE EVIDENCE

To establish the evidence base for the future provision of housing, this chapter considers demographic trends, housing affordability, housing demand and supply, land supply, housing density issues and the community's vision for housing.

#### Demographic overview

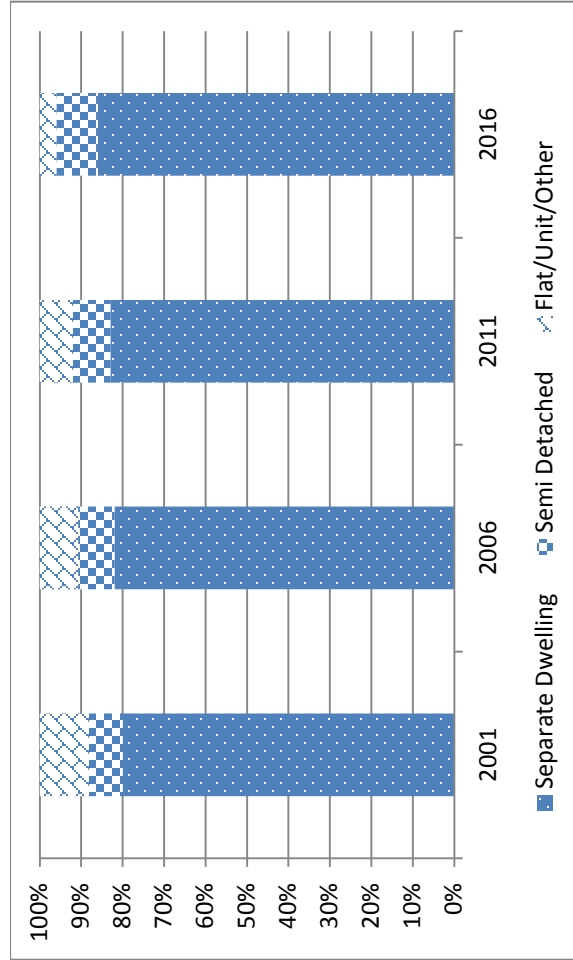
This section seeks to establish a level of understanding of current housing, age profile and car ownership characteristics of the suburbs of the City of Bathurst and their influence on current and likely future housing needs.

#### Time series data

This section explores the progression of changes within the City over an extended period of time. Some of the key statistics are included below:

	1991	1996	2001	2006	2011	2016
<b>Population</b>	27,301	28,671	29,226	30,867	33,156	35,544
<b>Household Size</b>	2.80	2.65	2.58	2.51	2.50	2.48
<b>Number of dwellings</b>		10,007	10,661	11,766	12,122	13,866
<b>Median age</b>				33	34	37

Dwelling type	2001	2006	2011	2016
<b>Separate House</b>	78.6	81.0	82.5	85.1
<b>Semi-detached house</b>	8.0	8.7	9.0	9.9
<b>Flat, Unit or Other</b>	11.7	9.2	8.0	4.0



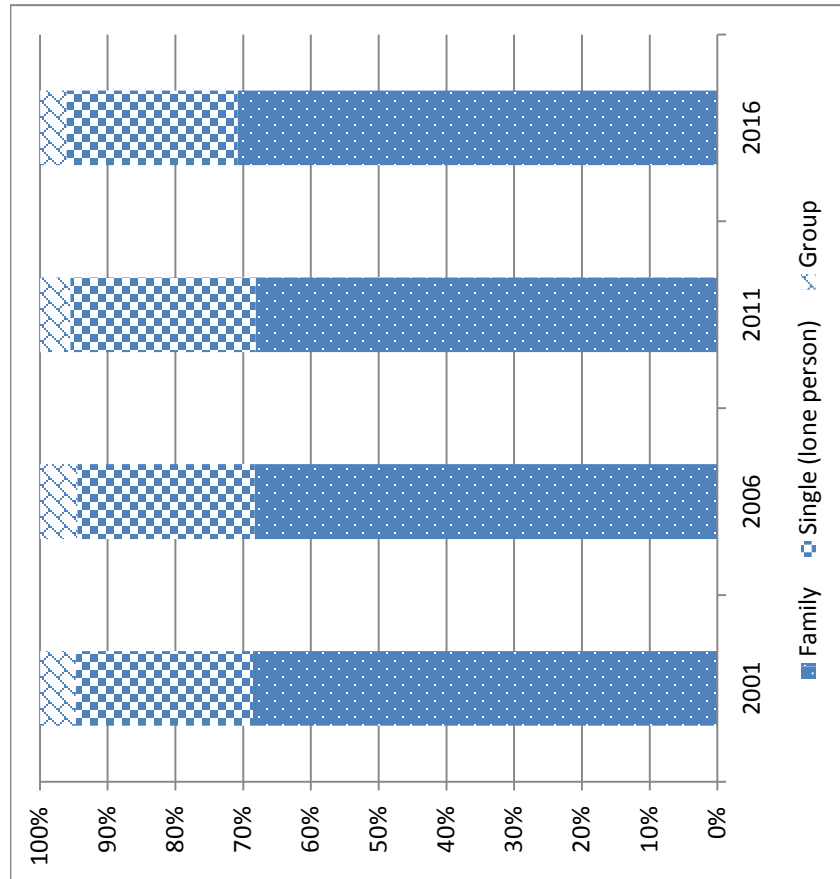
**2016 Census data**

The latest, 2016, estimated resident population (ERP) for the Bathurst Regional LGA is 42,389. (ABS, 2017).

The latest resident population for the City of Bathurst (the suburbs of Abercrombie, Bathurst, Gormans Hill, Kelso, Llanarth, Mitchell, South Bathurst, West Bathurst, Windradyne, Eglinton, Perthville and Raglan) is 33,572 according to the 2016 Census.

The tables below are statistics provided from the 2016 census for the City of Bathurst and each suburban location.

Household composition	2001	2006	2011	2016
<b>Family household</b>	66.3	66.0	68.4	70.9
<b>Lone person household</b>	25.3	25.2	27.4	25.3
<b>Group household</b>	5.1	5.3	4.5	3.9



### City of Bathurst Urban Area

This section explores the study area as a whole, being the urban area of the City of Bathurst. Individual suburbs have been further explored below. **The data for this area is based on the aggregation of census data from the suburbs located within the Bathurst urban area.**

Population Count	33,572		Median Age*		28
<b>Age Structure</b>					
<15	15-64	65+			
6,648	21,519	5,378			
<b>Dwelling structure</b>					
Detached dwelling	Semi detached, row or terrace, townhouse etc	Flat, unit or apartment	Other dwelling (e.g. caravan, cabin)		
9712	1450	583			28
<b>Number of bedrooms</b>					
None (bedsits) or not stated	1 Bedroom	2 Bedroom	3 Bedroom	4 or more Bedroom	Average number of bedrooms per dwelling*
720	1150	1822	4770	4492	3.3
<b>Household composition</b>					
Family households	Single (or lone) person households		Group households		
7985	2921		551		
<b>Number of registered motor vehicles per household</b>					
None	1	2	3 or more	Not stated	
882	4264	4164	2069	438	

\* The data relates to statistics for the Bathurst Regional LGA, not just the study area.

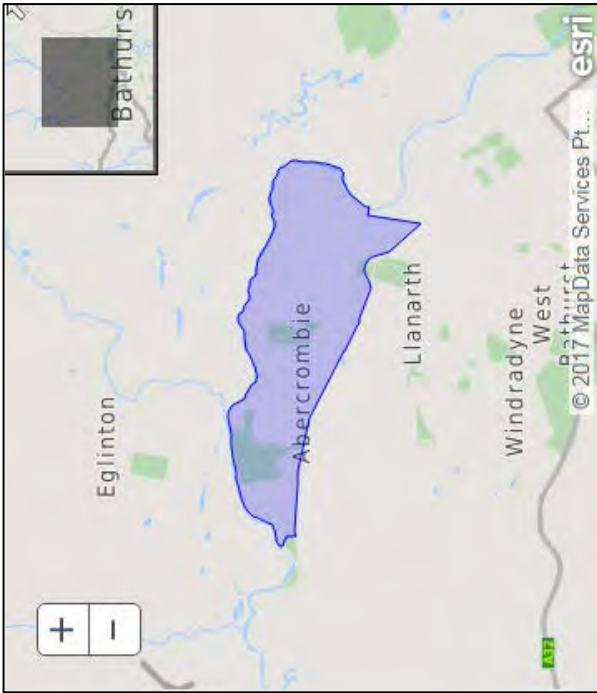


The table above indicates that:

- 80% of housing is detached dwellings with 77% being 3 or more bedrooms per dwelling. Approximately 20% of housing is medium density (or other dwelling type).
- The study area is dominated by detached dwellings of 3 or more bedrooms per dwelling.
- The population count of the City of Bathurst is 31,294 with an average household size of 2.5 persons.
- The urban area is dominated by family households, with only 27.1% of households representing lone person households.
- Households within the urban area generally have one or two vehicles located at the dwelling, with one vehicle per dwelling being common.
- The urban area has a median age of 34 and 13.6% of the population is aged over 65.

**Abercrombie**

Population Count	1109	Proportion of Bathurst's population	3.3%
<b>Age Structure</b>			
<15	15-64	65+	Median Age
274	733	95	36
<b>Dwelling structure</b>			
Detached dwelling	Semi detached, row or terrace, townhouse etc	Flat, unit or apartment	Other dwelling (e.g. caravan, cabin)
336	11	0	0
<b>Number of bedrooms</b>			
None (beds) or not stated	1 Bedroom	2 Bedroom	3 Bedroom
0	0	9	101
<b>Household composition</b>			
Family households	Single (or lone) person households		
299	46		
<b>Number of registered motor vehicles per household</b>			
None	1	2	3 or more
3	83	164	100
			Not stated
			3



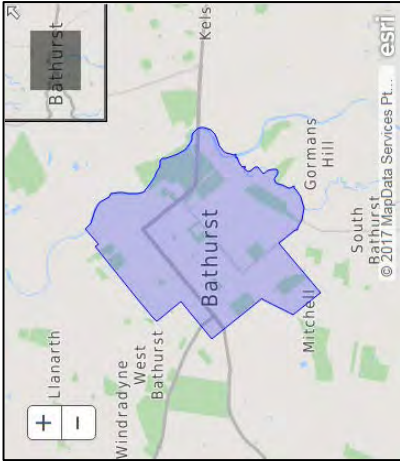
The table above indicates that:

- 97% of housing in the suburb of Abercrombie is detached dwellings of which 97% are three or more bedrooms per dwelling.
- Abercrombie has a population of 1109 people, approximately 3.3% of the Bathurst population, with an average household size of 3.1 persons.
- The suburb is dominated by family households (86% of households), with only 46 households (13%) representing lone person households.
- 71% of households within the suburb of Abercrombie have one or two vehicles located at the dwelling, with two vehicles per dwelling being most common (47%).
- 8.5% of the population is aged over 65.

**Central Bathurst**

Population Count	6932	Proportion of Bathurst's population	20.6%
<b>Age Structure</b>			
<15	15-64	65+	Median Age
894	4762	1274	36
<b>Dwelling structure</b>			
Detached dwelling	Semi detached, row or terrace, townhouse etc	Flat, unit or apartment	Other dwelling (e.g. caravan, cabin)
1550	927	491	11
<b>Number of bedrooms</b>			
None (beds) or not stated	1 Bedroom	2 Bedroom	3 Bedroom
101	199	1156	1086
<b>Household composition</b>			
Family households		Single (or lone) person households	
1440		1283	
<b>Number of registered motor vehicles per household</b>			
None	1	2	3 or more
397	1380	788	303
		Not stated	
		111	

Note: The suburb name of **Central Bathurst** has been adopted for the ABS suburb of Bathurst to reduce the confusion between the use of Bathurst when referring to the suburb or the City.

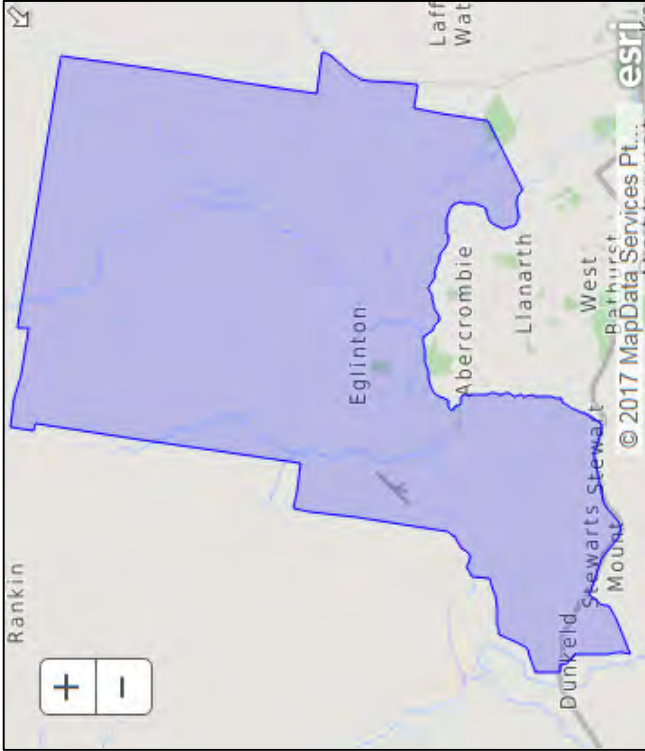


The table above indicates that:

- 52% of housing in the suburb of Central Bathurst is detached dwellings with 75% being two or three bedrooms per dwelling. The suburb represents the greatest proportion of lone person households within the City.
- The suburb has a population of 6932 people, approximately 20.6% of the Bathurst population, with an average household size of 2.0 persons.
- The suburb has a similar distribution of family and lone person households, 48.2% and 43% respectively. 8.5% of the population are aged 65 or older.
- The suburb of Central Bathurst also has a similar proportion of medium density dwellings (ie semi detached, row or terrace, townhouses, flats, units or apartments) compared with detached dwellings at 47.6% and 52% respectively. This represents the highest proportion of medium density development when compared to other suburbs in the City (other than Mitchell).
- 23% of households within the suburb have only one vehicle located at the dwelling with 71% of dwellings having one or two vehicles per household.

**Eglington**

Population Count	2256	Proportion of Bathurst's population	6.7%
<b>Age Structure</b>			
<15	15-64	65+	Median Age
531	1451	277	35
<b>Dwelling structure</b>			
Detached dwelling	Semi detached, row or terrace, townhouse etc	Flat, unit or apartment	Other dwelling (e.g. caravan, cabin)
741	0	4	3
<b>Number of bedrooms</b>			
None (beds) or not stated	1 Bedroom	2 Bedroom	3 Bedroom
8	0	33	335
			4 or more Bedrooms
			373
<b>Household composition</b>			
Family households	Single (or lone) person households	Group households	
582	90	7	
<b>Number of registered motor vehicles per household</b>			
None	1	2	3 or more
6	161	319	185
			Not stated
			8

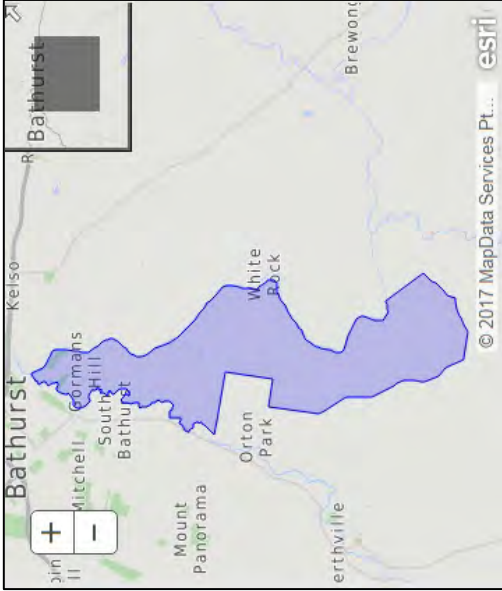


The table above indicates that:

- All of the housing in Eglington is detached dwellings of which 94.6% are three or more bedrooms per dwelling.
- Eglington has a population of 2256 people, approximately 6.7% of the Bathurst population, with an average household size of 2.9 persons.
- The suburb is dominated by family households, with only 105 households (14.4%) representing lone person households.
- 75.1% of households within the suburb of Eglington have two or more vehicles located at the dwelling with two vehicles per dwelling being most common.
- 12.3% of the population of the suburb of Eglington is aged over 65.

**Gormans Hill**

Population Count	785	Proportion of Bathurst's population	2.3%
<b>Age Structure</b>			
<15	15-64	65+	Median Age
128	399	260	50
<b>Dwelling structure</b>			
Detached dwelling	Semi detached, row or terrace, townhouse etc	Flat, unit or apartment	Other dwelling (e.g. caravan, cabin)
218	41	0	0
<b>Number of bedrooms</b>			
None (beds) or not stated	1 Bedroom	2 Bedroom	3 Bedroom
48	39	66	101
<b>Household composition</b>			
Family households		Single (or lone) person households	
163		134	
<b>Number of registered motor vehicles per household</b>			
None	1	2	3 or more
42	106	85	28
Group households		Group households	
13		13	
Average number of bedrooms per dwelling		Average number of people per dwelling	
2.7		2.1	

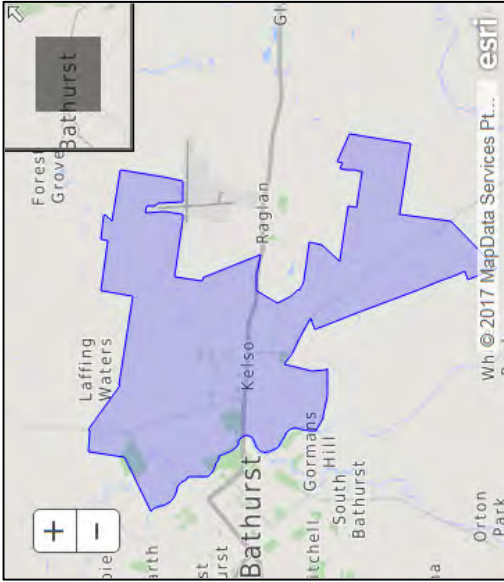


The table above indicates that:

- 84% of the housing in the suburb of Gormans Hill is dominated by detached dwellings of which 71.8% are two or more bedrooms per dwelling.
- Gormans Hill has a population of 785 people, approximately 2.3% of the Bathurst population, with an average household size of 2.1 persons.
- 52.5% of households in the suburb are family households, with 43.2% of households representing lone person households. Gormans Hill contains two seniors housing developments which may contribute to the higher number of lone person households.
- 56.7% of households within Gormans Hill have one or no vehicle located at the dwelling.
- 33% of the population aged over 65. Gormans Hill is the suburb with the eldest population. This may be largely due to the two seniors housing developments in the suburb.

**Kelso**

Population Count	8968	Proportion of Bathurst's population	26.7%
<b>Age Structure</b>			
<15	15-64	65+	Median Age
2150	5460	1372	35
<b>Dwelling structure</b>			
Detached dwelling	Semi detached, row or terrace, townhouse etc	Flat, unit or apartment	Other dwelling (e.g. caravan, cabin)
2694	199	32	11
<b>Number of bedrooms</b>			
None (beds) or not stated	1 Bedroom	2 Bedroom	3 Bedroom
75	69	155	1061
			1601
			4 or more
			Average number of people per dwelling
			2.8
			Average number of bedrooms per dwelling
			3.5
<b>Household composition</b>			
Family households	Single (or lone) person households	Group households	
2288	600	79	
<b>Number of registered motor vehicles per household</b>			
None	1	2	3 or more
166	886	1205	609
			103



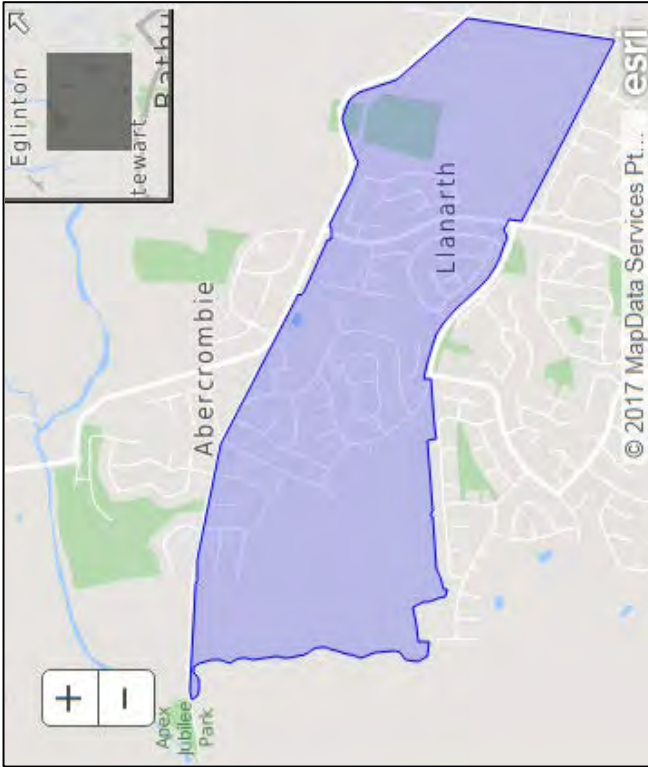
The table above indicates that:

- 91.8% of housing in the suburb of Kelso is detached dwellings of which 90% are three or more bedrooms per dwelling.
- Kelso has a population of 8968 people, approximately 26.7% of the Bathurst population, with an average household size of 2.8 persons.
- The suburb is dominated by family households, with 20.2% of households representing lone person households. Kelso contains a number of seniors housing developments which may contribute to the slightly higher number of lone person households than other newer suburban locations.
- 61% of households within Kelso generally have two or more vehicles located at the dwelling with one or two vehicles per dwelling being most common. Interestingly, 5.6% of households do not have a registered vehicle, which is higher than other newer suburban locations.
- 15.3% of the population is aged over 65.



**Llanarth**

Population Count	2198	Proportion of Bathurst's population	6.5%
<b>Age Structure</b>			
<15	15-64	65+	Median Age
494	1446	246	37
<b>Dwelling structure</b>			
Detached dwelling	Semi detached, row or terrace, townhouse etc	Flat, unit or apartment	Other dwelling (e.g. caravan, cabin)
697	3	0	0
<b>Number of bedrooms</b>			
None (beds) or not stated	1 Bedroom	2 Bedroom	3 Bedroom
4	3	4	106
			575
			4 or more
			Average number of bedrooms per dwelling
			2.9
			4
<b>Household composition</b>			
Family households	Single (or lone) person households	Group households	
586	90	18	
<b>Number of registered motor vehicles per household</b>			
None	1	2	3 or more
11	153	337	190
			Not stated
			9

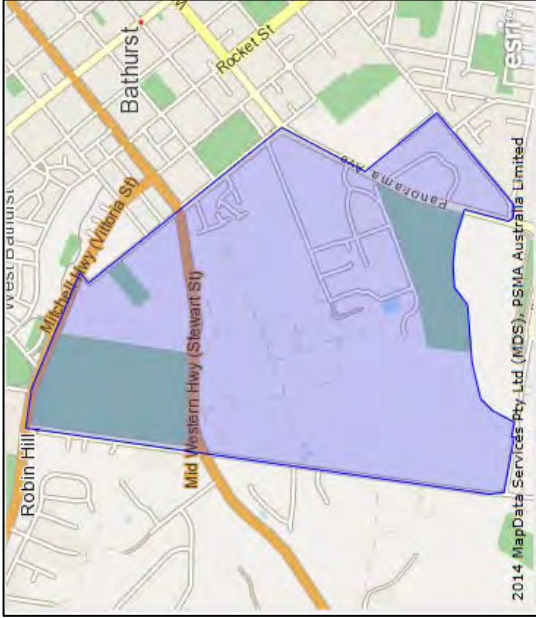


The table above indicates that:

- Almost all of the dwellings in the suburb of Llanarth are detached dwellings of which 83.1% are four or more bedrooms per dwelling.
- Llanarth has a population of 2198 people, approximately 6.5% of the Bathurst population, with an average household size of 2.9 persons.
- The suburb is dominated by family households, with only 13% of households representing lone person households.
- 75.3% of households within Llanarth generally have two or more vehicles located at the dwelling with two vehicles per dwelling being most common.
- 11.2% of the population is aged over 65.

**Mitchell**

Population Count	1310	Proportion of Bathurst's population	3.9%
<b>Age Structure</b>			
<15	15-64	65+	Median Age
28	1248	30	24
<b>Dwelling structure</b>			
Detached dwelling	Semi detached, row or terrace, townhouse etc	Flat, unit or apartment	Other dwelling (e.g. caravan, cabin)
28	54	26	0
<b>Number of bedrooms</b>			
None (beds) or not stated	1 Bedroom	2 Bedroom	3 Bedroom
7	31	31	26
			7
<b>Household composition</b>			
Family households	Single (or lone) person households		Group households
	40		10
<b>Number of registered motor vehicles per household</b>			
None	1	2	3 or more
24	49	25	9
			6

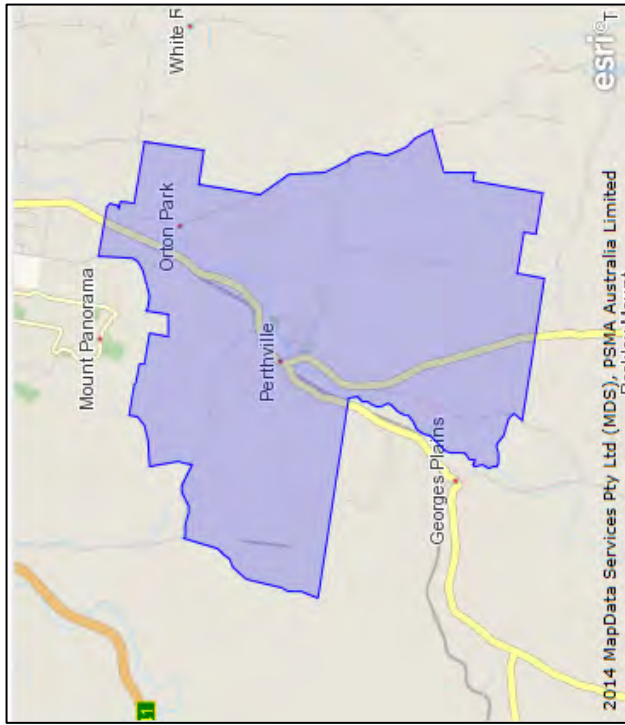


The table above indicates that:

- 74% of housing in the suburb of Mitchell is medium density dwellings of which 67% are two bedrooms or less per dwelling.
- Mitchell has a population of 1310 people, approximately 3.9% of the Bathurst population, with an average household size of 1.7 persons.
- The suburb is dominated by lone person households and group households (54%). Mitchell contains university style accommodation, which are primarily one or two bedroom dwellings, which would contribute to the higher lone person household result.
- 68% of households within Mitchell generally have at least one or no vehicle located at the dwelling with one vehicle per dwelling being most common.
- 2.3% of the population is aged over 65.

**Perthville**

Population Count	624	Proportion of Bathurst's population	1.9%
<b>Age Structure</b>			
<15	15-64	65+	Median Age
128	391	108	39
<b>Dwelling structure</b>			
Detached dwelling	Semi detached, row or terrace, townhouse etc	Flat, unit or apartment	Other dwelling (e.g. caravan, cabin)
196	3	3	0
<b>Number of bedrooms</b>			
None (beds) or not stated	1 Bedroom	2 Bedroom	3 Bedroom
3	11	15	72
		4 or more	Average number of bedrooms per dwelling
		100	2.9
<b>Household composition</b>			
Family households	Single (or lone) person households		
159	40		
<b>Number of registered motor vehicles per household</b>			
None	1	2	3 or more
4	39	88	68
			Not stated
			5

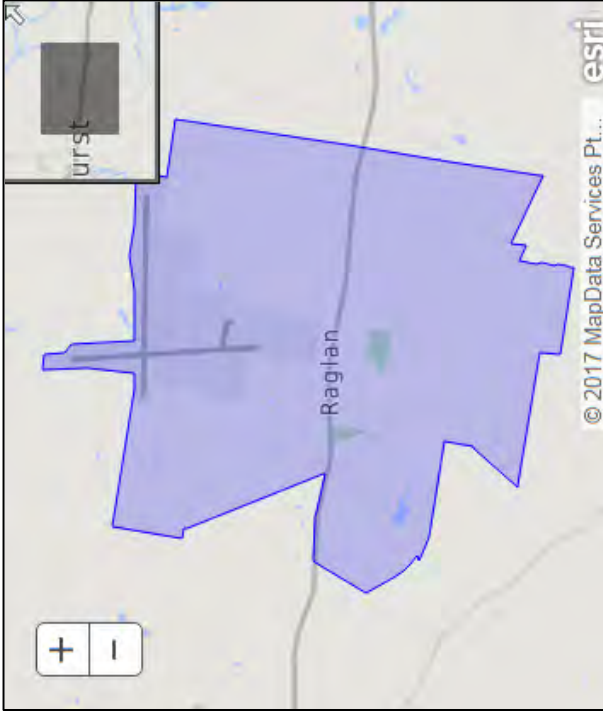


The table above indicates that:

- Almost all of the housing in the suburb is detached dwellings of which 85.6% are three or more bedrooms per dwelling.
- Perthville has a population of 624 people, approximately 1.9% of the Bathurst population, with an average household size of 2.8 persons.
- The suburb is dominated by family households, with only 19.6% of households representing lone person households.
- 78.4% of households within the suburb of Perthville have two or more vehicles located at the dwelling with two vehicles per dwelling being most common.
- 17.3% of the population is aged over 65.

**Raglan**

Population Count	1199	Proportion of Bathurst's population	3.6%
<b>Age Structure</b>			
<15	15-64	65+	Median Age
282	734	176	36
<b>Dwelling structure</b>			
Detached dwelling	Semi detached, row or terrace, townhouse etc	Flat, unit or apartment	Other dwelling (e.g. caravan, cabin)
395	0	0	3
<b>Number of bedrooms</b>			
None (beds) or not stated	1 Bedroom	2 Bedroom	3 Bedroom
8	4	17	180
			185
			4 or more
			Average number of people per dwelling
			2.9
			Average number of bedrooms per dwelling
			3.5
<b>Household composition</b>			
Family households	Single (or lone) person households		Group households
323	70		8
<b>Number of registered motor vehicles per household</b>			
None	1	2	3 or more
11	91	161	120
			11



The table above indicates that:

- All of the housing in the suburb is detached dwellings, of which 92.6% are three or more bedrooms per dwelling.
- Raglan has a population of 1199 people, approximately 3.6% of the Bathurst population, with an average household size of 2.9 persons.
- The suburb is dominated by family households, with only 17.5% of households representing lone person households.
- 73.4% of households within the suburb of Raglan have two or more vehicles located at the dwelling with two vehicles per dwelling being most common.
- 14.7% of the population is aged over 65.

**South Bathurst**

Population Count	1583	Proportion of Bathurst's population	4.7%
<b>Age Structure</b>			
<15	15-64	65+	Median Age
290	908	374	41
<b>Dwelling structure</b>			
Detached dwelling	Semi detached, row or terrace, townhouse etc	Flat, unit or apartment	Other dwelling (e.g. caravan, cabin)
553	50	5	0
<b>Number of bedrooms</b>			
None (beds) or not stated	1 Bedroom	2 Bedroom	3 Bedroom
22	11	96	359
			114
			2.2
			3
<b>Household composition</b>			
Family households	Single (or lone) person households		
374	198		
<b>Number of registered motor vehicles per household</b>			
None	1	2	3 or more
42	268	197	80
			25

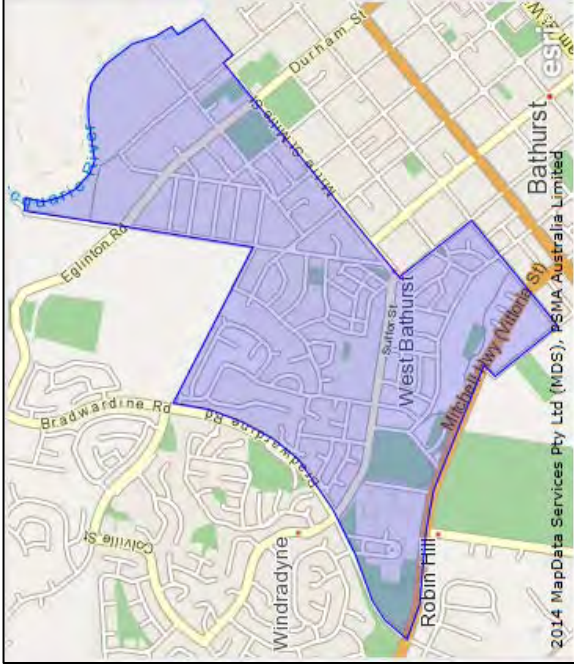


The table above indicates that:

- 91% of housing in the suburb of South Bathurst is detached dwellings, of which 78.6% are three or more bedrooms per dwelling.
- South Bathurst has a population of 1583 people, approximately 4.7% of the Bathurst population, with an average household size of 2.2 persons.
- The suburb contains largely family households (61.4%), however there is a higher proportion of lone person households (32.5%) which possibly reflects the older age of the suburb and/or its proximity to CSU.
- Households within South Bathurst generally have at least one or two vehicles (79.2%) located at the dwelling with one vehicle per dwelling being most common.
- 33.6% of the population are aged over 65.

**West Bathurst**

Population Count	3672	Proportion of Bathurst's population	10.9%
Age Structure			
<15	15-64	65+	Median Age
803	2231	631	35
Dwelling structure			
Detached dwelling	Semi detached, row or terrace, townhouse etc	Flat, unit or apartment	Other dwelling (e.g. caravan, cabin)
1356	76	5	0
Number of bedrooms			
None (beds) or not stated	1 Bedroom	2 Bedroom	3 Bedroom
40	30	213	781
Household composition			
Family households	Single (or lone) person households	Group households	
921	447	71	
Number of registered motor vehicles per household			
None	1	2	3 or more
124	603	467	185
		Not stated	55

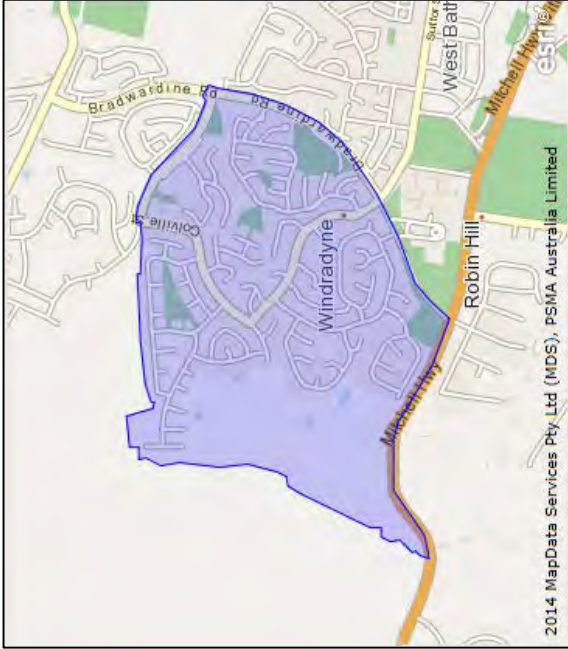


The table above indicates that:

- 94.4% of housing in the suburb of West Bathurst is detached dwellings, of which 80.3% are three or more bedrooms per dwelling.
- West Bathurst has a population of 3672 people, approximately 10.9% of the Bathurst population, with an average household size of 2.4 persons.
- The suburb contains largely family households (64%), however there is also a high proportion (31.1%) of lone person households.
- 77.6% of Households within West Bathurst generally have one or two vehicles located at the dwelling with one vehicle per dwelling being most common.
- 17.2% of the population is aged over 65.

**Windradyne**

Population Count	2936	Proportion of Bathurst's population	8.7%
<b>Age Structure</b>			
<15	15-64	65+	Median Age
646	1756	535	37
<b>Dwelling structure</b>			
Detached dwelling	Semi detached, row or terrace, townhouse etc	Flat, unit or apartment	Other dwelling (e.g. caravan, cabin)
948	86	17	0
<b>Number of bedrooms</b>			
None (beds) or not stated	1 Bedroom	2 Bedroom	3 Bedroom
17	53	32	562
		4 or more Bedrooms	Average number of people per dwelling
		428	2.5
			Average number of bedrooms per dwelling
			3.3
<b>Household composition</b>			
Family households	Single (or lone) person households	Group households	
766	294	34	
<b>Number of registered motor vehicles per household</b>			
None	1	2	3 or more
55	418	415	173
			Not stated
			31



The table above indicates that:

- 90.2% of housing in the suburb of Windradyne is detached dwellings, of which 90.7% are three or more bedrooms per dwelling.
- Windradyne has a population of 2936 people, approximately 8.7% of the Bathurst population, with an average household size of 2.5 persons.
- The suburb is largely dominated by family households (70%), with 26.9% of households representing lone person households.
- Households within Windradyne generally have at least one vehicle (78.5%) located at the dwelling with one or two vehicles per dwelling being most common.
- 18.2% of the population is aged over 65.

**Demographic Summary**

The following observations have been made from the tables above.

**Dwelling characteristics**

- The newer suburban areas and the urban villages are dominated by detached dwellings.
- Llanarth has the largest proportion of dwellings with 4 or more bedrooms.
- The suburbs of Central Bathurst and Mitchell are the only suburbs where medium density housing dominates over detached dwellings.

**Population size**

- The highest proportions of the population live in the suburbs of Central Bathurst and Kelso.
- Central Bathurst has the highest living density.
- Kelso has the largest proportion of the total population.

**Household size**

- Household size is smallest in the oldest suburbs and those closest to the Bathurst CBD and CSU.

**Population age**

- Population age is oldest in the older suburbs, closest to the Bathurst CBD and these areas house the larger seniors living developments.
- Mitchell is the youngest suburb, being the closest to CSU.

**Motor vehicles**

- Households have less vehicles per dwelling in the oldest suburbs and those suburbs closest to the CBD and CSU than in the outer suburbs.

**Overall key trends for the City (based on time series data)**

- Household size continues to decline.
- Bathurst’s population growth is consistent
- Median age of our population is increasing
- Separate detached housing dominates the housing market
- Most households are family households



## Affordable housing in Bathurst

Affordable housing refers to housing that meets the needs of low to moderate income households unable to access suitable housing in the private market without assistance. The currently accepted benchmark for affordability is 30 per cent or less of household income spent on accommodation costs, for households in the lowest 40 per cent of the income range.

Housing Plus is a housing provider within the Bathurst Region. They operate within the NSW community housing sector. As a specialist homelessness and domestic violence service provider, they directly support individuals in regional areas into crisis, transitional and long-term stable housing, whether it be social, affordable, private rental or homeownership markets. Housing Plus' affordable housing services provide low cost community and affordable housing for individuals and families on low to moderate incomes, as well as housing for people living with a disability. As part of this service, they deliver tenancy management services on behalf of landlords, both government and private. Their housing is safe, appropriate for individual need and affordable.

Housing Plus completed a housing needs analysis in February 2018. The analysis looked at a number of factors such as social disadvantage and Indigenous Relative Socioeconomic Outcomes Index. They also completed an analysis of housing needs, housing demand, housing supply, housing affordability and housing costs. The tables below summarise the statistics presented in their report.

## *Social disadvantage* SEIFA and IRSEO index

The SEIFA Index of Disadvantage measures the relative level of socio-economic 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.

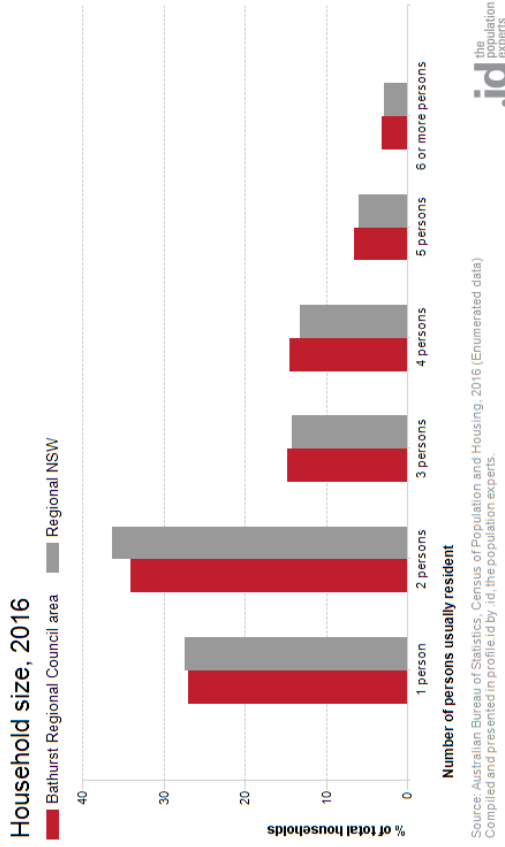
The SEIFA index for the Bathurst Region is 991, which is slightly lower than the state average of 995, however is higher than regional NSW index of 968.6. As shown in the map below, the darker areas represent pockets of higher disadvantage within the study area, some being in the bottom 5th percentile of disadvantage.

These localities largely reflect the historic housing commission locations.

(18.7%), Kelso (South) (17.3%), West Bathurst (15.6%) are showing the highest levels of housing stress and again reflect the pockets of disadvantaged outlined in figure 4 above.

Household size

Household size of the Bathurst Region is shown in Figure 5, derived from the 2016 Census. Figure 6 illustrates that there is an emerging trend towards smaller households, with lone person households being the dominating category.



Source: Australian Bureau of Statistics, Census of Population and Housing, 2016 (Enumerated data). Compiled and presented in profile.id by .id, the population experts.

Figure 1.5 – Household size of the Bathurst Region

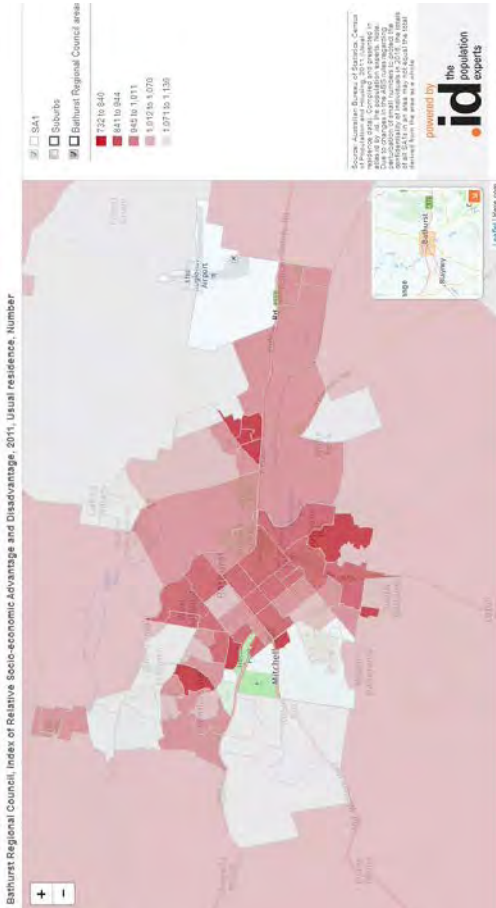


Figure 1.4 – SEIFA Index of the Bathurst Urban Area

The Indigenous Relative Socioeconomic Outcomes index (IRSEO) is an Indigenous specific index derived by the Centre for Aboriginal Economic Policy Research (CAEPR) from the 2011 Census of Population and Housing. A score of 1 represents the most advantaged area and a score of 100 represents the most disadvantaged area. Based on the 2016 Census, Bathurst ranked 34 on the Indigenous Relative Socioeconomic Outcomes index.

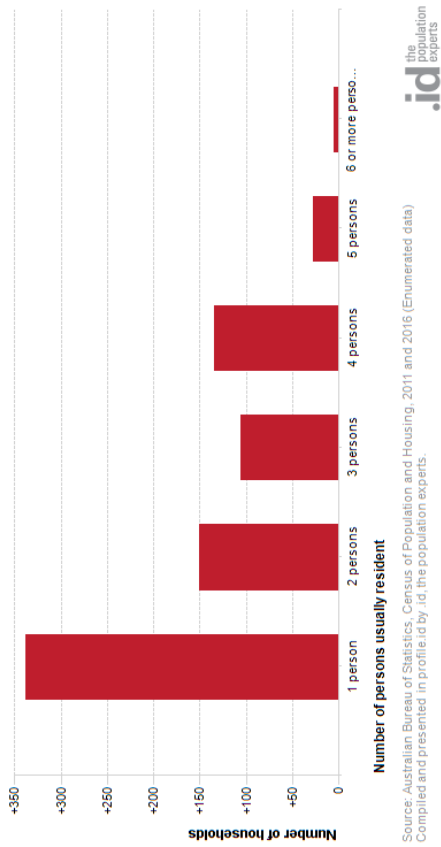
***Housing needs analysis***

The continued growth of the population in Bathurst is dependent on the continued availability of housing.

Housing stress

Approximately 13.1% of households were experiencing housing stress compared to 11.4% of regional NSW. The suburbs of Central Bathurst

Change in household size, 2011 to 2016  
Bathurst Regional Council area



Source: Australian Bureau of Statistics, Census of Population and Housing, 2011 and 2016 (Enumerated data). Compiled and presented in profile by .id, the population experts.

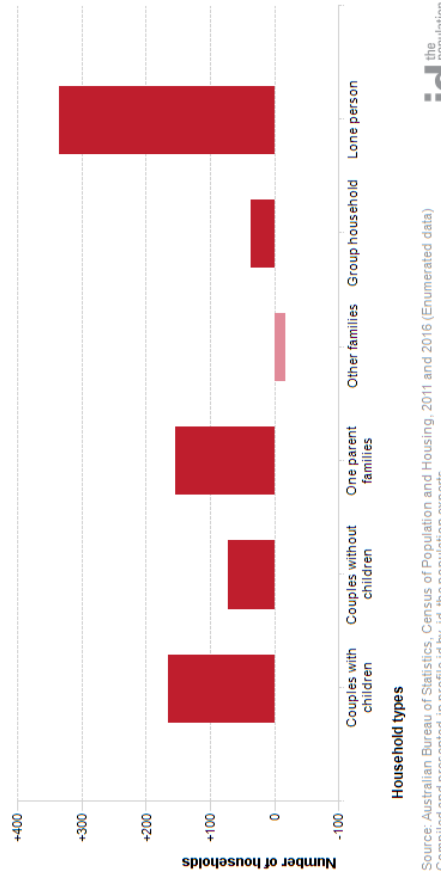


Figure 1.6 – Change in household size of the Bathurst Region

Household type

Figure 7 below illustrates that lone person households is an emerging household type within the region and the change is greater than the other household types combined. It is also interesting to note that there is an emerging trend for group homes

Change in household type, 2011 to 2016  
Bathurst Regional Council area



Source: Australian Bureau of Statistics, Census of Population and Housing, 2011 and 2016 (Enumerated data). Compiled and presented in profile by .id, the population experts.



Figure 1.7 – Change in the household type in the Bathurst Region

Bedrooms per dwelling

With respect to the dwelling size, the proportion of dwellings with three or less bedrooms within the Bathurst Region is less than the Regional NSW average.

Interestingly, figures 8 & 9 illustrate that the housing stock within the region is biased towards 4 or more bedrooms, and the provision of four or more bedroom dwellings in the region is higher than the average for regional NSW. It would appear that there is a disparity between the type of provision of housing (4+ bedrooms) versus the trend for smaller households.

Housing tenure

The Bathurst Region’s Housing Tenure data provides insights into its socio-economic status as well as the role it plays in the housing market. For example, a high concentration of private renters may indicate a transient area attractive to young singles and couples, while a concentration of home owners indicates a more settled area with mature families and empty-nesters. Tenure can also reflect built form, with a significantly higher share of renters in high density housing and a substantially larger proportion of home-owners in separate houses, although this is not always the case.

In conjunction with other socio-economic status indicators in the Bathurst Region’s tenure data is useful for analysing housing markets, housing affordability and identifying public housing areas.

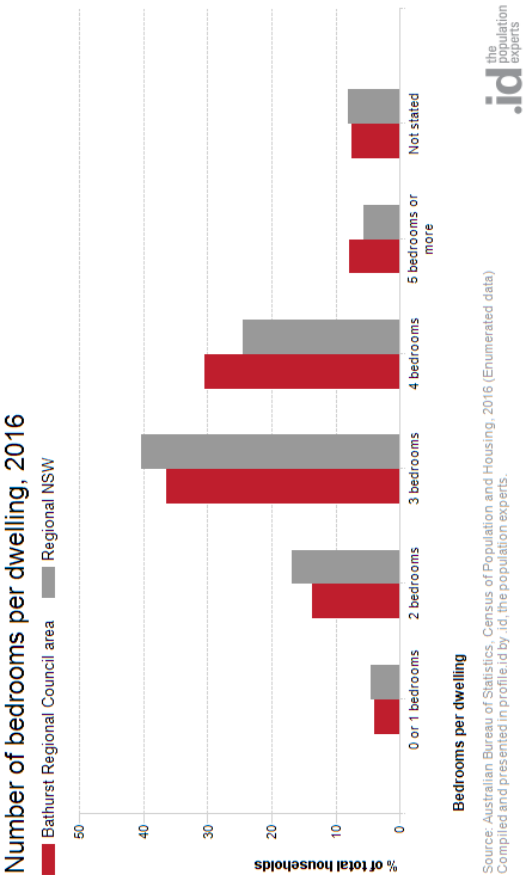


Figure 1.8 – Dwelling size in the Bathurst Region

Change in number of bedrooms per dwelling, 2011 to 2016

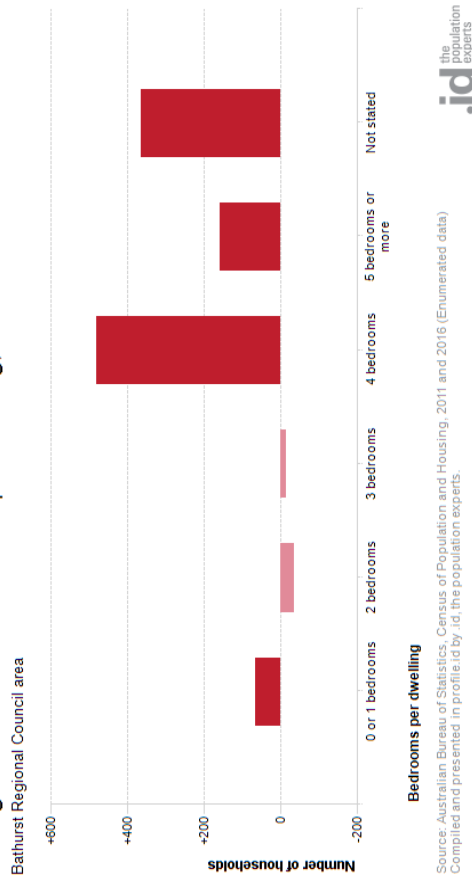


Figure 1.9 – Change in the size of dwellings in the Bathurst Region

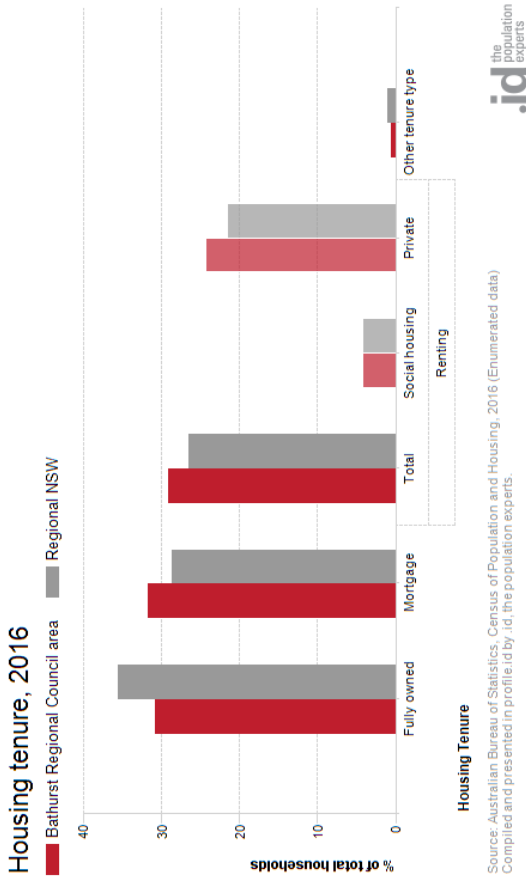


Figure 1.10 – Change in the size of dwellings in the Bathurst Region

Summary

Within the Bathurst Region there is an emerging trend towards lone person and two person households. Interestingly four or more bedrooms dominate the housing market, which appears to be out of sync with the emerging household size and types. The Census data has also illustrated an emerging trend for group homes. Housing choice and diversity will therefore directly impact on housing affordability.

## Housing demand and supply

### Snapshot of the Bathurst Region

This section examines the existing residential construction environment in terms of approval numbers and the types of housing currently being provided to determine if the current demand for housing is being met.

### Summary of the building approvals 2005-2017

The following table outlines the number of dwellings constructed for a 12.5 year period being from 1 January 2005 to 30 June 2017. The number of dual occupancy and multi dwelling housing (medium density developments) represents the number of new dwellings constructed. For example, in Central Bathurst where a dual occupancy only proposed a new dwelling at the rear of the existing dwelling, only the new dwelling was counted.

Suburb	Single dwellings	Dual occupancy	Multi-dwelling housing	Granny flats	TOTAL	% of total development per suburb
Abercrombie	50	26	0	0	76	2.5%
Central Bathurst	44	92	368	7	511	17.1%
Eglington	144	89	224*	2	243	8.1%
Gormans Hill	27	17	20	3	67	2.2%
Kelso	967	176	166^	8	1228	41.0%
Llanarth	328	85	0	0	413	13.8%
Mitchell	0	0	0	0	0	0.0%
Perthville	37	0	0	1	38	1.3%

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Suburb	Single dwellings	Dual occupancy	Multi-dwelling housing	Granny flats	TOTAL	% of total development per suburb
Raglan	18	30	0	0	48	1.6%
South Bathurst	4	16	24	1	45	1.5%
West Bathurst	8	16	17	5	46	1.5%
Windradyne	152	106	19	3	280	9.3%
<b>Totals</b>	<b>1779</b>	<b>653</b>	<b>838</b>	<b>30</b>	<b>2995</b>	<b>100%</b>
<b>Average per year</b>	<b>142.3</b>	<b>52.2</b>	<b>67.0</b>	<b>2.4</b>	<b>264</b>	
<b>% of total development</b>	<b>59.4%</b>	<b>21.8%</b>	<b>17.8%</b>	<b>1.0%</b>	<b>100%</b>	
<b>Medium density dwellings</b>			<b>39.6%</b>			

Table 1.7 – New dwelling approvals by type 2005 – 2017 (Bathurst Regional Council)

\* The units within Eglington includes a 215 unit Seniors Housing development in Cox Lane. The Development Application remains active, although not constructed. These units have been identified, but have been excluded from the calculations in the table as they skew the approvals and dwelling types.

^ Council has recently approved an 89 unit Seniors Housing development on the St Patricks Club land on Gilmour Street. The Development Application remains active, although not yet constructed. These units

have been identified, but have been excluded from the calculations in the table as they skew the approvals and dwelling types.

Over the past twelve and a half (12.5) years, Kelso has seen the highest proportion of all new dwellings constructed at 41%, followed by Central Bathurst with 17.1%, Llanarth with 13.8%, Windradyne with 9.3% and Eglinton with 8.1%. The notable difference between the suburban locations is the prevalence of detached housing in Kelso, Llanarth, Windradyne and Eglinton as compared to medium density housing in Central Bathurst. This is an expected trend given the higher densities permissible under Council’s current and past planning controls within Central Bathurst as compared to the ‘greenfield/suburban’ areas of the City.

**Detached Dwellings**

Over the past twelve and a half (12.5) years, Council has approved approximately 1,779 detached dwellings (single or two storey), equivalent to approximately 142 dwellings annually. As would be expected, the suburbs of Abercrombie, Eglinton, Kelso, Llanarth and Windradyne have the highest number of new dwellings, given that these areas represent the new residential release areas. Of particular interest, around 76% of the dwellings in the suburban locations of Kelso and Llanarth are approved as complying development, ie their construction is consistent with a set of pre-determined criteria. Residential development in the whole study area is dominated by detached dwellings which make up around 59% of all residential applications. For the period 2005-17, 86% of all development for detached housing utilised the local Complying Development criteria.

Detached dwellings, as infill development in the established suburbs of Central Bathurst, South Bathurst and West Bathurst, represent only a small number of applications annually. The desire for new detached dwellings is ultimately driving the zoning of land for residential purposes and therefore the expansion of the city’s footprint.

Suburb	Number of detached dwellings approved	Detached dwellings approved as a % of all housing approved	Number of detached dwellings approved as CDC	% detached dwellings approved as CDC by suburb
Abercrombie	50	1.5%	40	80.0%
Central Bathurst	44	1.3%	2	4.5%
Eglinton	144	4.4%	119	82.6%
Gormans Hill	27	0.8%	15	55.6%
Kelso	967	29.3%	818	84.6%
Llanarth	328	9.9%	282	86.0%
Mitchell	0*	0%	0*	0.0%
Perthville	37	1.1%	17	45.9%
Raglan	18	0.5%	13	72.2%
South Bathurst	4	0.1%	0*	0.0%
West Bathurst	8	0.2%	1	12.5%
Windradyne	152	4.6%	138	90.8%
<b>Total</b>	<b>1779</b>	<b>53.9%</b>	<b>1445</b>	

Table 1.8 – Proportion of housing applications by suburb

\* No applications were received for the period.

**Medium density development**

Medium density housing includes dual occupancies and multi dwelling housing. Within the study area, approximately 40% of all new dwelling approvals represent medium density housing. There is a trend towards dual occupancy developments within all suburbs, especially the newer release areas. It should be noted that most of the dual occupancy dwellings approved are 3 or 4 bedroom and retain a similar floor area to the detached housing being approved. The older suburbs of Central Bathurst and Mitchell remain the dominant suburbs for multi unit dwellings. In 2014 there was an alteration to the permissibility of unit developments within the suburbs which, to date, has not translated into a significant number of approvals. However in 2016 & 2017 a number of applications for unit developments have been lodged with Council.

Anecdotally there are a large number of enquiries to Council relating to properties for sale and the potential for a dual occupancy on the site, whether it be a vacant site or for a second dwelling on the same site. Dual occupancy developments are popular with builders and “mum & dad” investors, Self Managed Superannuation Funds (SMSF) and the like due to the ease which finance is available, and the relative ease of the application process.

There are few applications for granny flats (secondary dwellings) within the subject area. This may be due to development contributions being payable and the restriction on the size of the granny flat (60 sqm). This trend may change into the future with an ageing community.

The table below shows the percentage breakdown of new medium density dwellings by suburb within the medium density category of development. Central Bathurst is attracting the highest proportion of

medium density developments with 15.5%, followed by Kelso (8.4%), Windradyne (4.2%), Eglinton (3.2%) and Llanarth (2.8%). This trend is not surprising, particularly with Central Bathurst being dominated by unit developments. Suburban locations are dominated by detached dwellings, however the popularity of dual occupancy developments have increased the proportion of medium density developments, notwithstanding that in the suburban locations these dwellings are still relatively large 3 or 4 bedroom units.

Suburb	Medium density housing approved as a % of all housing approved
Abercrombie	0.9%
Central Bathurst	15.4%
Eglinton	3.2%
Gormans Hill	1.2%
Kelso	8.4%
Llanarth	2.8%
Mitchell *	0.0%
Perthville *	0.0%
Raglan	1.0%
South Bathurst	1.3%
West Bathurst	1.1%
Windradyne	4.2%

**Table 1.9 – Percent of medium density housing approved by suburb**

\* No applications were received for the period.



### **Housing supply versus housing demand**

Figure 11 below summarises the housing supply and demand. Overall it can be determined that housing supply is currently meeting the housing demand, based on population growth. Currently there is a surplus of 83 dwellings annually within the study area. It is noted, however, that most new dwellings (detached and medium density) are 3 or 4+ bedroom in size and this does not correlate with demographic changes in household size, particularly the increases occurring in lone person households.

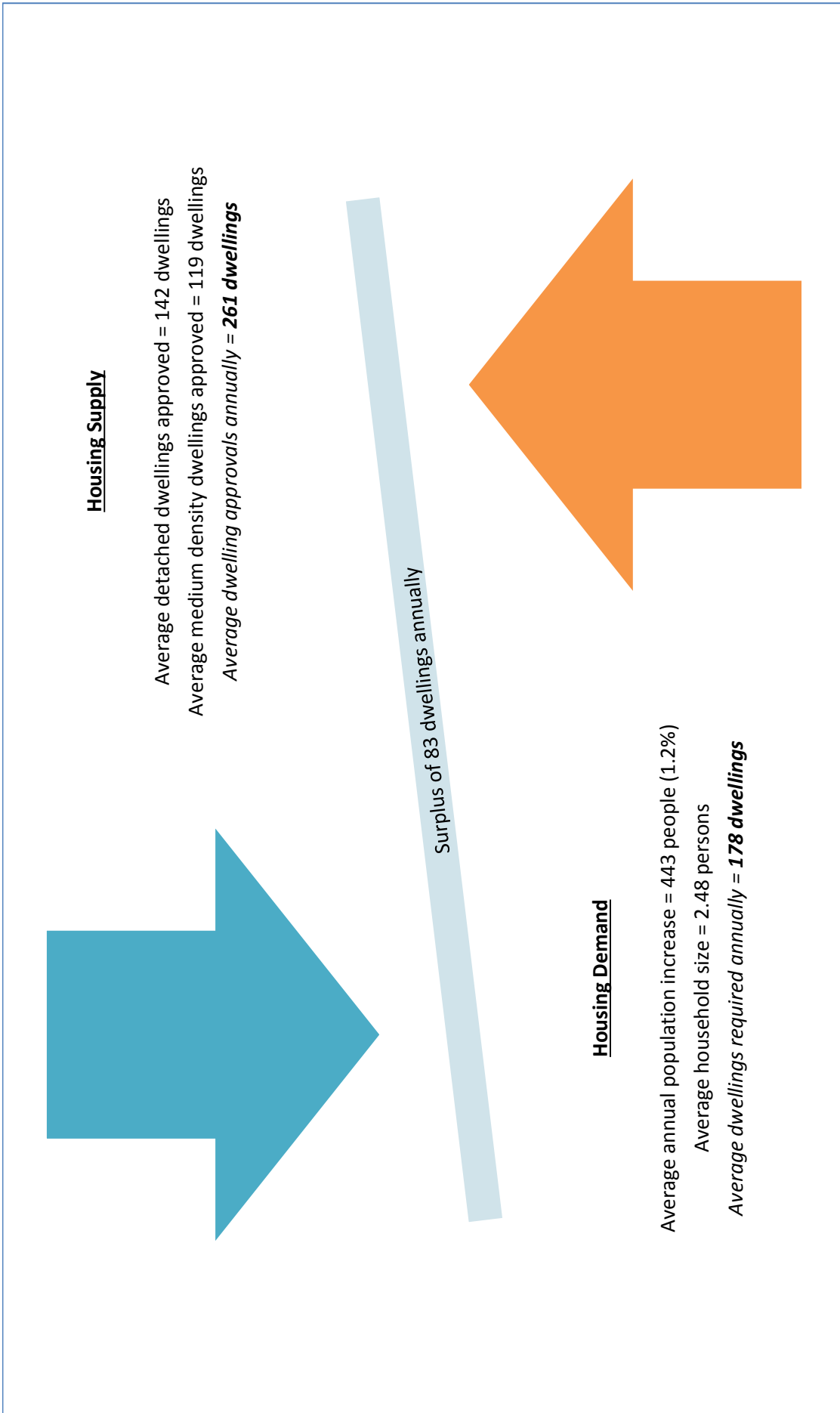


Figure 1.11 - Housing supply and demand summary (<https://profile.id.com.au/bathurst/population-estimate?WebID=210> (Urban Overlay))

## Land supply

### Population projections and lot yields

This section examines population statistics and expected population growth change. It identifies existing vacant land stocks and the expected supply of future housing based on current lot yields. It identifies whether the existing vacant land stocks can meet the projected population growth and how the longevity of those land stocks could be improved through a change in lot yields.

### Population and Housing Projections (2016)

NSW Planning and Environment periodically publish population projections for the State. The 2016 projections list the Bathurst Regional LGA with the following characteristics:

Regional NSW LGA	2001	2006	2011	2016	2021	2026	2031	2036	Total Change 2011-2036	Total Change (%) 2011-2036	Annual average change (%) 2011-2036
Bathurst Regional	35,500	36,900	39,950	43,300	46,500	49,550	52,500	55,250	15,300	38.2	1.3

**Table 1.10 – Forecast population of Bathurst**

NSW Planning and Environment also predict that the Bathurst Regional LGA will experience one of the largest growth rates within Regional NSW together with Maitland, Queanbeyan and Yass Valley. For the Bathurst

Region, this is linked to a high fertility rate and net internal migration (ie people moving to the Bathurst Region).

The population projections also indicate an age distribution for the LGA as follows:

Age	Number of people			Age distribution (% of total population)			Growth 2011-36	
	2011	2026	2036	2011	2026	2036	No.	%
<15	8,250	9,250	10,050	20.6	18.7	18.0	1,800	21.8
15-24	6,650	7,400	7,950	16.6	14.9	14.4	1,300	19.5
25-64	19,650	23,300	25,200	49.1	47	45.5	5,550	28.2
65+	5,500	9,600	12,150	13.7	19.4	22.0	6,650	120.9
All ages	40,050	49,550	55,350	100.0	100	100	15,300	38.3

**Table 1.11 – Population projections by age groups**

The projections indicate that the Bathurst Region will have a greater proportion of people aged 65 and over in 2031, growing from 13.7% in 2011 to 22% of the population in 2036. It is interesting to note that despite the growth in the elderly population, the proportion of younger people remains considerable and declines only slightly. This reflects the strong education base of the City.

Council has had population forecasts completed by .id Consulting which have been updated in January 2014 and are based on the 2011 Census data, together with the local knowledge of anticipated development projections. These forecast figures are in addition to the NSW Department of Planning and Environment Housing and Population projections outlined above. Whilst the two forecasts for the population

of the Bathurst Region in 2036 are marginally different (4.5% variation between the two forecasts), they both predict substantial growth.

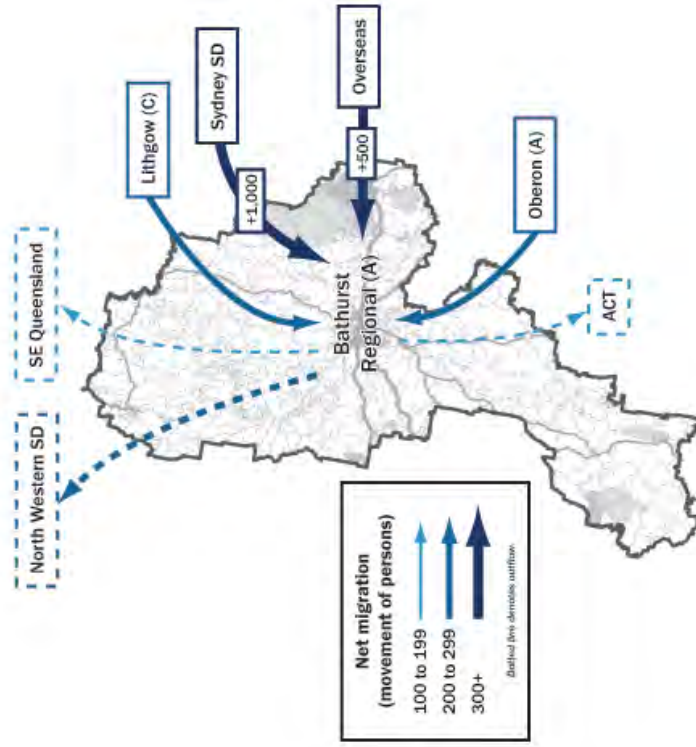
The population forecasts for the Bathurst Region are listed in the table below:

Report name	Bathurst Region Population forecast in 2036
.id Consulting	52,851
NSW Department of Planning and Infrastructure Housing and Population projections	55,250

Table 1.12 – Population projections by source

The figure below illustrates the drivers of population change for the Bathurst Region in terms of net migration.

### Historical migration flows, Bathurst Regional, 2006-2011



Population and household forecasts, 2011 to 2036, prepared by .id the population experts, May 2014.

Figure 1.12 – Historical migration flows 2006-2011

The tables below indicate the top 10 LGAs contributing to net gain or loss of population for the Bathurst Regional LGA.

<b>Top 10 LGAs ranked by net gain to the area</b>			
LGA	In migration	Out migration	Net migration
Oberon (A)	357	116	+241
Lithgow (C)	312	107	+205
Blue Mountains (C)	267	92	+175
Penrith (C)	230	79	+151
Blacktown (C)	228	78	+150
Hawkesbury (C)	124	31	+93
Mid-Western Regional (A)	175	87	+88
Orange (C)	259	179	+80
The Hills Shire (A)	119	39	+80
Blayney (A)	175	101	+74

**Table 1.13 – Top 10 LGAs for net gain migration**

<b>Top 10 LGAs ranked by net loss to the area</b>			
LGA	In migration	Out migration	Net migration
Port Macquarie-Hastings (A)	33	151	-118
Unincorporated ACT	97	206	-109
Sydney (C)	50	135	-85
Newcastle (C)	50	122	-72
Randwick (C)	30	79	-49

Gold Coast (C)	36	76	-40
Brisbane (C)	47	86	-39
Cairns (R)	6	39	-33
Wyong (A)	82	110	-28
No usual address (NSW)	0	24	-24

**Table 1.14 – Top 10 LGAs for net loss migration**

Source: Australian Bureau of Statistics, [Census of Population and Housing, 2011](#) (Usual Residence Data). Compiled and presented in profile.id by .id the population experts.

It is interesting to note that in terms of net population gain, the population is coming from adjoining LGAs in most cases, however, net losses are for larger metropolitan and non-metropolitan locations.

### Current land stock

It is estimated that there is currently 770 hectares of residentially zoned land available for future development and as shown in table 15 below, it is estimated that the land will cater for the expected population increase of 12,170 people by 2036.

	Available land stock	Predicted population forecast requirements
Vacant land available	770 ha	705 ha
Number of dwellings	5,728 dwellings	5,245 dwellings

**Table 1.15 – Vacant land stock versus supply**

Notwithstanding that there is sufficient land to cater for the expected growth at current lot yields and current consumption rates, growth will continue beyond 2036. Strategies to reduce the average lot size and increase living densities will delay the need to rezone additional land into the future to enable continued growth of Bathurst without causing unnecessary urban sprawl.

The graph below highlights how increasing the planned living density from the current 7.44 dwellings per hectare to a higher number of dwellings per hectare will expand the time horizon for the full development of the current vacant land stocks.

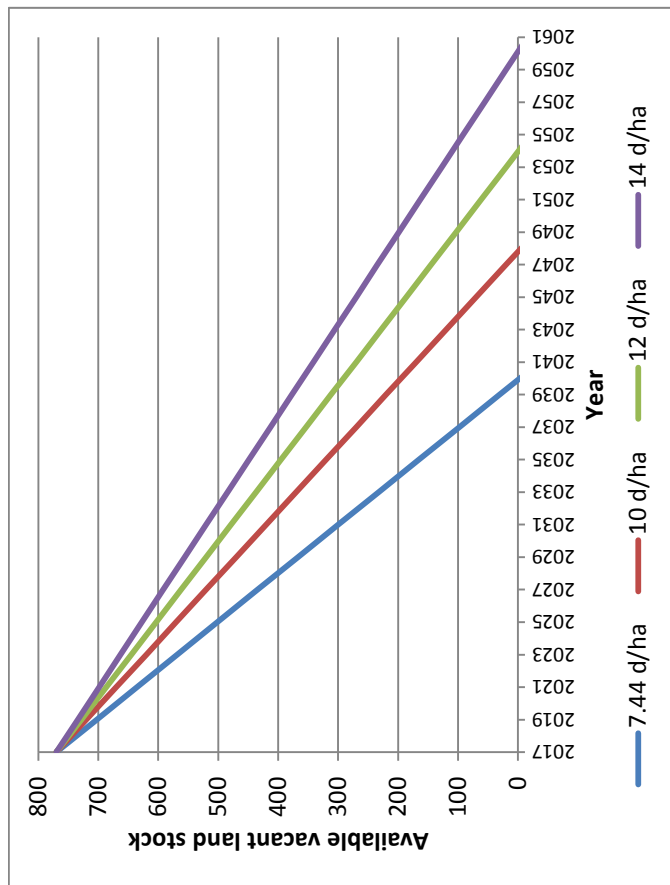


Figure 1.13 - Horizon of full development at varying dwelling densities

### Current lot yields in new suburban areas

Investigations were undertaken in three existing residential areas of Bathurst to determine current lot yields based on approved and existing subdivision patterns to determine:

- a) the average lot size being achieved;
- b) the number of lots per hectare being achieved;
- c) the development area percentage – that is, the area of land of the residential lots as a percentage of the total land area required to service a residential subdivision, which includes land for non-residential uses such as roads, public open space, drainage, schools, shops, churches and the like.

	Windradyne	Trinity Heights	Marsden Heights	Average
Area	174.84 ha	51.15 ha	28.33 ha	
No of lots	1139	358	250	
Average lot size	992.22m <sup>2</sup>	1033 m <sup>2</sup>	827.16 m <sup>2</sup>	
Dwellings/ha	6.51	7.00	8.82	7.44
Development area percentage	64.6%	72.3%	73%	70%

Table 1.16 – Average lot sizes for residential development

The areas chosen represent ‘typical’ suburban residential areas of Bathurst and contain a mix of private developer and Council subdivisions and also include open space. It is interesting to note the range in the dwellings per hectare being achieved, from 6.51 to 8.82. The area of land actually developed as residential lots alters based on the amount of

area dedicated to land uses other than dwellings, open space and roads (ie churches, schools, neighbourhood shops and the like). In the Windradyne example, non-residential land uses were greater than Marsden Heights or Trinity Heights for these reasons.

It should be noted that the areas chosen (with the exception of Marsden Heights which is based off the approved subdivision plan) are existing subdivisions with a number of dual occupancy developments in the area. Notwithstanding that the dual occupancy developments have created smaller allotments, it should be noted that there has been minimal impact of such developments on the overall average lot size of these areas.

Council’s current development standard enables a minimum lot size of 550sqm for the subdivision of land. Based on the three examples above, the average lot size being achieved is well above that minimum, almost double the minimum.

**Current density controls**

Bathurst is dominated by low density developments equating to approximately 7.5 dwellings per hectare. Within the inner city areas there are pockets with higher densities which relates primarily to the higher proportion of residential unit developments.

The Bathurst Regional DCP 2014 establishes 4 residential precincts within the urban areas of Bathurst. Three of the precincts establish a desired density of development, while the fourth does not permit medium density provisions. The table below details the desired density provisions as outlined in the DCP.

Precinct	Density (persons/ha)
1 (Inner city area)	88
2 (Suburbs)	60
3 (Urban villages)	50

Table 1.17 – Residential densities based on precincts of the Bathurst Regional Development Control Plan 2014

**Current medium density housing lot yields**

*Residential units*

Residential units are permitted in all suburbs of Bathurst with the exception of the areas within the 50dBa noise contour for Mount Panorama and within 400m of the sewerage treatment facility. These areas are zoned R2 Low Density Residential.

Council has established a number of precincts that establish different density guides and qualifying lot sizes. The Bathurst Regional LEP 2014 establishes a minimum lot size to qualify for a residential unit development based on the location of the development.

Once a site qualifies for a residential unit development, the maximum number of residential units permissible on a site is based on a number of persons per hectare. The number ranges from 93.5 persons on sites in the central Bathurst area of 4000sqm or more, 88 persons in the central Bathurst area for all other sites, the outer suburban areas being 60 persons and the urban villages being 50 persons.

In addition to the density calculation, the developer is required to provide private open space (POS) commensurate with the number of bedrooms of the unit. A 1 bedroom unit requires 20sqm of POS, 2 bedroom unit requires 30sqm of POS, 3 bedroom unit requires 40sqm of POS, and 4 or more bedroom unit requires 50sqm of POS. Boundary setbacks, vehicle manoeuvring areas and car parking requirements are also required to be complied with.

Ultimately, the density calculation is a guide and other physical constraints may affect the total number of units able to be erected on the site.

### ***Dual occupancies***

Dual occupancies are permitted in all suburbs of Bathurst with the exception of the areas within the 50dBa noise contour for Mount Panorama and within 400m of the sewerage treatment facility.

Council has established a number of precincts that establish qualifying lot sizes. The Bathurst Regional LEP 2014 establishes a minimum lot size to qualify for a dual occupancy development based on the location of the development.

The density calculations discussed above for residential units do not apply to dual occupancy developments. Developers are required to provide private open space commensurate with the number of bedrooms of the dwelling. A 1 bedroom unit requires 20sqm of POS, 2 bedroom unit requires 30sqm of POS, 3 bedroom unit requires 40sqm of POS, and 4 or more bedroom unit requires 50sqm of POS. Boundary setbacks, vehicle manoeuvring areas and car parking requirements are also required to be complied with.

The DCP establishes a maximum site coverage of 50% for the development. The site coverage does not include vehicle manoeuvring areas or driveways.

### ***Residential units vs Dual occupancies in Bathurst***

As part of the visioning consultation, the builders identified that the construction of a dual occupancy development in the suburbs (ie precinct 2) is far more lucrative than a unit development and easier for them to finance.

By way of an example in Llanarth, Kelso or Windradyne (i.e. precinct 2), using the same principle of site density that applies to residential units, a dual occupancy comprising 2 x 4 bedroom units and the minimum qualifying lot size of 850 sqm has an implied density of 84.7 people. In precinct 2, residential units have a maximum density of 60 person/ha.

By way of an example in Eglinton, Raglan or Perthville (i.e. precinct 3), using the same principle of site density that applies to residential units, a dual occupancy comprising 2 x 4 bedroom units and the minimum qualifying lot size of 900 sqm has an implied density of 80 people. In precinct 3, residential units have a maximum density of 50 person/ha.

In these 2 examples, it would seem that the dual occupancy examples provide for a denser development than that of a residential unit development. This may provide an opportunity for Council to review its development standards with respect to dual occupancy and residential unit developments.

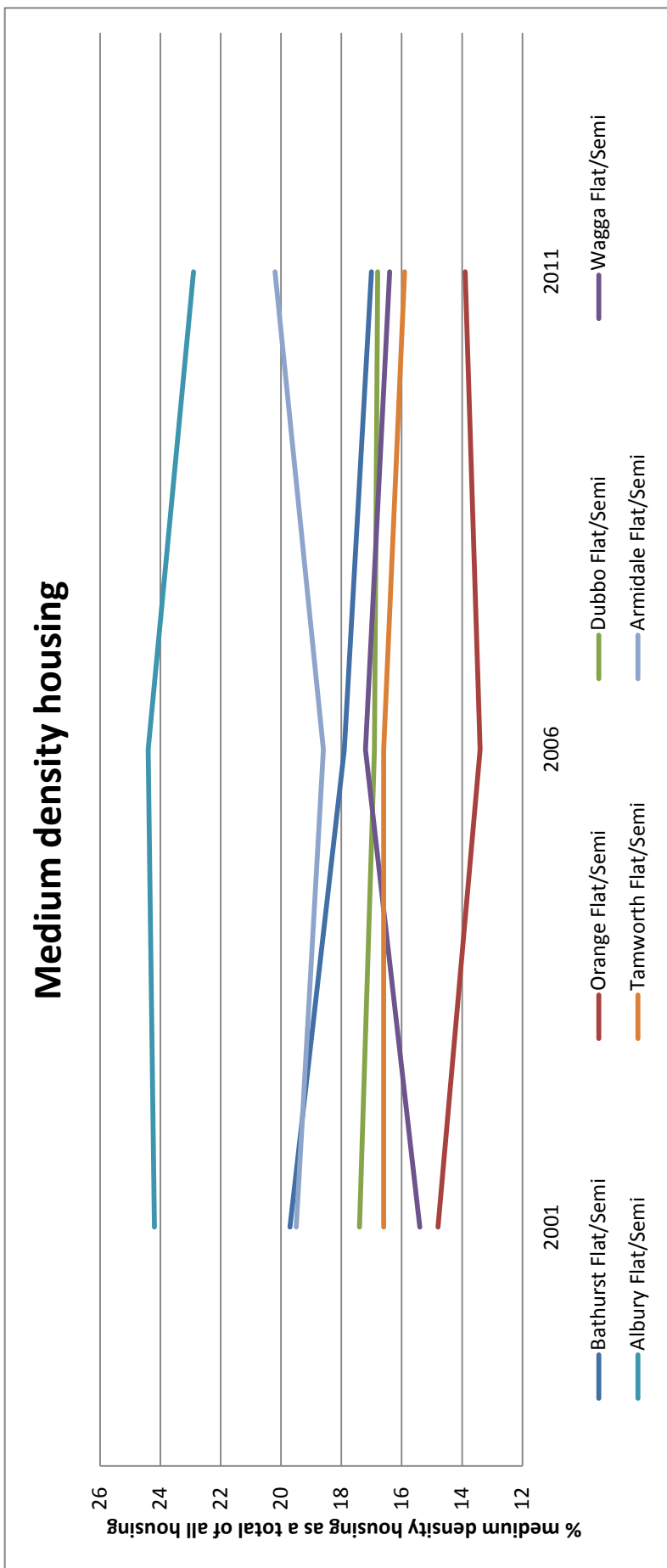


### Comparison of medium density housing between Bathurst and other regional centres

As a point of comparison, the percentage of medium density housing, as classified by the ABS for the respective Census, is illustrated below.

LGA	% of Medium Density Housing		
	Census year		
	2001	2006	2011
Bathurst	19.7	17.9	17
Orange	14.8	13.4	13.9
Dubbo	17.4	16.9	16.8
Wagga			
Wagga	15.4	17.2	16.4
Albury	24.2	24.4	22.9
Tamworth	16.6	16.6	15.9
Armidale	19.5	18.6	20.2

Table 1.18 – Medium density housing comparison of regional centres.



**Figure 1.14 - Comparison of proportion of medium density housing for each Evocity**

It is interesting to note that Bathurst is ranked 3<sup>rd</sup> based on the 2011 census behind Albury and Armidale. It should also be noted that it appears that Bathurst has a declining proportion of medium density development over the 10 year period. The other centres have a static or slightly declining proportion of medium density housing. In order to cater for a growing and ageing population together with providing housing choice and affordability, medium density housing will become

increasingly important and its proportion as a total of all housing should likely be increased.

**NSW Department of Planning and Infrastructure – Medium Density Guide**

The NSW Government has released a Design Guide for medium density housing intended to inform the strategic planning of a local area and assist councils and communities to determine the future form of development in the area. The future character of an area is to be

determined in partnership with the local community and Council. The draft Design Guide encourages a design-led strategic planning process to determine the type, scale and built form of medium density housing permitted in an area.



**Figure 1.15 – Different types of medium density housing in a streetscape context**

The key to developing standards for increasing density within Bathurst will be establishing the potential development types that could be sited within the various areas. Figure 16 above illustrates the various housing types that could be used to transition from the traditional low density to a higher density. The medium density guide introduces tools for improving the design of medium density housing as well as allowing and encouraging diverse housing types within a neighbourhood.

**Summary**

A key issue for the strategy is to identify ways to increase the longevity of existing vacant land stocks and opportunities for new infill development, particularly medium density housing. Both provide a means to offset and delay the need to expand the City’s footprint further to cater for the expected and future population increase.

## Visioning consultation response

Council undertook a community visioning process as the Stage 1 consultation for the development of the Bathurst 2036 Housing Strategy during March 2016. Council visioned the community through:

- A series of 4 workshops;
- 254 surveys
- 268 quick poll results and
- Written submissions.

The key messages for each theme are outlined in the respective tables below. In addition the tables highlight the key objectives that the Strategy should consider to address these messages. A broader discussion on the consultation outcomes of each of the tables is also provided.

Amenity and Liveability	
Key Messages	
a.	Maintain Bathurst’s rural feel (do not want the urban living feel of Sydney).
b.	Engender a sense of community.
c.	Protect the existing neighbourhood character.
d.	Protect Bathurst’s heritage.
e.	Provide quality public and private open space areas.
f.	Provide new developments which are well connected.
g.	Ensure developments are serviced with appropriate infrastructure.
Objectives	
1.	Develop a residential precinct policy or plan that:
a)	Protects the neighbourhood character of existing residential areas or areas of environmental

	sensitivity where minimal change should prevail. <b>(Minimal Change Area)</b>
b)	Identifies areas where some change may be appropriate. <b>(Incremental Change Area)</b>
c)	Identifies areas where significant change and growth might be appropriate, for example greenfield sites. <b>(Significant Change Area)</b>
2.	Identify opportunities to encourage contemporary building design that respects the existing or preferred neighbourhood character and/or environmental/heritage values of a neighbourhood.
3.	Identify service and infrastructure requirements to support and improve residential liveability.
4.	Identify opportunities to create a unique Bathurst identity particularly in suburban locations.

**Table 1.19 – Key theme: Amenity and Liveability from visioning consultation**

### Discussion

As part of the consultation for the Housing Strategy, there was a lot of discussion relating to the amenity of housing in Bathurst. This not only related to the existing housing stock, but to future housing as well. There was a resounding message of retaining Bathurst’s country feel and a dislike for the urban feel of Sydney. The survey results showed that an attractive neighbourhood and a good neighbourhood feel were important factors to those surveyed when choosing a place to live. These factors contribute significantly towards improving the amenity of an area.

Bathurst has a unique character, including its heritage homes and streetscapes. Its proximity to Sydney makes it an attractive location for people relocating from Sydney and people raising families. It is important to acknowledge that over the past few decades there has been

increasing pressure on the older housing stock being lost to urban renewal or to small scale commercial development. It is likely that this pressure will continue into the future and this pressure needs to be properly managed.

The importance of quality open space was identified in the workshops, school group and surveys as being a high motivator for people making a decision on their home location. It was also identified that if the density of housing was to increase, then the provision of quality, maintained open space becomes more important.

The population growth of Bathurst forecasts that there will be an increased proportion of people aged 65 & older in the ensuing years. The NSW Department of Planning and Environment demographic forecasts predict an increase of over 14% in the 65 & older age bracket. The connectivity of developments to local shops and services was identified during the consultation process as increasingly important, especially for the older age groups, including footpath, public transport and road connections.

Housing Choice	
<b>Key Messages</b>	
a.	Improve housing choice.
b.	Encourage higher quality housing design.
c.	Ensure housing remains affordable into the future.
<b>Objectives</b>	
1.	Identify how a variety of housing stock can best be encouraged.
2.	Identify opportunities to integrate affordable, accessible and adaptable housing principles into Council's future planning controls.

3. Identify opportunities to integrate high quality design principles into Council's planning controls.
4. Develop a framework that provides opportunities for Bathurst to create a unique identity and to be able to adopt and move into a phase of housing change.

**Table 1.20 – Key theme: Housing choice from visioning consultation**

**Discussion**

Housing choice is closely aligned with an individual's life stage, and their choice of housing is likely to change over time. The characteristics of each housing type are also likely to be linked to the affordability of the house type. Therefore it is important that a range of housing stock is available for the Bathurst Community. Whilst Council cannot mandate the types of housing provided, its planning controls and incentives can influence the types of housing provided.

The survey responses as part of the Bathurst 2036 Housing Strategy visioning consultation indicated that the younger age groups were more motivated to change their housing type because they wanted to move from renting to home ownership.

The Grattan Institute undertook research in 2011 and published the report "The Housing We'd Choose"<sup>1</sup>. The report presents research on the preferences of Australians and explores the relationship between the housing the community wants and the housing the community has. A representative sample of more than 700 residents in Sydney and Melbourne were asked to make real-world housing choices, limited by their budgets. The housing they chose was a much more varied mix than

<sup>1</sup> <https://grattan.edu.au/report/the-housing-wed-choose/>

either city currently provides. The research suggests significant shortfalls of semi-detached housing and apartments in the middle and outer areas of both cities. Whilst the study was based on metropolitan areas, its findings are still relevant to regional NSW in the broader context to exploring housing choice.

The report also examines recent construction trends and argues that there are barriers to delivering more of the housing people say they want. These include the cost of materials and labour for buildings over four storeys, land assembly and preparation, and the risk and uncertainty of our planning systems, especially in Victoria.

Detached housing was identified as an aspiration amongst the respondents to the Grattan Institute's research. This is mirrored in the housing stock of the Bathurst urban areas where detached housing dominates the housing stock. The dream of "owning your own home" is often automatically associated with a detached house on a block of land. This dream of home ownership is deeply ingrained in Australia's cultural psyche. The dominance of detached dwellings within the Bathurst urban area is consistent with the research findings. The Bathurst Urban area is dominated by detached dwellings, with over 8.5 in 10 dwellings being detached, similar to that of other regional areas of NSW.

The Grattan Institute's report summarised that there are a number of desirable attributes of housing that are widely held. The Grattan survey identified four broad attribute categories including:

- **Dwelling features**, including the number of bedrooms, presence of a garage, whether the house is detached.

- **Safety and security**, including the safety for people and property, secure parking, away from gaols.
- **Convenience and access**, including near family and friends, proximity to work, access to health services.
- **Attractiveness of the environment**, including near a park, a particularly clean and unpolluted area, a natural environment that is attractive.

Respondents to the Bathurst 2036 Housing Strategy consultations said they preferred to live in a safe neighbourhood, close to family, friends, shopping, and public transport. People of different ages and household types prioritised housing and location attributes in different ways. Lone person households, for example, were much more likely to prioritise location features over dwelling attributes. This concept is consistent with the results of the Bathurst 2036 Housing Strategy consultation and the concept of locating more housing closer to services, especially shops and public transport. It is important for Council to make provisions within its relevant planning instruments to cater for a range of housing types. However it will be the market that will dictate the overall mix of housing available at any point in time.

Housing Density	
<b>Key Messages</b>	
a.	Plan for density increases, particularly close to shops and services.
b.	Provide greater certainty of living densities at the zoning stage.
<b>Objectives</b>	
1.	Identify areas where an increase in living densities may be appropriate (Significant Change Areas).
2.	Identify opportunities to support an increase in the amount of housing in Significant Change Areas and make change happen.
3.	Identify service and infrastructure requirements to support increased living densities.

**Table 1.21 – Key theme: Housing density from visioning consultation**

**Discussion**

Housing density is able to be measured on a number of levels, from site density to city-wide. The current population density of the whole urban area of Bathurst ranges from 3 persons per hectare to 28 persons per hectare.<sup>2</sup>

Landcom describes that a mix of housing density may achieve the planned overall density. Developing a homogenous subdivision pattern could achieve a planned density, however providing a range of lot sizes,

<sup>2</sup> Bathurst Regional Council, Population density, 2016, Usual residence, Persons, Persons per hectare, <https://atlas.id.com.au/bathurst>

catering for different housing types, could provide a higher density. Council, through its land development activities, could masterplan its own subdivisions and demonstrate this concept and achieve a more certain development pattern from the outset. The major barrier to this will be the external market forces at play within Bathurst.

One of the primary aims of the Housing Strategy is to identify opportunities to better utilise the existing land stocks within the study area, whether that be by increasing the housing density, introducing different lot sizes or introducing different housing types. The population projections forecast that the Bathurst Region will increase in size by approximately 12,170 people by 2036.<sup>3</sup> It is likely that the majority of those people will be centred on the urban areas of Bathurst. Based on the current average housing density of 7.44 dwellings per hectare and a household size of 2.48 people, approximately 700 hectares of residential land would be required to house the increased population if nothing changes.

Encouraging an increased housing density through a range of incentives and changes in planning controls will assist in the longevity of the existing residential zoned land in the urban areas. Table 6 in volume 2 illustrates the relationship between dwelling density and the area of land required to cater for the expected population growth.

Urban renewal opportunities in inner Bathurst and established suburbs will also reduce the amount of new vacant land required to house the

<sup>3</sup> NSW Department of Planning and Environment <http://www.planning.nsw.gov.au/Research-and-Demography/Demography/Population-projections>

future population. Opportunities to achieve change will need to be included in the planning framework, bearing in mind the comments above about amenity and liveability of existing neighbourhood character and heritage values.

It is important to note that just because homes may be smaller and/or clustered more closely, this does not mean that amenity for residents and their neighbours is automatically reduced as a consequence. Well designed homes can ensure that privacy, both visual and acoustic, and solar access to private open space and internal living areas, are successfully achieved.

Sustainable land use	
<b>Key Messages</b>	
a.	Reduce urban sprawl.
b.	Consider improved connectivity of housing to shops and services, to public transport and pedestrian access.
c.	Encourage more sustainable housing.
<b>Objectives</b>	
1.	Review land supply against living density proposals and identify the need for and the best location of additional land for strategic long term growth.
2.	Identify opportunities to integrate sustainable housing principles into Council’s planning controls.
3.	Review access and infrastructure requirements to support connected communities.

Table 1.22 – Key theme: Sustainable land use from visioning consultation

**Discussion**

Sustainability of a community can be measured through a range of indicators. The aim of a sustainable community is to measure the

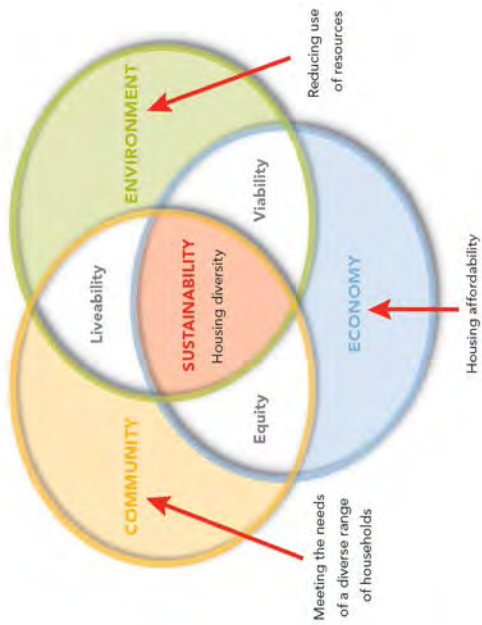
combination of the community liveability, environmental sustainability and economic prosperity, to ensure that those measures are maintained or improved over time. The NSW BASIX is a commitment from the NSW Government to reducing water and energy usage within housing in NSW. Housing is one of the most important public policies affecting urban development and, as such, it has a significant potential to contribute to sustainability<sup>4</sup>.

The extent of land used for constructing housing as well as its type and location will determine the impact on environmental resources such as wildlife, landscape, and amenity value. Building on land which has previously been used for industry or housing (brown-field) is considered more sustainable than green-field developments. Higher density developments are more sustainable than low density developments as they use less land to house the community and are more likely to sustain services such as public transport, education, employment and commercial facilities<sup>5</sup>.

<sup>4</sup> Tosics, I., (2004). European urban development: Sustainability and the role of housing. Journal of Housing and the Built Environment, 19, 67-90.

<sup>5</sup> Winston, N. & Pareja Eastaway, M. Soc Indic Res (2008) 87: 211. <https://doi.org/10.1007/s11205-007-9165-8>





Landcom's Sustainability Model showing how housing diversity achieves social, environmental and economic sustainability benefits

Figure 1.16 – Landcom's Sustainability Model

## A summary of priorities

Based on current population forecasts Bathurst is expected in 2036 to have:

	2036	Expected change from 2016
<b>Population</b>	55,250	12,170
<b>Household Size</b>	2.32 persons	- 0.16 persons
<b>Number of dwellings</b>	23,814	5,245

**Table 1.23 – Expected population of Bathurst in 2036**

It is estimated that there is currently 770ha of residentially zoned land available for future development. Based on current population growth and housing demand, it is estimated that this land will cater for the expected population increase of 12,170 people by 2036

	Available land stock	Predicted population forecast requirements
Vacant land available	770 ha	705 ha
Number of dwellings	5,728 dwellings	5,245 dwellings

**Table 1.24 – Available land and forecast demand for land**

Notwithstanding that there is sufficient land to cater for the projected growth to 2036, growth will continue beyond 2036.

Volume 1 of the Housing Strategy has identified the following key priorities:

- The opportunities that are available to extend the life of the existing vacant land stocks, particularly through increased living densities both medium density housing and smaller lot size.
- That the population of the City will age and household size will continue to decline. As a result housing diversity and choice will become increasingly important.
- The key messages from the community for its vision for housing include amenity and liveability, housing choice and density and sustainability. Importantly the people of Bathurst want to limit urban sprawl but at the same time maintain the rural feel of Bathurst and ensure Bathurst does not become ‘just like Sydney’.

Volume 2 of the Strategy addresses these priorities through an examination of:

- The strategic context for growth
- Impacts for infrastructure provision
- Opportunities for growth and change.

Refer to Volume 2 – The Implementation Plan for the strategy for growth.

2018

# Bathurst 2036 Housing Strategy

## Volume 2: The Implementation Plan



Bathurst Regional Council  
April 2018



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## FORWARD

The Bathurst 2036 Housing Strategy has been developed to guide the anticipated population growth of the City of Bathurst.

The Strategy is presented in two volumes:

Volume 1 – Background Information

Volume 2 – The Implementation Plan

Volume 1 – Background Information brings together the background research undertaken in the preparation of the Strategy. It provides detailed analysis in relation to:

- The planning and policy context
- The housing vision
- Demographic analysis
- The issue of affordability
- Housing demand and supply
- Housing Density/Lot Yield
- Visioning consultation

Volume 2 is presented as a stand alone document and includes a summary of the detailed research from Volume 1.

The Implementation Plan (Volume 2) identifies the strategic context for the future supply of housing, impacts for future infrastructure provision, and opportunities for growth and change. It establishes a strategy for growth through a series of planning precincts. The significant features, constraints and opportunities for each precinct are identified along with recommended objectives and actions to enable planned change.

The Implementation Plan seeks to achieve planning housing growth to:

- Extend the life of the existing vacant land stocks
- Improve housing diversity and choice, particularly as household size declines and the population ages
- Address the key messages identified by the community in the visioning process.

Volume 2 includes a timeframe for delivery of the Strategy as well as a process for ongoing monitoring and review.

## 1 INTRODUCTION

### WHAT IS THE BATHURST 2036 HOUSING STRATEGY?

The Bathurst 2036 Housing Strategy is a strategic document which will assist Council to encourage a range of housing that meets the existing and future housing needs of the city of Bathurst. The Strategy only considers the urban areas of the city zoned R1 General Residential, R2 Low Density Residential, B1 Neighbourhood Centre and B3 Commercial Core. Investigations relating to rural residential development (zone R5 Large Lot Residential) will be completed as part of a future review of the Bathurst Region Rural Strategy. The Housing Strategy will guide how residential development in Bathurst will be planned and managed until 2036 and identify the demand and likely supply of residential land to and beyond 2036.

Given Bathurst's proximity to metropolitan Sydney, Bathurst is predicted to experience increasing pressure for additional residential development. *NSW Department of Planning and Environment's population and housing projection (2016)* predicts that the Bathurst region's population will reach 55,250 by 2036, an additional 12,170 people. Based on a predicted declining household size to 2.32 people per dwelling in 2036, this equates to an extra 5,245 new dwellings to cater for the expected population growth, concentrated in the urban areas of the City.

The Strategy examines the location and type of residential development that could be provided to meet the changing needs of the Bathurst community, ensuring development is consistent with and enhances Bathurst's urban character, manages any associated environmental risk and is appropriately serviced.

The strategic objectives and actions contained within the Housing Strategy will form the cornerstone of planning for the future of Bathurst and its suburbs. In considering the future housing needs of the Bathurst community, it is also essential that Council consider the wider range of planning issues associated with the provision of housing in Bathurst.

### SUMMARY OF BACKGROUND RESEARCH

In developing the Strategy, Council has reviewed and considered the impacts of state and local strategy documents such as the Central West & Orana Regional Plan, Bathurst Region land use strategies, the Bathurst 2040 Community Strategic Plan, Bathurst Regional Heritage Plan 2017-2020 and the Bathurst CBD & Bulky Goods Business Development Strategy 2011.

An analysis of the building approvals from 2005 to 2017 was undertaken which identified the following new housing in that period:

	Single Dwellings	Dual Occupancy	Multi Dwelling Housing	Granny Flats
<b>Total of all suburbs</b>	1779	653	838	30
<b>% of total development</b>	59.4%	21.8%	17.8%	1.0%

**Table 2.1 – Housing type approvals**

Dual occupancy's and multi dwelling housing, combined, represent medium density housing. For the period above, 2005-17, 39.6% of all new housing development was for medium density housing as compared to 59.4% as detached dwellings.

The NSW Department of Planning and Environment developed an approval pathway called 'Complying Development' where applications were given a fast-track approval when development met a pre-defined set of criteria. Bathurst Regional Council developed its own criteria for single dwellings. For the period 2005-17, 86% of all development for detached housing utilised the local Complying Development criteria.

An analysis of the 2016 census data by suburb was undertaken to identify features such as household size, the dwelling size and age structure. The population forecast completed by the NSW Department of Planning and Environment has been used to identify the expected growth of the Bathurst Region. The population forecast has formed the basis of the assumptions in the Strategy.

A review of current literature has also been undertaken to ensure that the recommendations of the Strategy are consistent with current practice, taking into consideration the constraints and opportunities unique to Bathurst.

## **STAGE 1 CONSULTATION – THE COMMUNITY'S VISION FOR HOUSING**

Council undertook a community visioning process as the Stage 1 consultation for the development of the Bathurst 2036 Housing Strategy during March 2016. Council visioned the community through:

- A series of 4 workshops;
- 254 survey responses;
- 268 quick poll results; and
- Written submissions.

### **KEY MESSAGES:**

Key messages from the Stage 1 consultation process include (but are not limited to) the following:

1. **Amenity and livability**
  - a. Maintain Bathurst's rural feel (do not want the urban living feel of Sydney);
  - b. Engender a sense of community;
  - c. Protect the existing neighbourhood character;
  - d. Protect Bathurst's heritage;
  - e. Provide quality public and private open space areas;
  - f. Provide new developments which are well connected;
  - g. Ensure developments are serviced with appropriate infrastructure.
2. **Housing choice**
  - a. Improve housing choice;
  - b. Encourage higher quality housing design;
  - c. Ensure housing remains affordable into the future.
3. **Housing density**
  - a. Plan for density increases, particularly close to shops and services;
  - b. Provide greater certainty of living densities at the zoning stage.
4. **Sustainability**
  - a. Reduce urban sprawl;
  - b. Consider improved connectivity of housing to shops and services, to public transport and pedestrian access;
  - c. Encourage more sustainable housing.



**INTEGRATION OF CONSULTATION RESULTS INTO DRAFT STRATEGY**

The results of the Stage 1 consultation have been considered and incorporated into the strategic objectives and actions of the Strategy.



## 2 KEY DEMOGRAPHIC TRENDS

Recently, the Bathurst Regional Local Government Area has played two primary housing market roles, drawing both families and young adults to the area from the surrounding Local Government areas and from the fringe of Western Sydney. While the in-migration of families is driven by the ready supply of residential land in the outer suburbs of Bathurst, the young adults are more often attracted to the education, transport and employment opportunities available.

The importance of the Bathurst Regional Local Government Area as a destination for both families and young adults is expected to continue over the forecast period. New residential development opportunities in Kelso (North) - Laffing Waters, Abercrombie - Llanarth, Eglinton, and Windradyne will cater for an increase in families to the area while continued 'infill' development in Bathurst (Central) and West Bathurst will also drive household growth especially for young adults and the elderly.

NSW Department of Planning and Environment also predict that the Bathurst Regional LGA will experience one of the largest growth rates within Regional NSW together with Maitland, Queanbeyan and Yass Valley. For the Bathurst Region, this is linked to a high fertility rate and net internal migration (ie people moving to the Bathurst Region).

Table 1, below, indicates growth in all age categories. In particular, there is a significant increase expected in the 65+ age category. The percent of persons over 65 years is expected to increase from 14% of the population in 2011 to 22% in 2036.

Age	Number of people			Growth 2011-36	
	2011	2026	2036	No.	%
<15	8,250	9,250	10,050	1,800	21.8
15-24	6,650	7,400	7,950	1,300	19.5
25-64	19,650	23,300	25,200	5,550	28.2
65+	5,500	9,600	12,150	6,650	120.9
All ages	40,050	49,550	55,350	15,300	38.3

**Table 2.2 – Forecast population growth by age**

Table 3, below, highlights the continued decline in household size and the increasing median age. Whilst Bathurst's median age is likely to remain younger than the state average, the increase in the elderly population and the decline in household size supports the ageing population discussion nation-wide.

	1991	1996	2001	2006	2011	2016
Household Size (persons)	2.80	2.65	2.58	2.51	2.50	2.48
Median age (years)				33	34	37

**Table 2.3 – Time series data of household size and median age**

Importantly, for the housing strategy, these statistics highlight the importance of improving housing choice and diversity as household size reduces and the population ages. The 2016 census results show that the number of lone person households is increasing, currently at 25% of housing.

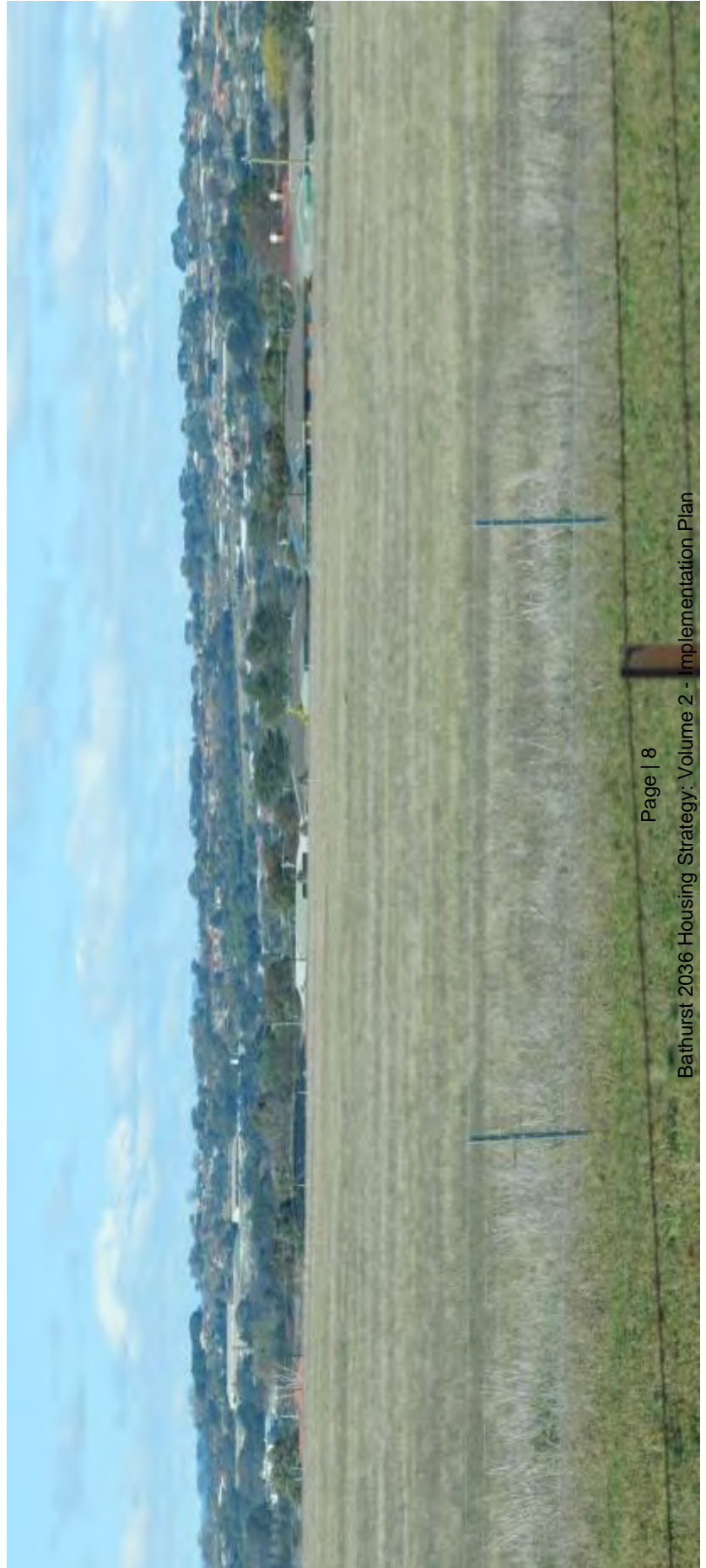
Table 4, below, illustrates the housing structure over the past four census periods. It is evident that there has been a decline in the 'flat, unit or other' category and a corresponding increase in the other two categories. This is likely to be the result of changes in the classification of the housing

when reporting in the census, rather than a wholesale shift in the types of housing being provided.

Dwelling type	2001	2006	2011	2016
Separate House (%)	78.6	81.0	82.5	85.1
Semi-detached house (%)	8.0	8.7	9.0	9.9
Flat, Unit or Other (%)	11.7	9.2	8.0	4.0

**Table 2.4 – Time series data illustrating historic dwelling structure**

Nonetheless, the statistics show the ongoing dominance of detached households in the City of Bathurst.



### 3 SUPPLY VERSUS DEMAND: WHAT COULD BATHURST LOOK LIKE?

One of the primary aims of the Housing Strategy is to determine the life span of the existing land stocks available for residential development and identify opportunities to better utilise those land stocks. The table below identifies the major statistics used within this section and have been sourced from the NSW Department of Planning and Environment's Population Forecast (2016) and a survey of current vacant land zoned for residential purposes.

	2016	2036	Difference
<b>Population</b>	43,080	55,250	12,170
<b>Household Size</b>	2.48 persons	2.32 persons	- 0.16 persons
<b>Implied new dwellings</b>			5,245
<b>Current vacant land stocks</b>			770 ha

**Table 2.5 – Comparative statistics (id.com.au)**

The table below provides an insight into how much land is required to house the anticipated population growth of 12,170 people if living densities are increased above the current level that is being achieved of 7.44 dwellings/ha. The table assumes a lot yield development area percentage of 70%, being the average currently being achieved and a household size of 2.32 persons. Non-residential land use is therefore assumed to stay unchanged (i.e. no shift to less public open space or narrower roads). The table shows how an increase in the number of lots per hectare decreases the amount of land needed to service the anticipated growth and the likely average lot size that will result.

	Lots per hectare						
	7.44	8	10	12	14	16	18
<b>Current lot yield</b>							
<b>Average lot yield of lots created at 550m<sup>2</sup> (current minimum lot size)</b>							
<b>Area of land required for anticipated population increase (ha)</b>	705.0	655.6	524.5	437.1	374.6	327.8	291.4
<b>Estimated average lot size (m<sup>2</sup>)</b>	940.8	875	700	583.3	500	437.5	388.9

**Table 2.6 – Expected land required to house population growth based on varying lot densities**

Table 6 highlights that if the current lot yields do not change, sufficient zoned land is available to cater for the population growth to 2036. Beyond 2036, however, new vacant land stocks would need to be available for longer term growth of the City.

It is interesting to note that the current minimum lot size standard of 550m<sup>2</sup> would achieve a lot density of 12 to 14 lots per hectare and require only about 50-60% of the vacant land stocks to cater for the expected population increase of 12,170 people by 2036.

The NSW Government has released “Housing diversity: Sydney’s growth areas, dwelling density guide”. Whilst this guide is focussed on metropolitan NSW, the principles are still relevant to regional NSW. The guide provides example subdivisions at different net residential densities. In the case of achieving 15 dwellings per hectare, the example below illustrates that the net density can be obtained using a range of lot sizes rather than a uniform lot size.



Figure 2.1 – Example subdivision illustrating a net lot density of 15 dwellings/ha using a mix of lot sizes

Lot Size sqm	House Type	Yield	Percent
375	12.5m x 30m	34	27%
450	15m x 30m	77	60%
540	18m x 30m	17	13%
<b>Total Yield</b>		<b>128</b>	<b>100%</b>

The example used in the diagram above assumes a uniform average lot size. In reality, a range of lot sizes can be achieved to deliver a range of housing types including dual occupancies, residential units and detached dwellings. The advantage of varying lot sizes at subdivision stage gives buyers greater certainty as to what their suburb will look like once developed.

The housing diversity guide discusses that the built form intensity should change across a neighbourhood, more intense around centres or fronting parks and less intense in quieter back streets. Whilst the guide does not illustrate lower densities, the principle could easily be adapted. The guide also provides some principles on subdivision generally, including services location, larger lot subdivision, smaller lot subdivision and narrow lot subdivision.

It should also be acknowledged that the growth of the city will be a mix of infill development within existing residential areas and greenfield development in new suburban locations. Using a range of lot sizes will increase housing choice within the City and will restrain some of the impacts of urban sprawl resulting from urban development.

Summary

Based on population forecasts, Bathurst is expected in 2036 to have:

	2036	Expected change from 2016
<b>Population</b>	55,250	12,170
<b>Household Size</b>	2.32 persons	- 0.16 persons
<b>Number of dwellings</b>	23,814	5,245

It is estimated that there is currently 770 hectares of residentially zoned land available for future development and it is estimated that the land will cater for the expected population increase of 12,170 people by 2036.

Available land stock	770 ha	Predicted population forecast requirements
Vacant land available	770 ha	705 ha
Number of dwellings	5,728 dwellings	5,245 dwellings

Notwithstanding that there is sufficient land to cater for the expected growth at current lot yields and current consumption rates, growth will continue beyond 2036. Strategies to reduce the average lot size and increase living densities will delay the need to rezone additional land into the future to enable continued growth of Bathurst without causing unnecessary urban sprawl.

The graph below highlights how increasing the planned living density from 7.44 dwellings per hectare to a higher number of dwellings per hectare will expand the time horizon for the full development of the current vacant land stocks.

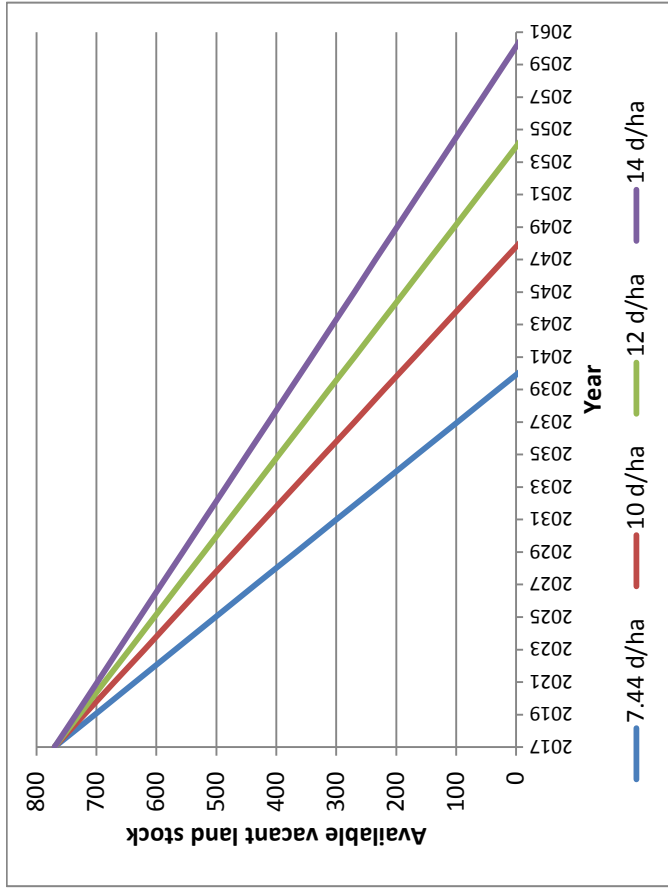


Figure 2.2 - Horizon of full development at varying dwelling densities

## 4 THE STRATEGIC CONTEXT

The Housing Strategy considers how adequate land and property can be provided to meet projected demand – the ‘supply’ side of the housing equation. This, in turn, requires consideration of the constraints that might prevent those opportunities being realised, and an assessment of the opportunities to meet demand. Council acknowledges that there are a number of constraints to the ongoing conversion of non-urban land for urban purposes and the intensification of living densities in existing locations.

There are many constraints, challenges and opportunities to meeting future housing needs, particularly with respect to the delivery of higher density, environmentally sustainable and affordable housing. It is acknowledged that Bathurst has traditionally been dominated by detached dwellings and a change towards increased levels of medium density housing or smaller lot sizes will be incremental and driven primarily by the housing market. Council’s planning controls should be flexible to allow for a range of housing types and lot sizes.

The following sections outline the strategic context that establishes the key opportunities and constraints by which the Housing Strategy is guided.



## **BATHURST CBD & BULKY GOODS BUSINESS DEVELOPMENT STRATEGY 2011**

The Bathurst CBD & Bulky Goods Business Development Strategy recommends that the Bathurst CBD<sup>1</sup> be the principal retail centre of Bathurst and its region. The Strategy also recommended that the CBD be supported by smaller NAC<sup>2</sup>s in the suburban locations. The retail strategy is therefore critical to the shape and form of the City into the future. If Bathurst supported two lesser CBDs (similar to Dubbo), planning for residential growth would be quite different.

A key outcome of the visioning process was the community's desire to plan for density increases, particularly close to shops and services and to improve connectivity to those shops and services. The Bathurst CBD, and both the existing and proposed new NACs, will therefore be key locations where Council may consider changes to living densities.

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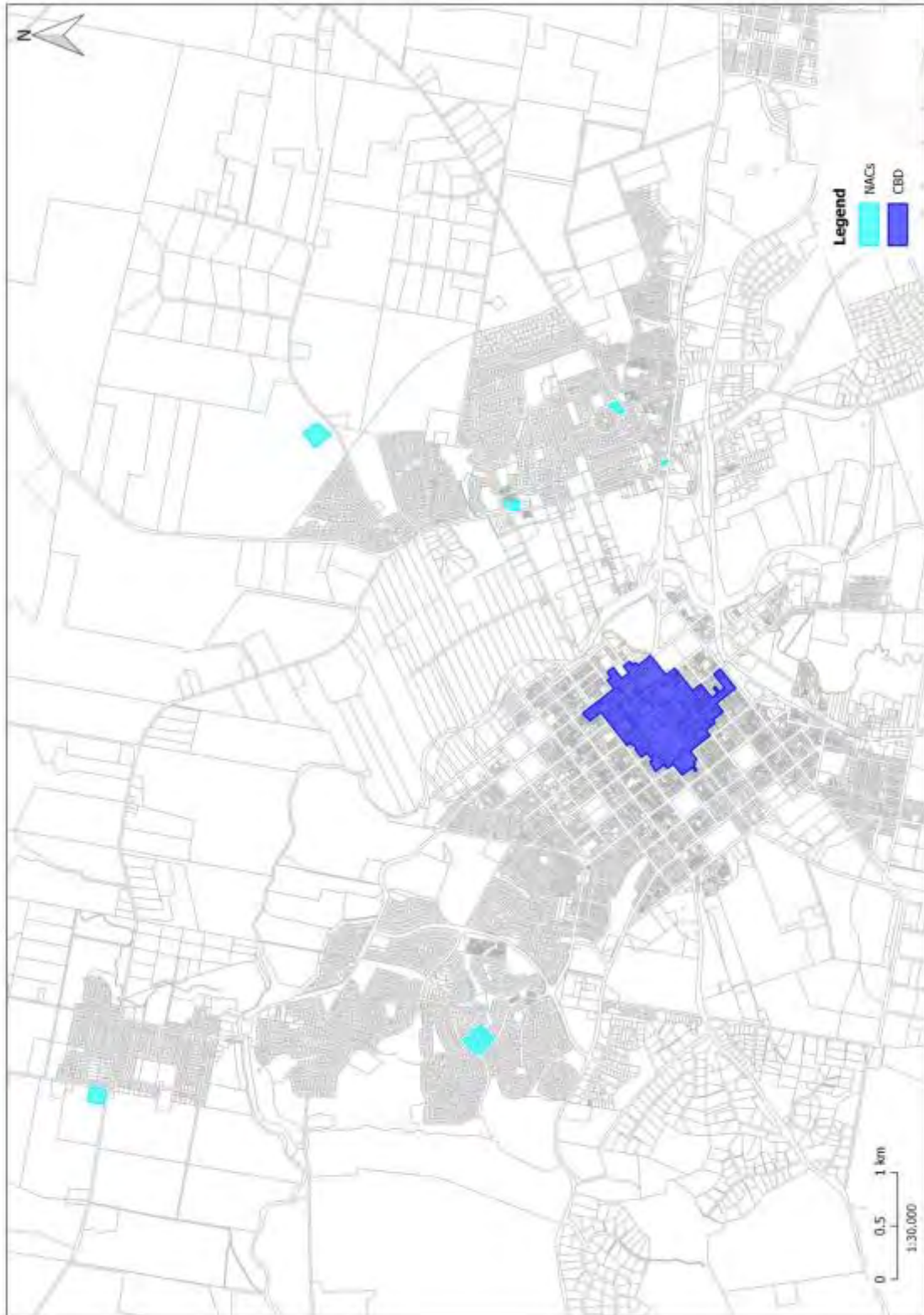
<sup>1</sup> Central Business District

<sup>2</sup> Neighbourhood Activity Centre





**BATHURST CBD & BULKY GOODS BUSINESS DEVELOPMENT STRATEGY – RETAIL HIERARCHY**



## HERITAGE

Much of the Bathurst's inner city area is covered by a Heritage Conservation Area (HCA) which aims to protect and conserve the integrity of the buildings, sites and streetscapes of Bathurst. The community visioning highlighted the community's strong desire to protect the City's heritage.

Council has mapped the indicative age and significance<sup>3</sup> of all buildings within the Bathurst and West Bathurst HCAs. Based on this mapping, Council would encourage the redevelopment of sites that are intrusive or do not contribute to their street and/or are more modern buildings as a means to protect sites that are significant or contribute to the heritage significance of the City's streetscapes.

The HCA is currently zoned to permit the highest density of housing in the City. Its proximity to the CBD will continue to make it an attractive place to live and pressure for new development is expected to continue.

In discussing the way in which the housing landscape may change in the inner city precinct, consideration of heritage, and the potential impact of new development is critical. Council may exclude areas from development potential based on unacceptable impacts to heritage, however, development proposals that respond to a site's heritage significance and are sympathetic to the surrounding streetscapes may be supported.

The housing strategy actions also consider other appropriate strategies to try to reduce development pressures away from the Heritage Conservation Areas.

<sup>3</sup> Whether or not a building contributes to its street relative to the neighbouring properties.



**BATHURST, KELSO AND WEST BATHURST HERITAGE CONSERVATION AREAS**



## THE MACQUARIE RIVER FLOODPLAIN

Council has adopted the Bathurst Floodplain Management Plan. Under this Plan, Council actively discourages the construction of new dwellings on the Macquarie River floodplain. Council has progressively constructed a network of levees to protect residential areas from inundation. The existing 1%AEP flood level should continue to be used to discount the use of flood prone lands for more intensive urban purposes. A review should also be undertaken to determine whether the use of flood protected land for more intensive urban purposes is an appropriate approach. The NSW Department of Planning and Environment have advised Council that its Floodplain Management Plan should be updated. Council has also identified the need to review the current Plan. Concurrently, having a flood free access during flood events is an important aspect for resident's and may determine whether or not to discount a particular area from higher living densities into the future.



**THE MACQUARIE RIVER FLOODPLAIN**



## **MOUNT PANORAMA NOISE CONTOUR AND SEWERAGE TREATMENT PLANT**

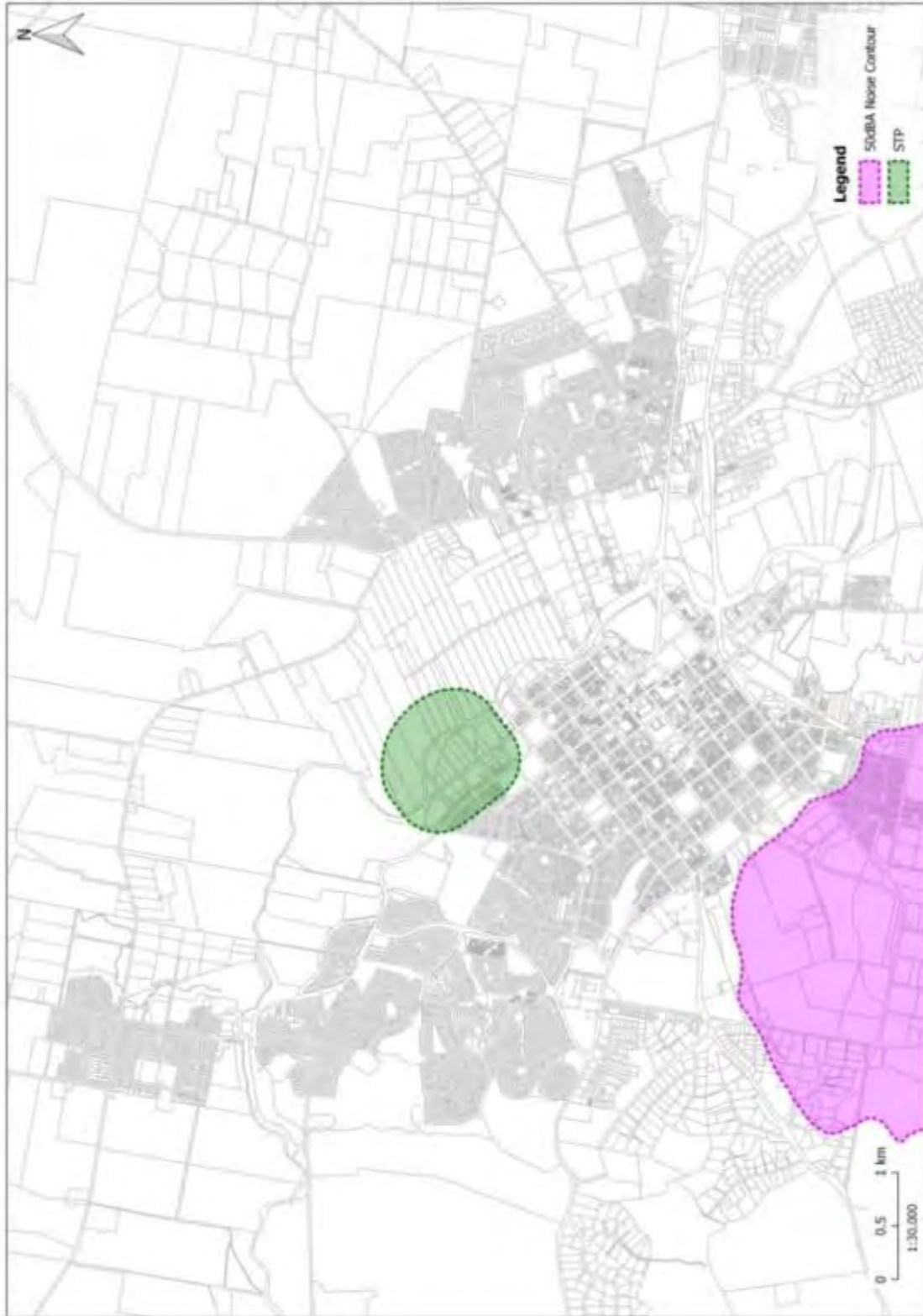
The Mount Panorama Noise Assessment established the 50dBa noise contour for motor racing activities at Mount Panorama. The current zoning of lands within the 50dBa noise contour restricts developments to low-density developments only. In addition, Council has adopted a Policy not to rezone non-urban lands within the 50dBa noise contour for residential or rural residential purposes. With the future development of the Mount Panorama second circuit, a review of the 50dBa noise contour should be undertaken as part of the assessment process.

The 400 metre sewerage treatment plant buffer was established to reduce potential land use conflicts between residential development and the sewerage treatment plant. Again, only low density developments are permitted in the buffer and Council's Policy is not to rezone non-urban land for residential or rural residential purposes within the buffer.

The 50dBa noise contour and the 400 metre sewerage treatment plant buffers, therefore, exclude those lands for new or intensive housing development.



**MOUNT PANORAMA NOISE CONTOUR AND SEWERAGE TREATMENT PLANT (STP) BUFFERS**



## BATHURST AIRPORT

The Bathurst Airport is located immediately north of Raglan. It serves as a regional hub for passenger air services particularly to Sydney. Council has an adopted master plan for the airport to ensure its ongoing growth with respect to air and related services.

Council's Local Environmental Plan (LEP) currently protects the airport lands and restricts development in the vicinity of the airport with respect to noise and the penetration of the airport's Operations or Limitation surface by buildings or structures. The 20dBa Noise Exposure Forecast contour extends south into Raglan and north onto rural lands.

New residential rezonings or the intensification of living densities in close proximity to the airport should be avoided, particularly where:

1. New development might penetrate the Operations or Limitation Surface, or
2. Land is in an ANEF contour of 20dBa or greater.





**BATHURST AIRPORT NOISE EXPOSURE FORECAST**



## 5 INFRASTRUCTURE

Council requires new residential subdivisions to be connected to reticulated water and sewer services. Currently, water supply is generally limited to the 708m contour. However, in the City's eastern suburbs, the new Kelso reservoir, off Limekilns Road, will service land to the 730m contour and is expected to be online by June 2018. Development at Perthville is limited to the 690m contour.

Sewerage reticulation is generally not seen as a limiting factor to the future growth of the City. During the visioning workshops, developers indicated that the progressive construction of sewer mains posed a problem when landowners were not ready to develop. This reduced the ability of a landowner to develop 'out of sequence'.

Further investigation will need to be undertaken by Council to determine the ability of the water and sewer infrastructure to cater for higher infill densities and longer term urban expansion. The results of the investigations may exclude land from a more intensive urban form. Investigation of Council constructing trunk mains to service a whole area should also be undertaken to allow multiple owners to develop at once.

As part of the expansion of Kelso, Council commissioned a traffic study which made recommendations for various works. Council has subsequently inserted these into a Section 94 Development Contributions Plan to collect funds towards these works. Road infrastructure is likely to be a contentious issue and future expansion will require significant upgrades to intersections and roads. Longer term growth will also require new roads, intersections and bridges. Council will need to continue to monitor the demand for the upgrading of the infrastructure and seek funding when available.

With the Bathurst CBD to remain as the principle retail centre of the City, Council will need to consider the impacts of growth pressures on access into and out of the CBD. An integrated transport plan is required to consider these issues.

The potential of increasing living densities restricts the ability for people to store their belongings, boats, caravans, additional cars on their own land. This is likely to add increasing pressure on the on-street parking resource within the suburbs, particularly with an increased number of driveways. It is likely there will be resistance to reducing the width of road reserves, particularly within the vicinity of medium density developments and this may create a case for formed rear laneways in some locations.

Higher living density and urban expansion will also create an increased demand for waste collection services. Multi unit developments, due to their nature, have multiple waste collection bins located at the kerb on their collection night. This can impact on both the ease of collection by Council's contractor and the availability of on-street parking for that night. The impact of higher density living may require Council to investigate alternative methods of collection or require developments to have a commercial arrangement with a third party contractor.

The 'finishing' of subdivisions with footpaths and street trees adds to the neighbourhood character, adds to the amenity and contributes to reducing the heat island effect within the suburbs. It is acknowledged that in the intervening 10 -15 year period, whilst trees are maturing, the landscape can look particularly barren. Street trees are generally planted by Council post development on a seasonal basis once construction activities within the subdivision are nearing completion. Footpaths and cycleways are constructed in planned locations based on the priorities set

in Council's adopted Pedestrian and Cycling Access Plan. Ongoing review of the Plan will be required.

#### Public & Private Open Space

Proximity to open space is important for all age groups and Council recognises the benefits that a quality open space network has for the health and livability of the City's residents.

As the living density of the City increases, the provision of public and private open space is critical. There is an increasing role for the public realm and public landscaping to promote visual appeal and ensure opportunities for recreation.

Historic State planning guidelines established the provision of open space at a rate of 2.83 hectares per 1000 people. A comprehensive study for Bathurst is underway to determine whether or not this standard is appropriate or relevant to Bathurst or an alternative rate is appropriate. An open space study was last completed in 1993. The preparation of a new study is expected to be completed during the 2017/18 financial year. The study will address the strategies for growth and change proposed by the Housing Strategy.

#### Water, Waste and Sewerage Infrastructure

To support the sustained growth of the City, it is important that sufficient water, waste and sewerage assets are maintained. The population that each of the assets is able to cater for is explored further below.

#### *Chifley Dam*

The Chifley dam is a non-potable water supply on the Campbell's River. It has a capacity of 30,800 ML. Water is discharged from the dam and

pumped out of the Macquarie River at the Bathurst Water Filtration Plant. Based on current water consumption data, it is expected that the dam can cater for a population of approximately 50,000 people.

Council continues to investigate opportunities to protect the City's water security as the population increases including the provision of a secure pipeline from the Dam to the water filtration plant and options to raise the dam wall.

#### *Bathurst Water Filtration Plant*

The Bathurst Water Filtration Plant is located south of the Bathurst CBD on the Macquarie River. It occupies an area of 8.8 hectares. The plant is designed to cater for a population of approximately 60,000 people.

#### *Winburndale Dam*

Winburndale dam is a non-potable water supply on the Winburndale Rivulet. It has a capacity of 1,700 ML. The Winburndale pipeline traverses rural land and terminates within the City limits as a raw water supply for use in parks and gardens and sporting facilities.

There are currently no plans to use Winburndale Dam as an alternative water supply. Council is undertaking major dam safety upgrades which have commenced in the 2017/18 financial year.

#### *Bathurst Sewerage Treatment Plant*

The Bathurst Sewerage Treatment Plant is located north of the Bathurst CBD on the Macquarie River. It occupies an area of 12.6 hectares. The plant is designed to cater for an equivalent population of 80,000 people.

*Bathurst Waste Management Facility*

The Bathurst Waste Management Facility is located to the south of the City. It occupies an area of 27.3 hectares. It is expected that the waste management facility has a life expectancy of at least 35 years based on current trends.

Council continues to investigate opportunities to extend the life of the waste management facility such as the recent introduction of the green waste service.

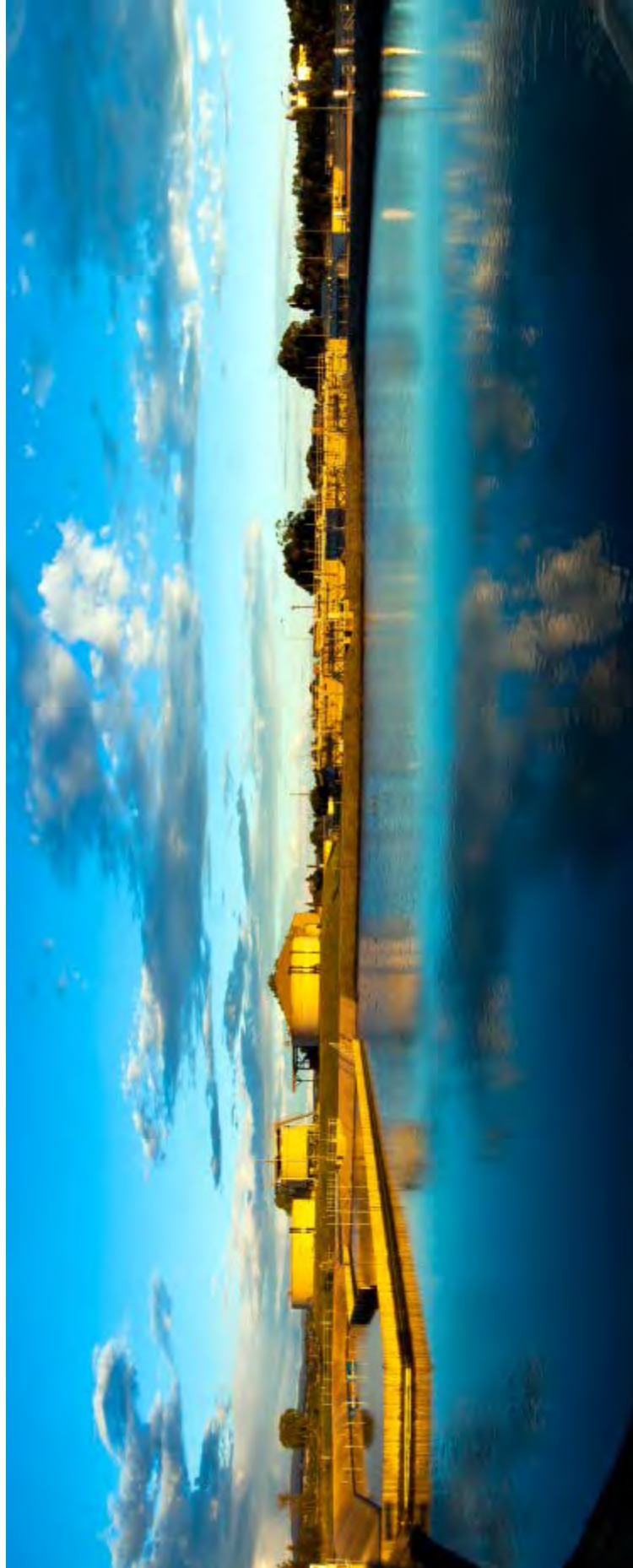


Figure 2.3 - Waste Water Treatment Plant, © David McKellar

## 6 OPPORTUNITIES AND OPTIONS FOR GROWTH AND CHANGE

There are three main ways in which the City will be able to cater for new housing growth.

1. Conversion of land used for non-urban purposes (agricultural land) to urban purposes. If nothing changes, this will need to occur before 2040 to cater for growth beyond 2040.
2. Increase the lot yield and living densities in the existing suburban greenfield sites.
3. Increase living densities in existing neighbourhoods, and particularly in close proximity to shops and services.

In determining how best to:

1. extend the life of the existing vacant land stocks,
2. improve housing diversity and choice as the population ages and as household size decreases, and
3. address the key messages identified by the community in the visioning process,

it is considered that a combination of these growth options be employed to challenge the status quo of housing and subdivision choice and design to provide for the City's future housing needs.

### CONVERSION OF LAND FROM NON-URBAN TO URBAN PURPOSES

Agriculture is an important contributor to Bathurst's economy. In 2010/11 agriculture contributed \$56 million to Bathurst's economy, making agriculture the 10th largest sector within the region. Animal slaughtering made up over 44% of total agricultural outputs. The

conversion of grazing land for urban purposes will ultimately impact on the contribution of agriculture to Bathurst's economy. The NSW Department of Primary Industries, as part of the consultation for the Bathurst Regional Local Environmental Plan (LEP) 2014, raised concern with the continued loss of highly productive agricultural land (Class I, II and III land), to urban purposes.

Council's Urban Strategy identified three key localities for longer term urban expansion:

1. West of Sawpit Creek
2. North of Eleven Mile Drive
3. East and South of Perthville

Extending the life of the City's existing vacant land stocks will delay the need to rezone additional lands for urban expansion and minimise the conversion of agricultural lands for urban purposes. Nonetheless, Council will need to commence detailed investigations now to determine which of these locations (or if there are other alternative sites) is the optimal location for the expansion of the City beyond 2040.

## **EXISTING SUBURBAN GREENFIELD SITES**

There is approximately 770 ha of vacant greenfield suburban land available for residential development at Kelso, Eglinton, Windradyne and Llanarth. The population forecasts indicate that Bathurst is expecting a population increase of 12,170 people by 2036.

If nothing changes, these vacant land stocks will meet the expected growth with existing land stocks exhausted by 2040. Figure 1 (see page 9) illustrates the ability to extend the life of those vacant land stocks by decreasing the average lot size. It is important to note that to increase the livability of the neighbourhood, the creation of a mix of lot sizes can achieve the planned density and prioritise greater buyer certainty. Council's planning controls should not impede the creation of smaller lots to increase the living density in a planned way. Perhaps those planning controls should be used to force the creation of lots at a higher density, particularly if the market does not change. Council, as a land developer, has the opportunity to create showcase estates and demonstrate that an increased density can achieve quality outcomes.

## **EXISTING NEIGHBOURHOODS**

### **NEIGHBOURHOOD ACTIVITY CENTRES AND BATHURST CBD**

The walkability of a neighbourhood and the provision of services within a 400m radius of an activity centre (representing about a 5 minute walk) represents a key opportunity for increased living close to shops and services. The neighbourhood activity centres need to be planned to cater for the needs of the local community together with community facilities.

State and Local Planning Policies call for more diverse and more intensive housing to be located close to public transport, shops and other services.

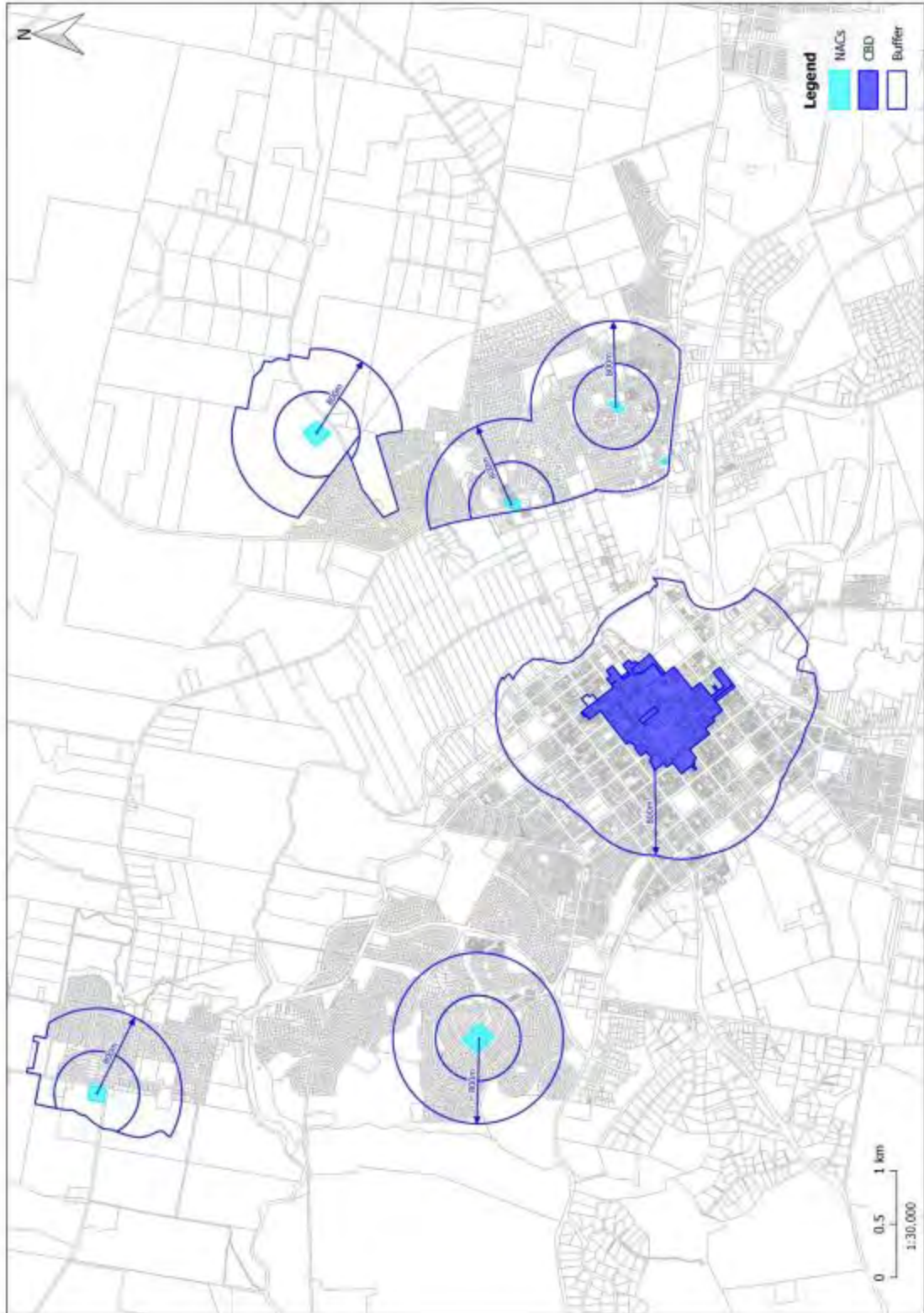
This is supported by the community's visioning for the housing strategy that identified a desire to increase housing close to shops and services.

Locations close to the CBD and Neighbourhood Activity Centres are generally accepted as more accessible locations and offer benefits for sustainability. Residents in such areas can conveniently walk or cycle to shops, services and transport, therefore providing further benefits in terms of health and convenience. There are also benefits for the service providers who can attract a stronger local market.

In terms of identifying suitable areas for more intensive, diverse housing it is important to understand walkable catchments and the distances people are willing to walk to services. A 400m distance equates to about a five-minute walk and an 800m distance is equivalent to about a ten-minute walk. These are generally taken as an acceptable distance for people to walk to quality public transport and shops. Detailed mapping considers the genuine walkability for existing pedestrian connections, typology and physical barriers.

The Housing Strategy has taken distances of 400m and 800m from shops and services and used this to identify accessible locations. This translates to preferred locations for more intensive and more diverse housing both in existing neighbourhoods and in the newer suburban greenfield sites.

400 AND 800 METRE RADIUS TO THE BATHURST CBD AND NEIGHBOURHOOD ACTIVITY CENTRES



reducing the demand for greenfield housing developments. Council might be able to seek concurrent one-off increases in sustainability and affordability outcomes as part of requests for one-off site density increases.



### **INNER CITY NEIGHBOURHOODS**

The inner urban area of Bathurst has a number of potential vacant sites that, if consolidated, would create sites for multi dwelling development. These are often located in the centre of the city blocks and are often in multiple ownership. The development potential of these sites may not be realised for decades to come.

Within the Bathurst CBD, there are sites that may be suitable for a mixed use development, that is, a mix of shopping, office and residential development on the one site. This style of development has not previously occurred within Bathurst and may be an opportunity for future regional level shopping centres within the CBD's central carparks or the redevelopment of an existing centre.

### **INNER FRINGE NEIGHBOURHOODS**

There are existing neighbourhoods, located on the fringes of the Bathurst Heritage Conservation Area, that are still within reasonable proximity to the CBD. These neighbourhoods might be targeted for longer term urban renewal, that is the replacement of the existing low density housing with new housing at a higher living density. Investigations of opportunities to renew these areas might reduce the development pressures on the more historic sites in the Bathurst Heritage Conservation Area and provide opportunities for increased living densities closer to the CBD.

These opportunities, and opportunities for one-off density increases across the City, will be discussed in the action tables to follow. These opportunities would allow for new housing to be provided with an increased density, utilising the existing services, subdivision patterns and



## 7 A STRATEGY FOR GROWTH AND CHANGE

In developing the strategy, Council has considered the current housing stock and planning controls, demographic trends, community views and opportunities to encourage housing choice and the better utilisation of land. Balancing these factors will ensure Council can effectively manage change to the existing residential character, historic qualities and environmentally sensitive lands into the future.

The housing strategy does not examine what the future housing should look like but makes recommendations for Council to undertake urban design investigations before the planning controls are changed.

Council has identified a number of features and constraints that will guide the recommendations of the strategy. The Bathurst CBD and neighbourhood activity centres, Mount Panorama 50dBa noise contour, Sewerage Treatment Plant buffer, Bathurst Floodplain, Bathurst airport and the Bathurst and West Bathurst Heritage Conservation Areas are important strategic considerations to the development of the land for intensive urban purposes.

Council is mindful of the community's desire to retain the existing neighbourhood character and heritage qualities of the City and improve certainty of development that can occur on land. The community also sought to increase housing close to shops and services, reduce urban sprawl, increase housing choice and quality and provide good connections to quality open spaces. The community also expressed a desire for Bathurst not to become 'Sydney' in terms of living densities.

To cater for the forecasted growth of the City and changes in the population (particularly smaller household size and an ageing population),

and to more efficiently use the existing land resources, it is suggested that a balanced approach is required that:

- Does not unnecessarily convert rural land to housing (i.e. unrestrained urban sprawl);
- Increases lot yield and living densities of new subdivisions; and
- Increases living densities in both existing and new residential areas in a managed and appropriate way.

### PLANNING PRECINCTS – ACTION TABLES

The Housing Strategy establishes a number of different planning precincts reflective of the opportunities and constraints that may occur in that locality. The tables below will establish a set of suggested criteria to guide the future provision of housing by Council during the implementation phase and to inform the amendment of Council's planning instruments.

#### GENERAL ACTIONS

A number of general actions have been identified that apply to all of the planning precincts. These actions are as follows:

	Action	Description	Priority
1	Undertake a review of the open space needs of the Bathurst community.	Planning literature indicates that increased living densities make public and private open space more important to the residents. Some of the primary aims of the study are to:	Study underway. Due for completion in 2018.

			Bathurst CBD as the principle retail centre of Bathurst, one of the primary aims of this study should be to investigate and improve the private and public transport linkages between the Bathurst CBD, the NAC's and the residential areas of the City.	
			This review is important to identify any significant buildings that have not previously been identified and make recommendations for their protection. Importantly, the review should consider the existing heritage conservation areas and review their boundaries to determine the value of the City's 40s, 50s, 60s and 70s building stocks on the fringe of the existing HCAs.	Study Commenced
		4	Undertake a review of the Bathurst Heritage Conservation Area.	
5			Undertake a Social Impact Assessment for identified Investigation Areas and a	Short

			<ul style="list-style-type: none"> <li>review the amount of open space required for Bathurst;</li> <li>review the amount of local open space provided as part of new subdivisions;</li> <li>review appropriate embellishment standards of local and regional level open space.</li> </ul>	
			The 50dBa noise contour and the 400 metre sewerage treatment plant buffers exclude land for intensive urban development. With the development of the Mount Panorama second racing circuit, a review of the 50dBa noise contour is particularly relevant. A review of both buffers aims to determine the ongoing suitability of these lands for urban purposes.	Study underway with respect to Mount Panorama. Sewerage Treatment Buffer review - Medium
2			Undertake a review of the appropriateness of the 50dBa noise contour and 400m sewer treatment plant buffer.	
3			Undertake an Integrated CBD Transport Study.	Short

		<p>determination of best policy or development alternatives;</p> <ul style="list-style-type: none"> <li>• identify impacts that are directly related to the proposed redevelopment.</li> <li>• Be informed by the things that are likely to impact on the community's wellbeing.</li> </ul>		
6	<p>Undertake a review of the Bathurst Cycle and Pedestrian Access Plan.</p>	<p>Ongoing reviews of this Plan should be undertaken to ensure that the precincts that may change over time as a result of this Housing Strategy have appropriate pedestrian and cycling access.</p>	Medium	
7	<p>Undertake ongoing reviews of infrastructure capacity and service delivery to determine capacity to achieve the outcomes proposed in this strategy. The</p>	<p>The reviews should identify any infrastructure works that are required to cater for the planned growth. The reviews should also consider:</p>	Short, Medium and Long	

broader affordable housing strategy	<p>of housing in the City as it grows. Those areas in an identified investigation area may experience gentrification of the area over time, which may result in a loss of affordable housing stock.</p> <p>A Social Impact Assessment is a method for predicting and assessing the social consequences of a proposed action or initiative before a decision is made. It relates to impacts on affected groups or people and on their way of life, life chances, health, culture and capacity to sustain these.</p> <p>Some of the primary aims of the study are to:</p> <ul style="list-style-type: none"> <li>• identify housing affordability for the City</li> <li>• support sustainable development and decision-making, contributing to the</li> </ul>			
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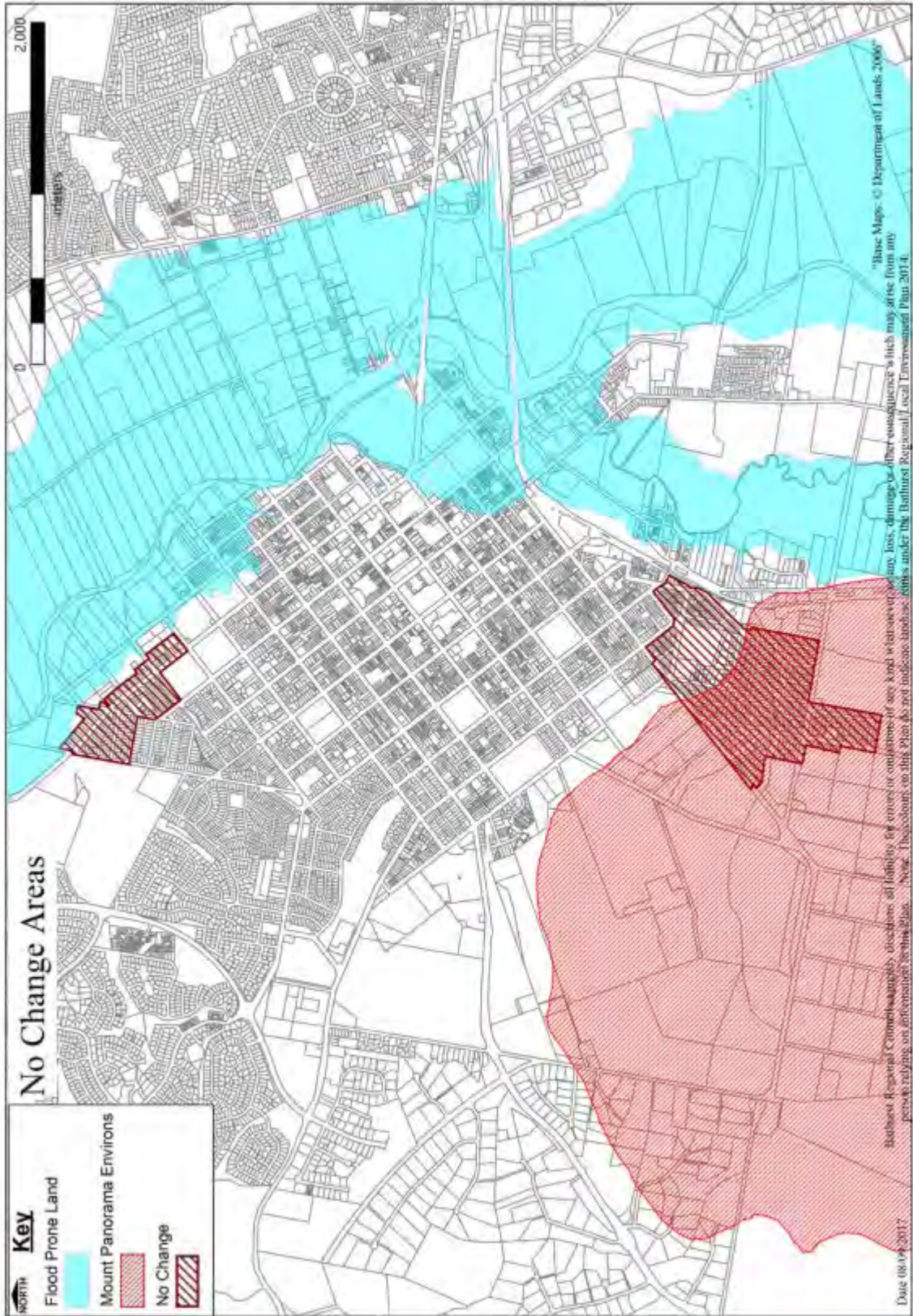
		the use of flood protected land for more intensive urban purposes is appropriate.	
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	<ul style="list-style-type: none"> <li>alternative methods of providing the infrastructure or service;</li> <li>identify the works required to adequately service the area; and</li> <li>identify a timeframe for the upgrade/augmentation to occur.</li> </ul> <p>Any areas identified with significant infrastructure constraints that are unable to be overcome should ultimately be excluded from future development.</p> <p>Longer term infrastructure investigations should also be undertaken with respect to the City's urban expansion areas.</p>		
reviews should include:	<ul style="list-style-type: none"> <li>Water;</li> <li>Sewer;</li> <li>Roads; and</li> <li>Waste collection.</li> </ul>		
8	Undertake a new Floodplain Management Plan for the Macquarie River.	One of the primary aims of a new Floodplain Management Plan should be to determine whether	Short

**PRECINCT ACTIONS**

The following tables outline the intent of each proposed planning precinct, their significant features, constraints and opportunities. Objectives and actions are suggested to enable or prevent planned change to occur into the future. The planning precincts identified are:

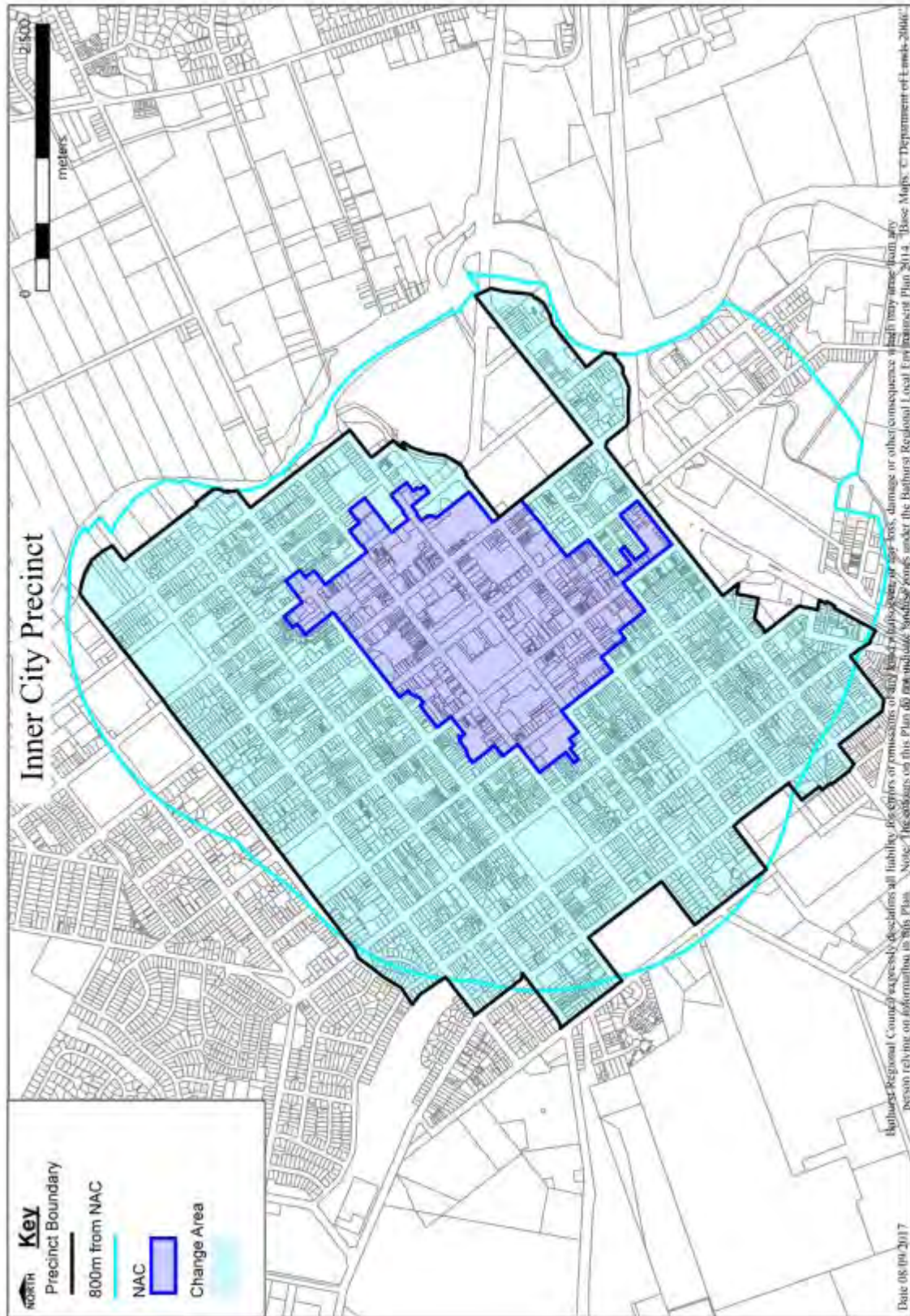
1. No change areas
2. Inner city
3. Westpoint, Trinity Heights and Kelso Centrepoint
4. Laffing Waters
5. Eglinton
6. Inner fringe investigation areas
7. Urban expansion areas
8. Other residential lands (not elsewhere identified)



**NO CHANGE AREAS**

*Intent: To prevent new residential living opportunities, including increased living densities, on environmentally sensitive lands, where no change should prevail.*

Significant Feature	Constraints and Opportunities	Objectives	Actions	Priority
<p>These areas have been identified as areas where significant constraints restrict the further development of the area for residential development. These areas include the 50dBa noise contour for Mount Panorama, lands within the 400m Sewerage Treatment Plant Buffer, the Macquarie River floodplain and lands within the vicinity of the Bathurst airport.</p>	<p><u>Constraints</u></p> <ul style="list-style-type: none"> <li>• Mount Panorama 50dBa noise contour.</li> <li>• Development of second motor racing circuit for Mount Panorama.</li> <li>• Odour from Sewerage Treatment Plant.</li> <li>• Macquarie River floodplain.</li> <li>• Noise and height limitations at the Bathurst airport.</li> </ul> <p><u>Opportunities</u></p> <ul style="list-style-type: none"> <li>• Secondary dwellings as infill development.</li> </ul>	<ul style="list-style-type: none"> <li>• Maintain the status quo.</li> <li>• Maintain the existing neighbourhood character.</li> <li>• Ensure higher living densities and new residential development opportunities are not permitted.</li> <li>• Protects environmentally sensitive lands.</li> <li>• Protect the Mount Panorama precinct as an international motor racing circuit.</li> <li>• Protect the Macquarie River floodplain.</li> <li>• Protect the Bathurst Regional airport as a regional air hub.</li> </ul>	<ol style="list-style-type: none"> <li>1. Do not support the rezoning of land for new or intensified residential purposes.</li> <li>2. Maintain the status quo density provisions to prohibit higher density living options.</li> <li>3. Review the planning standards, controls and permissible development that apply to the land to minimise new housing opportunities.</li> <li>4. Undertake a review of relevant planning documents to incorporate the recommendations from the studies/reports outlined in general actions 1-8 above.</li> </ol>	<p>Medium</p>





**INNER CITY PRECINCT**

*Intent: To enable managed change and growth within the inner city areas of Bathurst that might be appropriate within the Bathurst Heritage Conservation Area (HCA) largely through new infill development.*

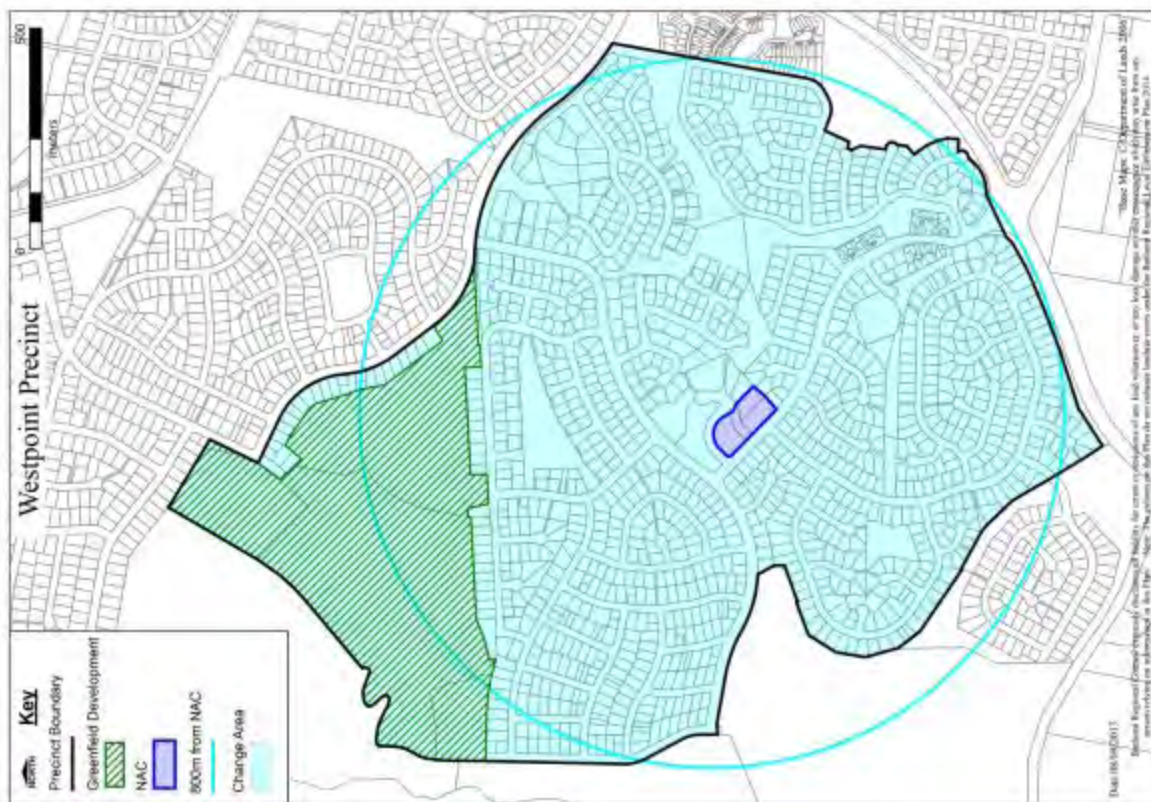
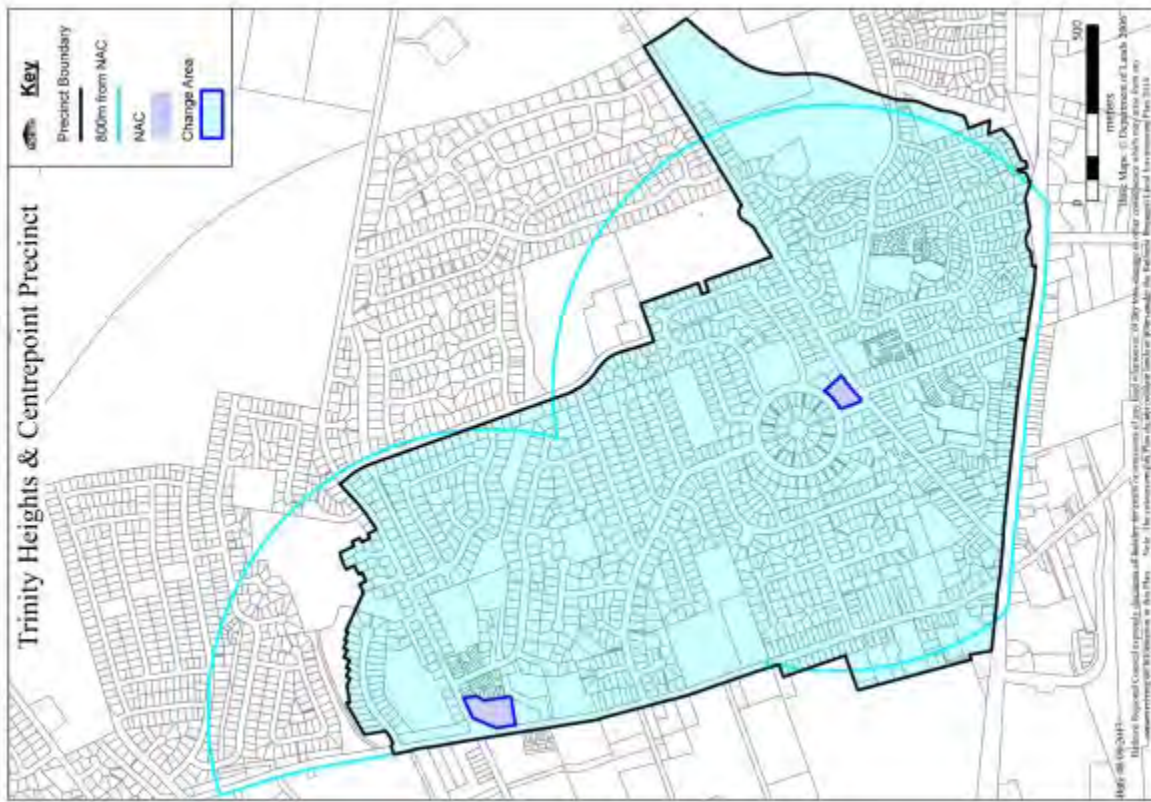
Significant Feature	Constraints and Opportunities	Objectives	Actions	Priority
<p>This precinct incorporates the Bathurst CBD and inner city residential areas, located up to 800m from the Bathurst CBD. This precinct is largely within the Bathurst HCA. It is well connected by a network of collector and local roads.</p>	<p><u>Constraints</u></p> <ul style="list-style-type: none"> <li>• Heritage Conservation Area and significant heritage streetscapes, sites and buildings.</li> <li>• Existing subdivision pattern, particularly long narrow blocks.</li> <li>• Difficult to acquire new public open space.</li> <li>• Land difficult to ‘package’ together to form a development lot.</li> <li>• Loss of residential buildings to small scale commercial developments particularly within 400m of the CBD.</li> <li>• Little vacant land available as greenfield sites. Most of the development potential is as infill development.</li> </ul> <p><u>Opportunities</u></p> <ul style="list-style-type: none"> <li>• Reuse of vacant or underutilised land, especially the public carparks and land behind existing houses.</li> </ul>	<ul style="list-style-type: none"> <li>• Respect the heritage significance of Bathurst’s streetscapes, sites and buildings.</li> <li>• Maintain existing living densities but enable opportunities for increased living densities on targeted sites, whilst balancing the identified constraints of the locality.</li> <li>• Encourage high quality urban design principles.</li> <li>• Encourage adaptable reuse of larger vacant or disused heritage sites.</li> <li>• Use building age and significance mapping to encourage the redevelopment of non-contributory sites and to discourage the redevelopment of contributory sites.</li> <li>• Encourage mixed use developments.</li> </ul>	<ol style="list-style-type: none"> <li>1. Identify and target key sites within the Bathurst CBD suitable for a higher living density and mixed use development opportunities.</li> <li>2. Consider landowner initiated requests to enable higher living densities on appropriate sites taking particular account of building age and significance ratings.</li> <li>3. Retain living densities generally as already permitted for, except for sites identified under (1) and (2) above.</li> <li>4. Investigate amendments to the existing planning instruments to enable one-off higher living densities where appropriate, in respect of (1) and (2) above.</li> <li>5. Investigate amendments to the existing planning instruments to require applications for one off increases in density to achieve better design outcomes through a master plan process which addresses topics such as, but not limited to, housing affordability, housing sustainability, accessibility and ageing in place, beyond those outcomes that might</li> </ol>	<p>Short to Medium</p>

	<ul style="list-style-type: none"> <li>• Adaptable reuse of large disused heritage sites.</li> <li>• Walkability to the CBD.</li> <li>• Public transport is readily available.</li> </ul>	<ul style="list-style-type: none"> <li>• Utilise agreed development principle outcomes to encourage one-off higher densities on vacant or non-contributory sites or underutilised land (eg public car parks).</li> <li>• Improve accessibility and walkability to the CBD.</li> <li>• Maintain the existing open space and enhance living opportunities close to open spaces.</li> </ul>	<p>otherwise be achieved under the normal planning and legislative arrangements.</p> <p>6. Establish agreed development principles for new development and to protect existing contributory sites and streetscapes (on a streetscape or precinct basis) that achieve the following:</p> <ul style="list-style-type: none"> <li>• Retention of contributory and heritage buildings, streetscapes, views and vistas.</li> <li>• Higher density housing on key development sites, including as mixed use developments.</li> <li>• Maintain existing streetscape heights but provide opportunities to increase heights central to the block.</li> <li>• Contemporary building designs which reflect the traditional building materials and styles within the local area.</li> <li>• Provide adequate protection and transition from higher density developments to remaining lower density developments (e.g. appropriate setbacks and the like).</li> <li>• Infill standards to the street.</li> <li>• Retain an appropriate curtilage to original dwellings.</li> <li>• Protect existing, provide new</li> </ul>	
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		<p>(where possible) and make good use of open space not just for public/private recreation but also to aid future climatic stress as a result of increased built form.</p> <ul style="list-style-type: none"> <li>• Car parking requirements, both on and off street.</li> <li>• Lot consolidation.</li> <li>• Provide connections to and from the site.</li> </ul> <p>7. Seek expert Urban Design advice to guide the actions above with emphasis on:</p> <ul style="list-style-type: none"> <li>• Retention of the historic nature of the precinct.</li> <li>• Mixed use developments.</li> <li>• The achievement of design outcomes for matters such as housing affordability, sustainability and accessibility beyond existing legislated standards.</li> </ul> <p>8. Undertake a review of relevant planning documents to incorporate the recommendations from the studies/reports outlined in general actions 1-8 above.</p>	
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**WESTPOINT, TRINITY HEIGHTS AND KELSO CENTREPOINT PRECINCTS**

*Intent: To enable managed change and growth within close proximity to the City's existing Neighbourhood Activity Centres (NACs) through both greenfield and urban renewal developments in the long term.*

Significant Feature	Constraints and Opportunities	Objectives	Actions	Priority
<p>These areas incorporate land located up to 800m from the existing NACs of Westpoint, Trinity Heights and Kelso Centrepoint. These areas have existing 1970s, 80s and 90s housing stock that as it ages may provide a longer term opportunity for lot consolidation and renewal at higher living densities to take advantage of their proximity to shops and services.</p>	<p><u>Constraints</u></p> <ul style="list-style-type: none"> <li>Existing subdivision pattern and housing stock.</li> <li>Most of the development potential is as infill development in the short term.</li> <li>Protecting amenity of the remaining dwellings when urban renewal occurs.</li> </ul> <p><u>Opportunities</u></p> <ul style="list-style-type: none"> <li>Walkability to the NACs.</li> <li>Vehicle connectivity to the Bathurst CBD and NAC.</li> <li>Integrated public transport to residential areas and Bathurst CBD.</li> <li>Greenfield development of some vacant land.</li> <li>Demolition and renewal of housing stock (in the long term) at increased living densities.</li> </ul>	<ul style="list-style-type: none"> <li>Encourage higher living densities.</li> <li>Manage change from the old to new housing stock and the impacts of this change on the existing neighbourhood character.</li> <li>Plan for the future expansion of the NACs.</li> <li>Encourage high quality urban design principles to manage increased living densities and to manage change between the old and new housing stock.</li> <li>Ensure quality access to the NAC and CBD through walking and integrated public transport.</li> <li>Maintain the existing open space and plan for new open space taking into consideration local environmental constraints and access.</li> <li>Encourage lot consolidation.</li> </ul>	<ol style="list-style-type: none"> <li>Review existing living densities to enable higher living densities and encourage smaller average allotment size.</li> <li>Identify and target key sites (especially vacant land) within these precincts suitable for a higher living density.</li> <li>Consider landowner initiated requests to enable higher living densities on appropriate sites.</li> <li>Investigate amendments to the existing planning instruments to enable higher living densities where appropriate in respect of (1), (2) and (3) above.</li> <li>Investigate amendments to the existing planning instruments to require applications for one off increases in density to achieve better design outcomes through a master plan process which addresses topics such as, but not limited to, housing affordability, housing sustainability, accessibility and ageing in place, beyond those outcomes that might otherwise be achieved under the normal planning and legislative arrangements.</li> <li>Establish agreed development principles for new living densities that</li> </ol>	<p>Short to Medium</p>

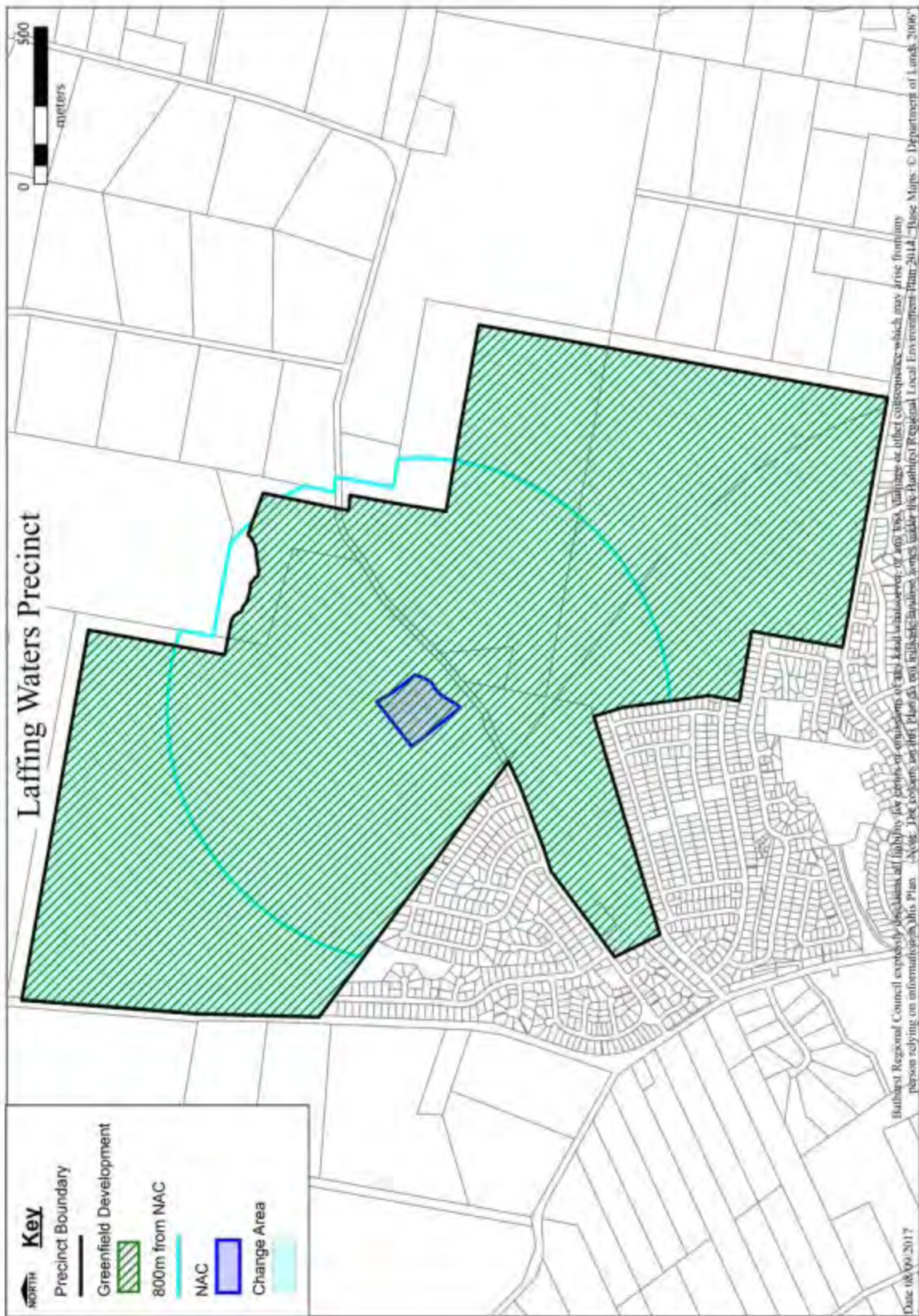
	<p>achieve the following:</p> <ul style="list-style-type: none"> <li>• Provide adequate protection and transition from higher density developments to remaining low density developments (e.g. appropriate setbacks and the like) so as to minimise the impact on the existing neighbourhood character.</li> <li>• Higher density housing on key development sites, including as mixed use developments within the NACs.</li> <li>• Maintain existing residential streetscape heights and provide opportunities to increase heights in the NACs as mixed use developments.</li> <li>• Contemporary building designs which reflect the traditional building materials and styles within the local area.</li> <li>• Mix of lot sizes (particularly on greenfield or vacant sites) that achieve a higher lot yield.</li> <li>• Provide and make good use of open space not just for public/private recreation but also to aid future climatic stress as a result of an increased built form.</li> <li>• Car parking requirements, both on and off street.</li> </ul>			
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	<ul style="list-style-type: none"> <li>• Retention of any contributory and heritage buildings.</li> <li>• Lot consolidation.</li> <li>• Retain appropriate curtilage to the existing dwelling (if retained).</li> <li>• Provide connections to and from the site.</li> </ul> <p>7. Identify appropriate development standards to achieve those actions above and which support urban renewal of existing sites at a higher density.</p> <p>8. Seek expert Urban Design advice to guide those actions above with emphasis on:</p> <ul style="list-style-type: none"> <li>• How to appropriately transition between the old and new housing stock.</li> <li>• Mixed use developments in the NACs.</li> <li>• The achievement of design outcomes for matters such as housing affordability, sustainability and accessibility beyond existing legislated standards.</li> </ul> <p>9. Undertake a review of relevant Planning documents to incorporate the recommendations from the studies/reports outlined in general actions 1-8 above.</p>
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**LAFFING WATERS PRECINCT**

*Intent: To plan for and enable significant change and growth within close proximity to the future Laffing Waters Neighbourhood Activity Centre.*

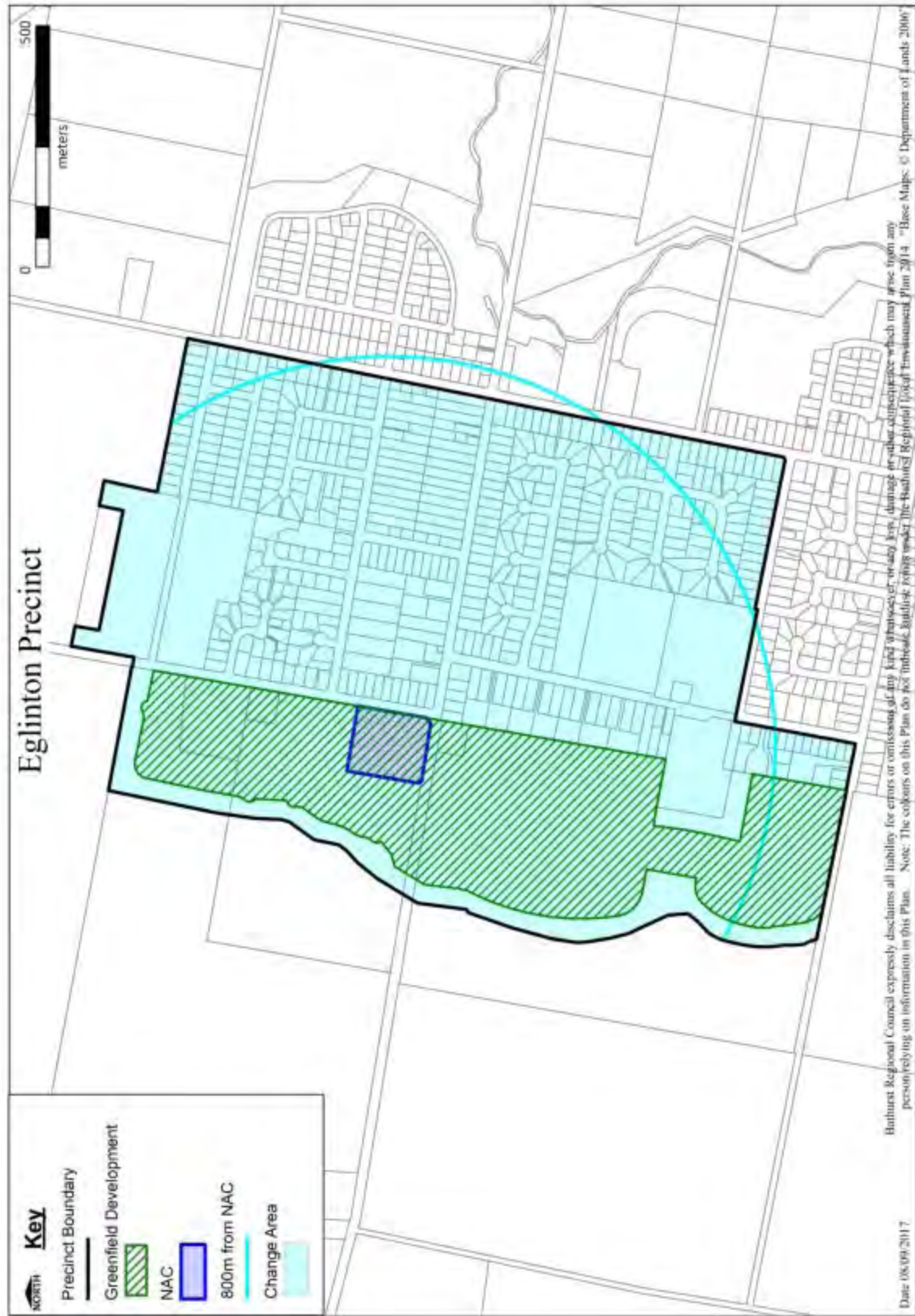
Significant Feature	Constraints and Opportunities	Objectives	Actions	Priority
<p>This area incorporates land located up to 800m from the future Laffing Waters NAC. The area is adjacent to existing 1990s and 2000s housing stock. The area is a greenfield site and will be connected to the existing residential areas by a network of collector and local roads.</p>	<p><u>Constraints</u></p> <ul style="list-style-type: none"> <li>The current market forces influencing subdivision design.</li> <li>Environmental features such as drainage lines.</li> </ul> <p><u>Opportunities</u></p> <ul style="list-style-type: none"> <li>Greenfield sites with no existing neighbourhood character.</li> <li>Walkability to the future NAC.</li> <li>Proximity to the proposed new School site.</li> <li>Vehicle connectivity to the Bathurst CBD and NAC.</li> <li>Integrated public transport to residential areas and Bathurst CBD.</li> <li>Potential for new open space.</li> </ul>	<ul style="list-style-type: none"> <li>Establish a new subdivision and neighbourhood character.</li> <li>Establish a new built form within the subdivision.</li> <li>Significantly increase the number of people living up to 400 metres of the new NAC.</li> <li>Increase the number of people living between 400 and 800 metres of the new NAC.</li> <li>Masterplan the residential suburb and the NAC to provide for:                             <ul style="list-style-type: none"> <li>Medium density housing close to the NAC.</li> <li>A mix of low and medium density living opportunities including a mix of lot sizes.</li> <li>High quality urban design principles, including consideration of principles for sustainability, accessibility and affordability.</li> <li>Quality access to the NAC and the surrounding residential neighbourhood.</li> </ul> </li> </ul>	<ol style="list-style-type: none"> <li>Develop a master plan for the Laffing Waters NAC and surrounding suburb that identifies appropriate preferred living densities in the precinct.</li> <li>Identify and target key sites within the precinct through the master plan process for a higher living density and smaller lot sizes.</li> <li>Consider landowner initiated requests to enable higher living density opportunities on appropriate sites.</li> <li>Investigate amendments to the existing planning instruments to enable higher living densities and to drive a smaller average lot size where appropriate in respect of those actions above.</li> <li>Investigate amendments to the existing planning instruments to require applications for one off increases in density to achieve better design outcomes through a master plan process which addresses topics such as, but not limited to, housing affordability, housing sustainability, accessibility and ageing in place, beyond those outcomes that might otherwise be achieved under the</li> </ol>	<p>Short</p>

		<ul style="list-style-type: none"> <li>o Open space taking into consideration local environmental constraints and access.</li> <li>o Integration with the existing adjoining suburban land.</li> <li>o Quality access to the NAC and CBD through walking and integrated public transport.</li> <li>o A NAC that encompasses the following principles:             <ul style="list-style-type: none"> <li>▪ The creation of pedestrian focal spaces and externally placed shopfront environments</li> <li>▪ Defined retail core</li> <li>▪ Diversity of supporting services</li> <li>▪ Social role of the NAC as a central social place</li> <li>▪ Neighbourhood access.</li> </ul> </li> </ul>	<p>normal planning and legislative arrangements.</p> <p>6. For areas within the precinct, especially those identified as suitable for higher living densities, establish agreed development principles that achieve the following:</p> <ul style="list-style-type: none"> <li>• Appropriate higher density housing on key development sites, including mixed use developments in the NAC.</li> <li>• Maintain existing residential streetscape heights and provide opportunities to increase heights in the NAC as mixed use developments.</li> <li>• Provision of appropriate levels of new open space.</li> <li>• Contemporary building designs which reflect the traditional building materials and styles within the local area.</li> <li>• Mix of lot sizes (particularly on greenfield or vacant sites) that achieve a higher lot yield.</li> <li>• Provide adequate protection and transition from higher density developments to low density developments (e.g. appropriate setbacks and the like).</li> <li>• Provide and make good use of</li> </ul>	
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		<p>open space not just for public/private recreation but also to aid future climatic stress as a result of an increased built form.</p> <ul style="list-style-type: none"> <li>• Car parking requirements, both on and off street.</li> <li>• Retention of any contributory and heritage buildings.</li> <li>• Lot consolidation.</li> <li>• Connections to and from the site.</li> </ul> <p>7. Identify appropriate development standards to achieve the actions above.</p> <p>8. Seek expert Urban Design advice to guide the development and implementation of the Masterplan.</p> <p>9. Undertake a review of relevant Planning documents to incorporate the recommendations from the studies/reports outlined in general actions 1-8 above.</p>
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**EGLINTON PRECINCT**

*Intent: To plan for and enable managed change and growth within close proximity to the future Eglinton Neighbourhood Activity Centre through both greenfield and urban renewal developments in the long term.*

Significant Feature	Constraints and Opportunities	Objectives	Actions	Priority
<p>This area incorporates land located up to 800m from the future Eglinton NAC. The area largely includes existing 1970s, 1980s and 1990s housing stock as well as a substantial greenfield site. It will be connected to the existing residential areas by a network of collector and local roads.</p> <p>The Eglinton village has a special village character that has been maintained over time through a larger minimum lot size.</p>	<p><u>Constraints</u></p> <ul style="list-style-type: none"> <li>• The current market forces influencing subdivision design.</li> <li>• Environmental features such as drainage lines.</li> <li>• Protecting amenity of the existing dwellings and the village character of the precinct as urban renewal happens in the long term.</li> <li>• Radio towers located on the site.</li> </ul> <p><u>Opportunities</u></p> <ul style="list-style-type: none"> <li>• Walkability to the future NAC.</li> <li>• Proximity to Eglinton Public School.</li> <li>• Some development potential is as infill development.</li> <li>• Development of greenfield sites at planned living densities.</li> <li>• Vehicle connectivity to the Bathurst CBD and NAC.</li> <li>• Integrated public transport to residential areas and Bathurst</li> </ul>	<ul style="list-style-type: none"> <li>• Plan for low to medium living densities that complement the existing village character.</li> <li>• Manage change from old to new housing stock and ensure the impacts of change are managed to complement the existing village character.</li> <li>• Encourage higher density living on greenfield sites including a mix of lot sizes, particularly in close proximity to the new NAC.</li> <li>• Encourage high quality urban design principles to manage increased living densities.</li> <li>• Ensure quality access to NAC and CBD through walking and integrated public transport.</li> <li>• Encourage lot consolidation and medium density on larger lots.</li> </ul>	<ol style="list-style-type: none"> <li>1. Encourage the landowners of the greenfield sites to develop master plans for the NAC and surrounding subdivisions, particularly with respect to (2) below.</li> <li>2. Identify an appropriate preferred living density, lot size, and lot yield for the greenfield sites within the village, and particularly in close proximity to the NAC.</li> <li>3. Investigate amendments to the existing Planning Instruments to enable appropriate higher density living opportunities and smaller lots on the greenfield lands.</li> <li>4. Investigate amendments to the existing planning instruments to require applications for one off increases in density to achieve better design outcomes through a master plan process which addresses topics such as, but not limited to, housing affordability, housing sustainability, accessibility and ageing in place, beyond those outcomes that might otherwise be achieved under the normal planning arrangements.</li> <li>5. Consider landowner initiated</li> </ol>	<p>Short to Medium</p>

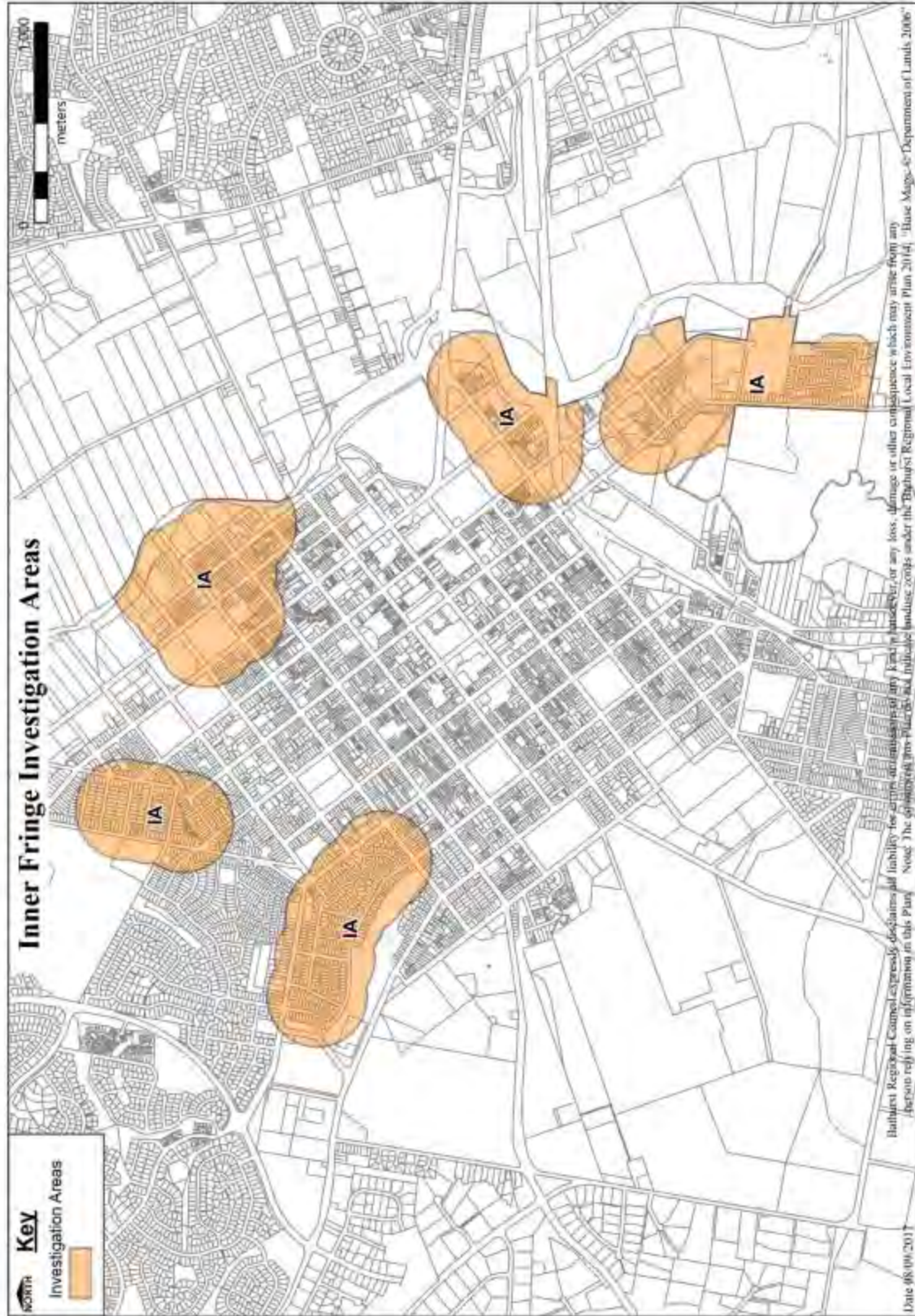


	<p>CBD available.</p> <ul style="list-style-type: none"> <li>• Walkability to the NAC.</li> </ul>		<p>requests to enable higher living density opportunities on appropriate sites within the existing village.</p> <p>6. Establish agreed development principles that achieve the following:</p> <ul style="list-style-type: none"> <li>• Appropriate higher density housing or smaller lot sizes on the greenfield development sites, including mixed use developments within the NAC.</li> <li>• Maintain existing streetscape heights and provide opportunities to increase heights within the NAC.</li> <li>• Provide adequate protection and transition from higher density developments to adjacent low density developments (e.g. appropriate setbacks and the like).</li> <li>• Provide new and make good use of green space not just for public/private recreation but also to aid future climatic stress as a result of increased built form.</li> <li>• Provide for a mix of lot sizes (particularly on greenfield lands) that achieve a higher lot yield.</li> <li>• Car parking requirements, both on and off street.</li> <li>• Retention of any contributory and heritage buildings.</li> <li>• Lot consolidation.</li> <li>• Provide connections to and from the site.</li> </ul>
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	<p>7. Identify appropriate development standards to achieve the actions above and that:</p> <ul style="list-style-type: none"> <li>• support urban renewal of existing sites at an appropriate higher living density on smaller lots, and/or</li> <li>• smaller average lot sizes on greenfield land.</li> </ul> <p>8. Seek expert Urban Design advice to guide those actions above with emphasis on:</p> <ul style="list-style-type: none"> <li>• Retention of the existing village character.</li> <li>• The achievement of design outcomes for matters such as housing affordability, sustainability and accessibility beyond existing legislated standards.</li> </ul> <p>9. Undertake a review of relevant planning documents to incorporate the recommendations from the studies/reports outlined in general actions 1-8 above.</p>
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**INNER FRINGE INVESTIGATION AREAS**

*Intent: To investigate opportunities for managed change and growth of key locations within reasonable proximity of the Bathurst CBD, where higher density urban renewal and/or higher density living on vacant sites might be appropriate.*

Significant Feature	Constraints and Opportunities	Objectives	Actions	Priority
<p>These areas have been identified generally as areas where urban renewal or intensification of vacant greenfield sites might occur, subject to further investigations. They are within reasonably close proximity to the Bathurst CBD and its significant infrastructure. The sites are generally not within a HCA and contain 1950s, 60s and 70s building stock at a low density that is ageing.</p>	<p><u>Constraints</u></p> <ul style="list-style-type: none"> <li>• Current housing is affordable and within close proximity to the CBD.</li> <li>• Heritage Conservation Area and significant heritage streetscapes, sites and buildings.</li> <li>• Existing subdivision pattern and housing stock.</li> <li>• Land may need to be 'packaged' together to form a development lot.</li> <li>• Most of the development potential is as infill development or through the longer term demolition of the existing housing stock (urban renewal).</li> <li>• Protecting amenity of the remaining dwellings as urban renewal happens.</li> <li>• Macquarie River floodplain.</li> </ul> <p><u>Opportunities</u></p> <ul style="list-style-type: none"> <li>• Adaptable reuse of vacant or</li> </ul>	<ul style="list-style-type: none"> <li>• Plan for higher living densities on greenfield sites or as housing stock is renewed.</li> <li>• Ensure new housing stock includes replacement housing that is affordable, sustainable, accessible and enables people to age in place.</li> <li>• Manage change from old to new housing stock and the impacts of this change on the existing neighbourhood character.</li> <li>• Encourage high quality urban design principles to manage increased living densities and to manage change from old to new housing stock.</li> <li>• Maintain the existing open space and plan for new open space where possible.</li> <li>• Encourage lot consolidation.</li> <li>• Improve accessibility and walkability to the CBD and NACs.</li> <li>• Respect the heritage</li> </ul>	<ol style="list-style-type: none"> <li>1. Investigate the opportunities to change the lands generally identified as investigation areas for medium density living. These investigations include, but are not limited to: <ul style="list-style-type: none"> <li>• Infrastructure capacity;</li> <li>• Significance of existing building stock;</li> <li>• Flooding and flood free access.</li> <li>• Social Impact Assessment</li> </ul> </li> <li>2. Investigate amendments to the existing Planning Instruments to enable longer term higher density living that is affordable, sustainable, accessible and enables people to age in place.</li> <li>3. Investigate amendments to the existing planning instruments to require applications for one off increases in density to achieve better design outcomes through a master plan process which addresses topics such as, but not limited to, housing affordability, housing sustainability, accessibility and ageing in place, beyond those</li> </ol>	<p>Medium to Long</p>

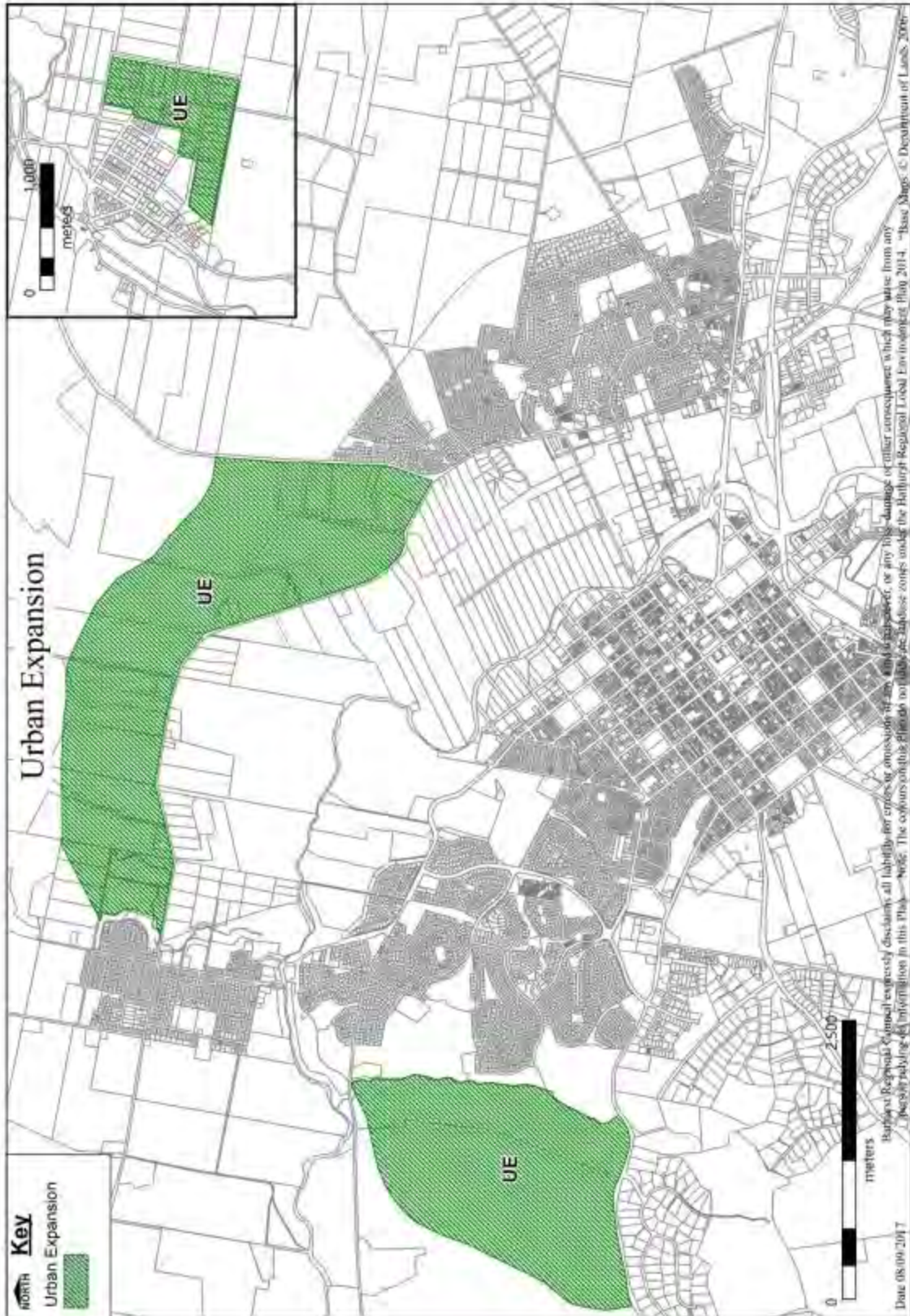
	<p>underutilised land.</p> <ul style="list-style-type: none"> <li>• Demolition and renewal of housing stock at an increased living density in the longer term.</li> <li>• Reasonable proximity to the Bathurst CBD.</li> <li>• Public transport available.</li> <li>• Some greenfield sites available.</li> <li>• Reduce development pressure on the Bathurst HCA.</li> </ul>	<p>significance of Bathurst's streetscapes, buildings and sites.</p> <ul style="list-style-type: none"> <li>• Use building age and significance mapping to encourage the redevelopment of non-contributory sites and discourage the redevelopment of contributory sites.</li> <li>• Ensure access is maintained during flood events.</li> </ul>	<p>outcomes that might otherwise be achieved under the normal planning and legislative arrangements.</p> <p>4. Establish agreed development principles that achieve the following:</p> <ul style="list-style-type: none"> <li>• Higher density housing, including as mixed use developments.</li> <li>• Maintain low streetscape heights and provide opportunities to increase heights behind existing streetscapes.</li> <li>• Provide adequate protection and transition from higher density developments to adjacent medium and low density developments (e.g. appropriate setbacks etc)</li> <li>• Provide and make good use of green space not just for public/private recreation but also to aid future climatic stress as a result of increased built form.</li> <li>• Car parking requirements, both on and off street.</li> <li>• Retention and protection of heritage buildings, sites and streetscapes.</li> <li>• Lot consolidation.</li> <li>• Provide connections to and from the site.</li> <li>• Opportunities to maximise the</li> </ul>	
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				<p>existing built forms so as to reduce waste.</p> <ul style="list-style-type: none"> <li>• Maximise access to sunlight, views and other environmental and amenity characteristics of the land.</li> <li>• Provide connections to the CBD and NACs.</li> <li>• Access to transport.</li> </ul> <p>5. Identify appropriate residential density standards and development standards to achieve those actions above.</p> <p>6. Seek expert Urban Design advice to guide those actions above and in particular with respect to achieving new housing that is affordable, sustainable, accessible and enables people to age in place.</p> <p>7. Undertake a review of relevant planning documents to incorporate the recommendations from the studies/reports outlined in general actions 1-8 above.</p>
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**URBAN EXPANSION AREAS**

*Intent: Land identified as having the potential for future residential expansion under the Bathurst Region Urban Strategy 2007. Detailed investigations should be undertaken prior to changes being implemented.*

Significant Feature	Constraints and Opportunities	Objectives	Actions	Priority
<p>These areas have been identified, under the Bathurst Urban Strategy 2007 as areas where urban expansion may be suitable. These areas may provide residential land to cater for residential growth beyond 2036. Detailed investigations still need to be completed to determine the most suitable location for the City's next growth area.</p>	<p><u>Constraints</u></p> <ul style="list-style-type: none"> <li>Detailed investigations to be undertaken to determine land suitable for residential development.</li> <li>The land is largely unable to be serviced by existing water and sewer infrastructure.</li> </ul> <p><u>Opportunities</u></p> <ul style="list-style-type: none"> <li>Long term opportunity for growth beyond 2036.</li> <li>Vehicle connectivity to the Bathurst CBD and NAC.</li> <li>Greenfield development with new planned living densities and smaller lot sizes.</li> </ul>	<ul style="list-style-type: none"> <li>Maintain the status quo until detailed investigations have been completed.</li> <li>Establish a new subdivision and neighbourhood character.</li> <li>Establish a new built form within the subdivision.</li> <li>Significantly increase the number of people living up to 400 metres of any new NAC.</li> <li>Increase the number of people living between 400 and 800 metres of a NAC.</li> <li>Plan for appropriate infrastructure and service provision.</li> </ul>	<ol style="list-style-type: none"> <li>Review the general suitability of each location with respect particularly to infrastructure and service requirements.</li> <li>Identify and determine any other locations that should be considered for urban expansion.</li> <li>Develop comparative cost-benefit analysis of the different localities.</li> <li>Develop a preferred locality timeline for development.</li> <li>Plan for the preferred next growth area.</li> <li>Incorporate outcomes in the future Rural and Urban land use strategies.</li> </ol>	<p>Medium to Long</p>

**OTHER URBAN PRECINCTS (OTHER RESIDENTIALLY ZONED LAND NOT SPECIFICALLY IDENTIFIED)**

**Intent:** To protect the existing neighbourhood character of the existing suburban residential areas or areas of environmental sensitivity or generally maintain the status quo where *minimal change* should prevail.

Significant Feature	Constraints and Opportunities	Objectives	Actions	Priority
<p>These lands are generally greater than 800m from a NAC or the Bathurst CBD. The land is dominated by a range of existing housing connected by a network of collector and local roads. Some development may occur as infill development, however, most is likely to occur as new development on any remaining greenfield sites.</p>	<p><u>Constraints</u></p> <ul style="list-style-type: none"> <li>The current market forces influencing existing subdivision design and lot size.</li> <li>Environmental features such as drainage lines.</li> </ul> <p><u>Opportunities</u></p> <ul style="list-style-type: none"> <li>Vehicle connectivity to the Bathurst CBD and NACs.</li> <li>Integrated public transport to residential areas and Bathurst CBD available.</li> <li>Some opportunity for infill or urban renewal projects and/or increased living densities on any remaining greenfield sites.</li> </ul>	<ul style="list-style-type: none"> <li>Maintain the status quo, but support the urban renewal of housing where appropriate.</li> <li>Encourage one-off higher densities on vacant sites or underutilised land.</li> <li>Manage change to complement the existing neighbourhood character.</li> <li>Where available, use building age and significance mapping to encourage the redevelopment of non-contributory sites.</li> <li>Encourage high quality urban design principles to manage change where increased living densities are proposed.</li> <li>Ensure quality access to NAC and CBD through walking and integrated public transport.</li> <li>Plan for open space taking into consideration local environmental constraints and access.</li> </ul>	<ol style="list-style-type: none"> <li>Review the Planning standards, controls and permissible development that apply to the land in particular to encourage a mix of lot sizes.</li> <li>Consider landowner initiated requests to enable higher living opportunities where appropriate.</li> <li>Investigate amendments to the existing planning instruments to require applications for one off increases in density to achieve better design outcomes through a master plan process which addresses topics such as, but not limited to, housing affordability, housing sustainability, accessibility and ageing in place, beyond those outcomes that might otherwise be achieved under the normal planning and legislative arrangements.</li> <li>Undertake a review of relevant Planning documents to incorporate the recommendations from the studies/reports outlined in General actions 1-8 above.</li> </ol>	<p>Short to Medium</p>

## 8 SUMMARY

Council commenced the development of the Bathurst 2036 Housing Strategy in 2016. The Bathurst 2036 Housing Strategy aims to guide how residential development in Bathurst will be planned and managed. In particular, it aims to identify the existing and future housing needs of the City of Bathurst and how a range of housing types can be encouraged.

Council recognises that the City is growing at an average of 1.4% annually, with a need to house an additional 12,170 people by 2036. Council considers that the City will sustain further growth beyond 2036 at least at a similar growth rate. The Housing Strategy seeks to identify actions that Council could implement to better utilise the existing residential zoned land to cater for the expected population increase.

The growth strategies proposed seek to:

- Increase living densities and lot yields in appropriate locations;
- Respect the heritage significance of Bathurst's streetscapes, buildings and sites, and take some development pressures off the City's key heritage areas.
- Encourage adaptable reuse of larger heritage sites.
- Maintain the existing open space and plan for new open space where possible.
- Improve accessibility and walkability to the CBD and NACs and increase the housing stock in close proximity to those centres.
- Encourage higher density living and lot yields on greenfield sites.
- Manage change from old to new housing stock and ensure the impacts of change are managed to complement the existing neighbourhood character.
- Ensure the development of quality access to NACs and CBD through walking and integrated public transport.

- Encourage master planning of different precincts.
- Encourage the development of high quality urban design principles to manage increased living densities and to manage change between the old and new housing stock.
- Offset increases in living densities with higher design standards relating to matters such as sustainability, accessibility, affordability and ageing in place.

The Strategy recognises that there are a number of methods that could be used to increase the living density of the City with the aim of reducing unrestrained urban sprawl. The identified actions will assist in delaying the zoning of additional land contributing further to the City's urban sprawl.

Bathurst's population will continue to age and household size will continue to decrease. The identified actions in the Housing Strategy also seek to encourage housing choice and diversity, particularly with respect to lot and household size.

The actions within the Housing Strategy seek to map a balanced approach to managing increasing living densities within the City whilst addressing the identified constraints and the community's desire to maintain the character of the existing neighbourhoods and maintain the rural feel of the City.

Based on current development trends, the Housing Strategy identifies that no further land is required to be zoned prior to 2036 to cater for the expected population growth.

## IMPLEMENTATION OF THE PLAN

The Bathurst 2036 Housing Strategy is a long term strategic plan that will guide the provision of housing into the future. Importantly, the Strategy identifies a number of actions that will, when combined, deliver the aims of the Strategy.

The identified actions of the Strategy have been divided into three categories, short, medium and long term actions. This recognises that not all actions are able to be delivered immediately.

Short	1-4 years
Medium	5-10 years
Long	10 or more years

A priority for the commencement of the identified actions of the precincts above has been identified in the associated table.

## MONITORING AND REVIEW

A review of the plan will be undertaken periodically including, but not limited to, the following periods:

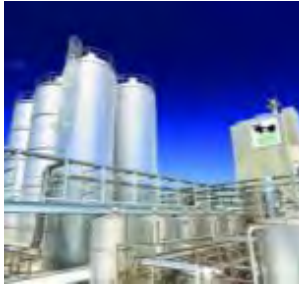
- the release of ABS Census data
- five-yearly reviews of the evidence base and housing stock against the broader aims of district and regional plans to ensure that the Local Housing Strategy (LHS) is aligned with the housing needs and targets;
- ten-yearly reviews of the LHSs to ensure the vision statement, the evidence base and the strategic and planning contexts are aligned with the goals of the community, the broader aims of district and regional plans, and the LHS implementation and delivery plan;

However if any of the following circumstances occur, a major review of the Strategy is required.

- A sustained increased growth rate, higher than the established trend.
- A significant change to the forecasted population increase for the Bathurst region.
- A significant change in the social, cultural, economic or environmental condition within the region.

# Hydrological Assessment Brick Pit Wetlands

transport | community | mining | industrial | food & beverage | energy



**Prepared for:**

Bathurst Regional Council

**Client representative:**

Deborah Taylor

**Date:**

12 March 2018  
Rev-3



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Appendix C: Borehole data

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Revision History					
Rev No.	Description	Prepared by	Reviewed by	Authorised by	Date
A	Internal Draft	MJ, KT, IM	HB, DC	-	-
0	Draft Report	MJ, HB, IM	DC	AP	18.01.2018
1	Final Report	MJ	DC	AP	23.02.2018
2	Updated Final Report	KT	AP	AP	09.03.2018
3	Corrected Typos	AP	AP	AP	12.03.2018

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## Executive Summary

The Bathurst Regional Council commissioned **pitt&sherry** to carry out a hydrological assessment of the wetlands at the Brick Pits at Edgells Lane in Bathurst to provide advice on how best to manage their ecological habitat. The hydrological assessment included a surface water assessment of the frequency and nature of flooding, and a groundwater assessment of groundwater movement between the site's aquifers, rivers and creeks.

The hydrological assessment found that the Brick Pit wetlands are located in the floodplain between the Macquarie River and Raglan Creek, at an elevation below the levee banks on both waterways. The primary mechanism for the flooding of the Brick Pit wetlands is the Macquarie River overtopping its levee banks, which occurs at a frequency of about 5 to 10 years. The Raglan Creek diversion, which is located upstream (south) of the Great Western Highway was constructed by Roads and Maritime Services to reduce nuisance flooding on the Highway by reducing the frequency of flooding from Raglan Creek.

The wetting and drying of the Brick Pit wetlands indicates that the flooding from the Macquarie River is not the only mechanism that controls inflows and outflows. A connection is hypothesised to the aquifers underlying the flood plain that may be recharged during flood events, and drawn down by extraction and natural seepage between flood events.

Groundwater modelling using soil profiles obtained from bore logs indicates the Brick Pit wetlands is recharged during dry periods from an underlying aquifer and also through the aquifer from the Macquarie River and Raglan Creek. This can sustain water levels during dry periods for three or more years. Groundwater extraction will also affect water levels at the wetland.

A concept plan has been prepared to protect and enhance the quality and diversity of habitat of the wetland. This will be achieved primarily through providing more permanent water in the wetland and undertaking minor rehabilitation works to improve habitat and hydrology/hydraulics in the wetland. Based on the likely impact of the aquifer on wetland water levels, it is recommended that water be added to the wetland by pumping from the aquifer via the existing well adjacent to the wetland. This will allow three zones to be developed within the Brick Pit being:

- A permanent deeper open water zone in the northern portion of the wetland;
- An ephemeral/shallow wetland zone in the southern portion of the wetland; and
- A terrestrial zone surrounding the wetland and an island within the permanent water zone.



## 1. Project Background

The Bathurst Regional Council has engaged **pitt&sherry** to undertake a hydrologic assessment of the Brick Pit Wetlands on Edgells Lane in Bathurst to optimise wetland bird habitat through the manipulation of water levels.

## 2. Site location and history

The site is 6.6 ha and it is the largest area of ephemeral wetland in the region. It is located in the floodplain of the Macquarie River east of Bathurst between the main channel of the Macquarie River and Raglan Creek as indicated in Figure 1.



Figure 1 Locality plan



The Macquarie River valley generally flows from south to north and is joined by Raglan Creek, which lies to the east. Both streams have a number of tributaries that drain laterally from the steeper slopes along the valley. The hydrology of the floodplain has been considerably altered as follows:

- Construction of the Raglan Creek Diversion Channel, upstream (south) of the Great Western Highway bridge, which diverts flows from the Raglan Creek to the Macquarie River;
- Construction of flood protection levee banks to protect residential areas; and
- Construction of on-farm drainage channels and levees within the flood plain to improve drainage for farming.

The brick clay pit was opened during the 1970's. Whilst in operation, the pit suffered periodic overland flooding and groundwater seepage discharges from various gravel layers that were exposed in the excavation as clay was removed.

Council's project brief provided a historic perspective of its operation and groundwater issues.

*The Brick Pit wetland, located on Edgells Lane in Kelso (Lot A, DP408013 and part Lot 2 DP1233088) occupies an area of approximately 6.6ha and is the largest discrete area of ephemeral wetland in the broader Raglan Creek Wetland complex in Bathurst .... Although 'artificial' and ephemeral in nature it has significant habitat quality and at times supports large numbers of water birds including listed threatened species and species subject to international migratory bird agreements. Bathurst Regional Council has acquired the Brick Pit Wetlands as a first step to protect and enhance this area as habitat for wetland birds.*

*Water levels in the Brick Pit Wetlands are highly variable and at times they are completely dry. The pits are thought to fill primarily from overland flooding from the Macquarie River and from Raglan Creek. The recently constructed Raglan Creek diversion channel, upstream of the Great Western Highway, may be reducing overland filling of the wetland, but this is yet to be definitely established.*

An open well and an associated channel roughly 64 m long by 3m wide located in the north-eastern end of the wetland had been used to pump water from the brick pit to the Macquarie River.

The Brick Pits were a source of clay for Bathurst and operations continued until the ability to remove ground water became too costly. It is understood ponded water was pumped to the river through at least one 300mm diameter pipe. The Brick Pits are now a valuable ecosystem and the site has significant water level variation from completely dry to completely flooded.

The aerial images in Figure 2, Figure 3, Figure 4 and Figure 5 are instructive as they depict various water levels observed at the site. .

The Macquarie River and Raglan Creek are at a higher elevation than the Brick Pit Wetlands and both streams have natural and artificial levees. The potential replenishment sources for the wetlands are:

- direct rain on the wetlands and its local catchment
- overflow from the Macquarie River and/or Raglan Creek when they break their banks
- groundwater flowing down the valley towards the wetlands
- groundwater flowing laterally/diagonally across the valley from the Macquarie River and/or Raglan Creek bed.



Figure 2 Google Earth image 2002

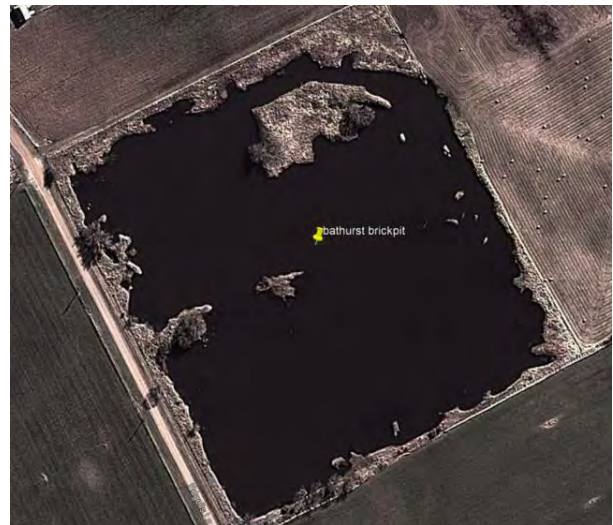


Figure 3 Google Earth image Feb 2012



Figure 4 Google Earth image Nov 2013



Figure 5 Google Earth image Aug 2017



Figure 6 Northern channel 24 October 2017



### 3. Project Approach (Methodology)

The sustainability of the existing or modified wetland environment is dependent on secure water supply, so the **pitt&sherry** analysis involved a three-phase approach

- Assessment of surface water
- Assessment of groundwater movements
- Consider the interactions between surface water and groundwater and use that knowledge to recommend how to best optimise the wetland habitat

The Brick Pit wetlands are located at a low elevation within the joint floodplain of the Macquarie River and Raglan Creek. The wetlands have their own local catchment and are replenished by smaller storms and minor flooding from the adjacent river and creeks when they break their banks. During dry periods, water levels in the wetlands diminish, either through evapotranspiration or by losses through the shallow aquifer than underlay surface topsoils and clay. Borehole data indicate the presence of a relatively shallow but porous aquifer but not the extent of the total groundwater reserve.

There are grounds to believe there is interaction along the shallow sub-surface aquifer to the relatively perched river and creek bed gravels. The extent and nature of that interaction will be described in the following sections.

As discussed in Appendix A, a long term (120 year) hydrologic evaluation indicated regular occurrence of low flow periods of three years or more, *i.e.* a period longer than the usual bank-full discharge frequency. Under these circumstances, for a water level to be sustained during long dry periods, aquifer recharge must exist.

Any disturbance to the existing wetland should consider whether it puts at risk the existing hydrogeologic regime. Measures to increase groundwater inflow by deepening or widening the contact surface area with the aquifer need to be considered carefully.

An apparent permanent channel is located to the north of the site, as illustrated in Figure 6. It is understood that a deeper excavation caused a significant inflow to the site and likely led to the demise of excavations operations at the site. If this is permanent water, it suggests a penetration into the aquifer below.

### 4. Surface water

Details of the surface water modelling are included in Appendix A.

Flows were estimated by carrying out a long term hydrological model of the Macquarie River catchment to gauge 421025 at Bruinbin with rainfall data obtained from SILO. A flood frequency analysis (FFA) of gauge 421025 to flows from the hydrological model suggest the model has reliable accuracy to estimate flood events up to the 10 year ARI.

The DEM used in the flood model is considered to be sufficiently accurate for the purposes of flood modelling. The hydraulic model is considered to adequately represent the behaviour of Macquarie River and Raglan Creek at the site location for the purposes of estimating flood levels and flows into the wetland for events up to the 10 year ARI.

Flow from Macquarie River is estimated to enter the brick pit wetland (through surface flow) before flow from Raglan Creek. A flow of 770m<sup>3</sup>/s has been estimated for this to occur which is equivalent to an ARI of 6 years. A flow frequency analysis on the model results indicates that both the Macquarie River and Raglan creek are ephemeral in nature, and that the Macquarie River attains bank-full flows for less than 0.1% of the time.



## 5. Ground water

The groundwater assessment using a MODFLOW model indicate that the Brick Pit wetland is underlain by permeable sands and gravels which provide a hydraulic connection between the Macquarie River and the Raglan Creek. However, there are insufficient data, including documentation, piezometers, boreholes and groundwater monitoring in the area to determine the dominant aquifer scenarios.

In the MODFLOW results for Stress Period (Month) 1, inflows to the Brick Pit wetland were 5.8 l/s from the Macquarie River and 4.8 l/s from Raglan Creek. These would be accompanied by flows from the aquifer upstream and flows to the aquifer downstream. MODFLOW results for the Stress Periods following Month 1 indicate that water pressures and levels require several months to reach equilibrium. With these flow rates, relatively constant water levels in the wetland indicate that the wetland is a window to the aquifer.

In a sensitivity test, a water level of 2m above the Macquarie River bank level (assuming a notional glass wall at the river bank) caused a minimal but noticeable rise in the water level at the wetland but 3 months later. The peak water level in the wetland occurred 8 months later. These results suggest there is little opportunity to manage water levels in the wetland through a reliance on groundwater alone.

The soil profiles, geologic interpretation and surrounding bore hole data do not indicate that the water table at the Brick Pit wetland is perched, but is a result of continuous supply from a wider aquifer in the Macquarie River valley. This supply will fluctuate under long term drought conditions but for the most part, appears to be reasonably reliable.

The depth of the upper clay layer will vary across the site and it may be prudent to do test pits to check the variability of the underside of the upper impervious layers and potential recharge.

Although aquifer flux is comparatively rapid from a groundwater perspective, there will be periods of extended drought. It may be practical to resupply from a higher elevation bore and gravity feed to the wetland.

Details of groundwater modelling are included in Appendix B.

Details of boreholes are included in Appendix C.

## 6. Analysis of surface and ground water for the management of wetland habitat

The following are concluded from the outcomes of the surface and ground water assessments.

The Brick Pit wetland is located in a floodplain that has been modified by the construction of levees and channels, and the construction of the Raglan Creek diversion channel south of the Great Western Highway. The outcome of these modifications is that flood flows from Raglan Creek are diverted away from the floodplain around the Brick Pit wetland. As detailed in Appendix A and Figure 7, the main mechanism for the flooding of the flood plain is the Macquarie River overtopping its banks, which has a frequency of about 10%AEP to 20%AEP (5 to 10 year ARI) and occurs for less than 0.05% of the time.

Geological records indicate the presence of an aquifer below the Macquarie River flood plain. There are insufficient data to estimate the extent and porosity of this aquifer. However, the Brick Pit wetland appears to have intersected with it at the channel in the north-eastern corner of the wetland to create a window to the aquifer. This is apparent in the periodic drying and filling of the wetland and the presence of water in the channel in a range of climatic conditions as shown in Figures 2 to 4. Modelling indicates that the water levels in the Brick Pit wetland reflect water levels and pressures in the aquifer, and that they take several months to equalise or respond to aquifer-recharging events.

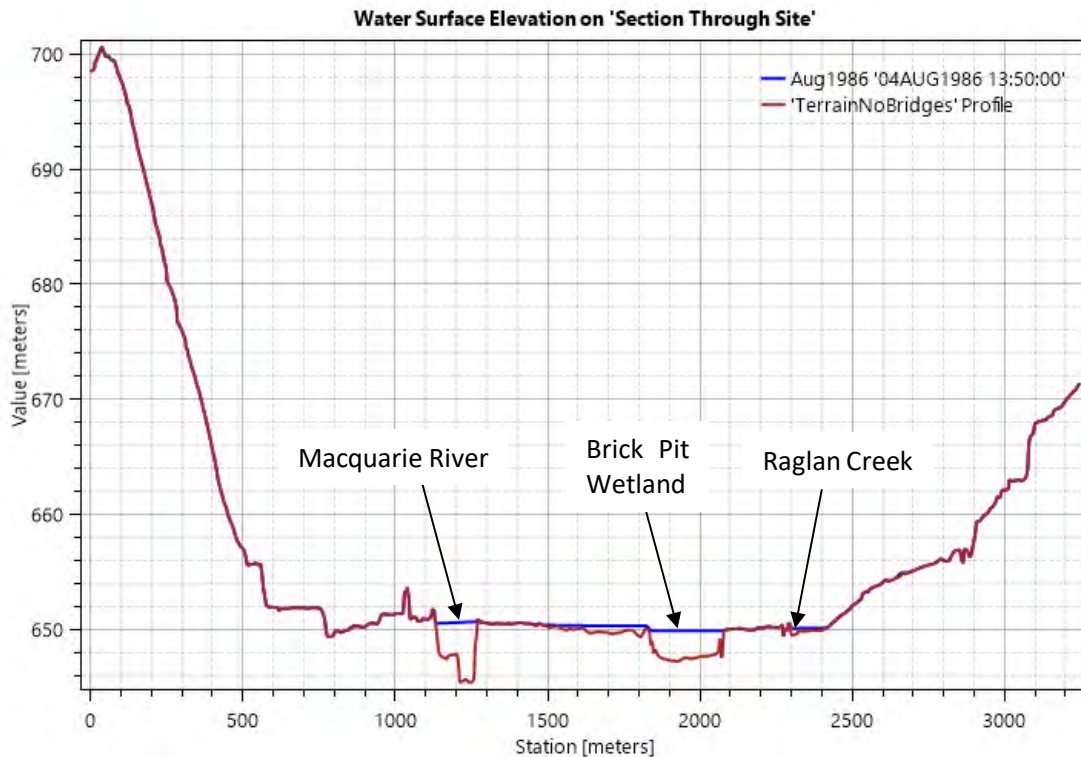


Figure 7 Cross section through Macquarie River, Brick Pit Wetland and Raglan Creek

It is considered that the water volumes and levels in the Brick Pit wetland are controlled mainly by interactions with an aquifer below the flood plain, which provides a large reservoir for the replenishment of water in the wetland, and is drawn down between aquifer recharge events.

Aquifer recharge is considered to result mainly from flood flows in the Macquarie River, which occasionally overtop the banks and levees to flood the flood plain and refill the wetland. It is likely that in-bank flows in the Macquarie River and Raglan Creek also contribute to aquifer recharge over longer periods of time than the larger, out-of-bank flood flows.

Because the Macquarie River, Raglan Creek and Brick Pit wetland are connected to the aquifer, the rivers may be used to provide an indication of the drying periods in the wetland. The bed of Raglan Creek is higher than the base of the wetland, but it is ephemeral and experiences very low flows for about 50% of the time. The bed of the Macquarie River is below the base of the wetland, and water levels in the Macquarie River rise to the level of the base of the wetland for less than 5% of the time (refer Figure 7).

In the periods of very low flows, the phreatic surface in the aquifer is expected to fall below the river beds, such that water in the river is likely to seep into the bed rather than flow downstream. The Brick Pit wetland is below the elevation of the Raglan Creek bed and above the elevation of the Macquarie River bed, and its water surface is expected to be drawn down as the phreatic surface in the aquifer is drawn down. The rate of draw-down depends on the extent and porosity of the aquifer, which cannot be determined at present. However, as water levels in the Macquarie River rise to the level of the base of the Brick Pit wetland for less than 5% of the time, it can be seen that the Macquarie River cannot be used to reliably recharge the wetland via a pipe or channel.

As discussed in Section 7, one of the main priorities for enhancing habitat in the wetland is to provide more water (both permanent and ephemeral) into the wetland. If the water volumes and levels in the Brick Pit wetland are mainly controlled by the interactions with an aquifer below the flood plain, the following factors should be considered in managing the wetland:



- Given the ephemeral nature of the Macquarie River and Raglan Creek, it is unlikely that pumping directly from these water courses will yield a supply with sufficient reliability. Extracting water from the Macquarie River may also cause other environmental impacts to the river itself, which are beyond the scope of the current study;
- The construction of higher levees around the flood plain (including upstream) should be discouraged, because they may restrict the recharging of the aquifer during flood events in which a large proportion of the flood plain is inundated;
- The wetland may be recharged by pumping from the aquifer below the flood plain. A well already exists adjacent to the wetland that may be used for this purpose. The Department of Primary Industries should be contacted to determine the status of licencing of this well. It is likely that the well is not currently licenced and will be required to prior to use for environmental purposes. Care should be taken in constructing any modifications to the wetland to avoid enlarging the window to the aquifer further, or the water retained in the wetland could quickly seep back into the aquifer, thus countering any benefits from pumping water out of the aquifer. Practically, this would require that the wetland is not excavated below its current level by either deepening or widening the 'window';
- The extraction for the wetland is expected to be of a much smaller magnitude than extraction for other purposes, especially agriculture. Indeed, agricultural extraction is likely to affect the wetland far more than the wetland affects agriculture. Extraction in the vicinity via bores should be regulated to reduce potentially adverse effects on the wetland, but the extent and nature of this kind of regulation is beyond the scope of the current study. Conversely, an aquifer recharge scheme would benefit both the wetland and surrounding agriculture; and
- The issue of salinity in ground water has been noted in the geotechnical reports. The wetland rehabilitation should therefore use vegetation that has a salt-tolerance appropriate to expected salinity of the recycled groundwater. The salinity level of the well should also be tested to determine the appropriateness for use of this water in the wetland. Excessive extraction for other purposes may increase salinity, and this presents another reason for the regulation of bores in the area.

## 7. Enhancing wetland habitat values

As discussed in Section 6, water levels in the Brick Pit wetland are impacted by the relationship between surface water inflows (via flooding) and the shallow groundwater aquifer with the aquifer likely to be the most significant factor. Section 6 also notes that the wetland is likely to be dry/has low water levels for approximately 90% of the time. The wetland currently has limited ecological values as a result of these extended dry periods and anthropogenic influences (Marshall, 2014 and McTaggart 2017). Marshall (2014) however noted that when the wetland was full, significant numbers and diversity of birds were observed. Based on this observation and good wetland management design and management, the overarching aim of protecting and enhancing the Brick Pit wetland is therefore to increase and improve the quality and diversity of habitat, primarily through providing more permanent water in the wetland and undertaking minor rehabilitation works to improve habitat and hydrology/hydraulics in the wetland. **pitt&sherry** have therefore developed a concept plan to enhance the habitat values of the wetland (Figure 8).

This concept contains three zones being:

1. A permanent water body in the northern portion;
2. An ephemeral/shallow section in the southern portion; and
3. Terrestrial zones within the permanent water body and on the bounds of the Brick Pit.





## 7.1 Hydrology and Hydraulics

Following a review of varying historic water levels in the wetland (Section 2), the November 2013 image (Figure 4) was selected as a good representation of how the wetland and associated habitat could be developed to provide a more stable environment through most climatic conditions. The concept plan for the enhanced wetland (Figure 8) is therefore based on this image.

As the wetland is dry/has low water levels for the majority of the time, providing a reliable source of inflow water for the wetlands is an important requirement for improving habitat. As noted in Section 6 it is recommended that water be added to the wetland by pumping from the aquifer via the existing well adjacent to the wetland. The revised water regime in the wetland needs to be assessed to ensure there is minimal (if any) impacts on flood flows through the valley and should not impact neighbouring properties. The improved inflow of water into the site will allow the wetland to be divided into the three distinct sustainable habitats as mentioned above.

The concept plan shows:

- A permanent deeper open water zone (approximately 1.9 ha post proposed earthworks modifications) to be maintained/manipulated to a Design Water Level (DWL) of > 1.0m through a combination of catchment inflows, rainfall, groundwater seepage and 'top ups' as required sourced from aquifer pumping. The shoreline should be graded to approximately 1:10 to remove any depressions and associated mosquito and other biting insect breeding sites. Having a permanent waterbody will be vital for fish and invertebrate breeding and life-cycle;
- Removal of the "tongue" of land on the eastern boundary to allow connection of the excavated channel (likely providing a direct connection to the aquifer) with the open water area; and
- An ephemeral/shallow wetland zone (+0.2m to -0.7m DWL) (approximately 1.8 ha post proposed earthworks modifications) to be created through the filling of low points in this zone (to remove stagnant water and mosquito and other biting insects breeding sites) with a slight grade (i.e. 1:150 or greater) to ensure surface water gently drains to the permanent zone. Water levels will be maintained to the desired DWL through a combination of catchment inflows, rainfall, groundwater seepage and 'top ups' as required sourced from aquifer pumping.

The ability to manipulate water levels in the wetland will also be essential for future wetland maintenance.

## 7.2 Vegetation management

Improving the vegetation within and around the wetland in conjunction with addressing hydrology/hydraulics issues is imperative to enhancing the wetland habitat values. The wetland is significantly impacted by weed growth and therefore weed removal and management should be a priority.

A wetland vegetation strategy and planting palette should be developed during the detailed design phase and implemented to enhance habitat values. Wetland plants are commonly classified in the following zones:

- Fringing zone (equivalent to the terrestrial zone discussed above). Additional plantings should be reflective of trees and shrubs native to the local area;
- Transition zone (equivalent to the ephemeral zone and shallow areas of the permanent water zone discussed above). An indicative rehabilitation species list is provided below; and
- Open water zone (i.e. equivalent to the deeper areas of the permanent water zone discussed above). An indicative rehabilitation species list is provided below



**Transition zone plantings** (for fresh to brackish water)

- *Juncus usitatus*
- *Juncus continuus*
- *Schoenus brevifolius*
- *Bolboschoenus caldwellii*
- *Bolboschoenus fluviatilis*
- *Baumea juncea*
- *Eleocharis gracilis*
- *Eleocharis cylindrostachys*
- *Cyperus difformis*
- *Cyperus gracilis*
- *Schoenoplectus validus*

Rehabilitation must aim to support plant coverage of greater than 80% of the surface area in this zone.

**Open water zone plantings**

- *Baumea teretifolia*
- *Eleocharis sphacelata*
- *Typha domingensis*
- *Triglochin spp.*

### 7.3 Soils

There is no accurate soils data for the Brick Pit wetland and soils information is critical prior to any rehabilitation works that may occur at the site. A detailed soil survey of the site should occur to:

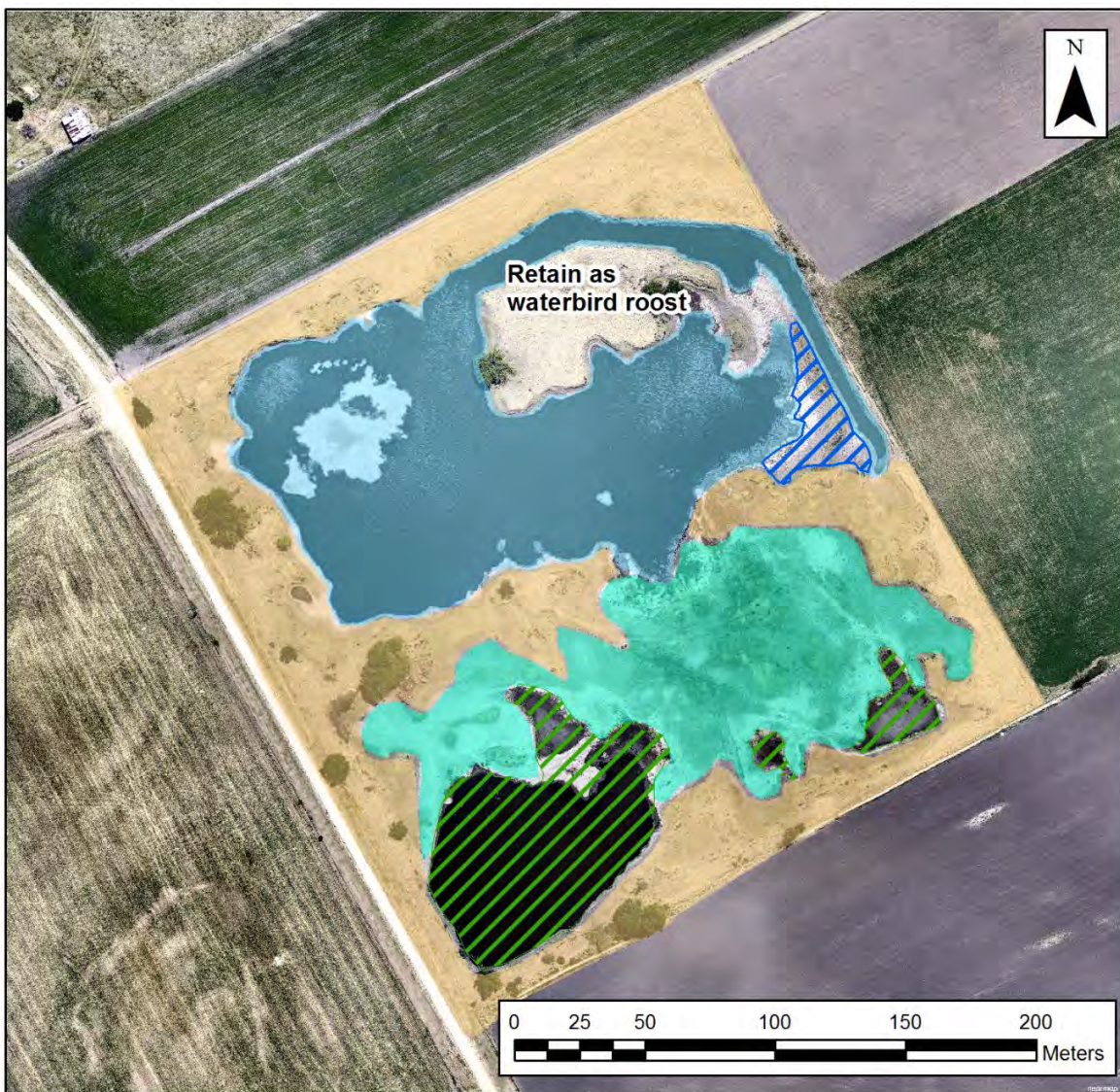
- Determine use as construction material;
- Determine the depth of clay and other material sitting above the aquifer to ensure any proposed earthworks do not enlarge the “window” to the aquifer; and
- Assist in ensuring correct plants are selected for the proposed revegetation works.

Soil testing within the wetland should include physical and chemical parameters such as:

- Water holding capacity;
- Hydraulic conductivity;
- Particle size analysis;
- Slaking/dispersion/Emerson class number
- pH;
- Electrical conductivity;
- Cation exchange capacity; and
- Exchangeable sodium percentage.


If the soil depth above the aquifer allows, soil samples should be taken at approximately surface, 100mm, 200mm and 300mm. Sampling locations should be determined by an experienced Soil Scientist when on location.

Where rates of infiltration are too high for permanent water retention, compaction of *in situ* soils may be needed and/or installation/compaction of a clay liner (300mm depth). Topsoil testing is also recommended to determine whether *in situ* topsoils are adequate for macrophyte establishment in the ephemeral/shallow wetland zone. Soil amendments and/or importation of topsoil may be required. Topsoils for macrophytes should comprise silty/sandy loams for easy root penetration and good water holding capacity with topsoil thickness a minimum of 200mm. A topsoil specification for macrophyte zone should be prepared.



**Legend**

- Terrestrial Zone
- Excavate To Enlarge Open Water Zone
- Fill to ephemeral shallow wetland zone
- Ephemeral Shallow Wetland Zone
- Permanent Open Water Zone



**Concept Wetland Plan**

Figure 8 Concept Plan for the Enhanced Wetland



## 8. Conclusions and Recommendations

### 8.1 Conclusions

A hydrological assessment of the Brick Pit wetland was undertaken looking at surface water, groundwater and the interaction of these to better understand the hydrology of the site with the aim of optimising the wetland bird habitat. This assessment found that:

- The main mechanism for the flooding of the flood plain is the Macquarie River overtopping its banks, which occurs for less than 0.05% of the time;
- While there is insufficient data to gain a solid understanding of the associated groundwater system, it appears that the water levels in the wetland reflect water levels and pressures in the aquifer, and that they take several months to equalise or respond to aquifer-recharging events;
- Aquifer recharge is considered to result mainly from flood flows in the Macquarie River and it is likely that in-bank flows in the Macquarie River and Raglan Creek also contribute to aquifer recharge over longer periods of time than the larger, out-of-bank flood flows; and
- Because of the flooding and groundwater influences on the hydrology of the wetland, the wetland is likely to be dry/has low water levels for approximately 90% of the time.

As a result of the above analysis, a concept plan has been developed to enhance the habitat values of the wetland. The primary mechanism of enhancing these values is by providing more permanent water in the wetland via the adjacent well that accesses the aquifer and undertaking minor rehabilitation works to improve habitat and hydrology/hydraulics in the wetland. The concept plan develops three wetland zones being:

1. A permanent water body in the northern portion;
2. An ephemeral/shallow section in the southern portion; and
3. Terrestrial zones within the permanent water body and on the bounds of the Brick Pit.

If the wetland design and analysis were to be developed further, the following are suggested to improve reliability and reduce the uncertainty of the modelling:

- As a value-add, improved calibration of hydrological model to the gauge records will yield a better fit for flows exceeding the 10%AEP (10 year ARI) events;
- Further site investigations in the form of test bore hole and soil tests to estimate the extent and nature of the aquifer below the floodplain; and
- Further investigations into possible bore water extraction in the area.

### 8.2 Recommendations

A number of recommendations have been made throughout the report. These are summarised below.

#### *Groundwater*

- The depth of the upper clay layer will vary across the site and it may be prudent to do test pits to check the variability of the underside of the upper impervious layers and potential recharge.
- Although aquifer flux is comparatively rapid from a groundwater perspective, there will be periods of extended drought. It may be practical to resupply from a higher elevation bore and gravity feed to the wetland.
- The salinity level of the well should also be tested to determine the appropriateness for use of this water in the wetland.

#### *Hydrology and hydraulics*

- The revised water regime in the wetland needs to be assessed to ensure there is minimal (if any) impacts on flood flows through the valley and should not impact neighbouring properties.



- The Department of Primary Industries should be contacted to determine the status of licencing of the well that could supply water to the wetland. It is likely that the well is not currently licenced and will be required to prior to use for environmental purposes.

### *Wetland soil testing*

Soil testing within the wetland should include physical and chemical parameters such as:

- Water holding capacity;
- Hydraulic conductivity;
- Particle size analysis;
- Slaking/dispersion/Emerson class number
- pH;
- Electrical conductivity;
- Cation exchange capacity; and
- Exchangeable sodium percentage.

If the soil depth above the aquifer allows, soil samples should be taken at approximately surface, 100mm, 200mm and 300mm. Sampling locations should be determined by an experienced Soil Scientist when on location.



## Appendix A

### Surface water model details

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## 1. Introduction

A hydrological appraisal has been carried out to estimate flows in the Macquarie River and Raglan Creek adjacent to the site of the Brick Pit wetlands. The purpose of this appraisal is to produce reliable long-term time-series of flows and flood levels in these waterways that will inform in further modelling of groundwater and the development of environmental management strategies at the Brick Pits wetlands at Edgells Lane.

## 2. Sources of information

### 2.1 Terrain data

There are two sources of publicly available terrain data

- DEM-H: 1 second hydrologically enforced SRTM from the Geoscience Australia website [elevation.fsd.org.au](http://elevation.fsd.org.au), which comprises a digital elevation model (DEM) with grid size of approximately 30m. The DEM-H is suitable for defining catchment boundaries for river catchments at a large scale, such as the catchment for the Macquarie River and Raglan Creek at Bathurst. The data were published in 2011.
- 1m LiDAR: From the Geoscience Australia website [elevation.fsd.org.au](http://elevation.fsd.org.au), which comprises a digital elevation model (DEM) with grid size of 1m. The data were derived from C3 LiDAR survey (24 November 2015 and have an accuracy of 0.3m vertical and 0.8m horizontal (95% confidence intervals). These data are suitable for 2D hydraulic modelling of the Macquarie River/Raglan Creek floodplain at the Brick Pit site.

The diversion channel to the south of the Great Western Highway (A32) does not appear in current Google Maps imagery, but its topographic relief does appear in the 1m LiDAR.

### 2.2 River gauge data

According to the New South Wales Department of Primary Industries (NSW DPI) website ([realtimedata.water.nsw.gov.au/water.stm?ppbm=SURFACE\\_WATER&rs&3&rskm\\_org](http://realtimedata.water.nsw.gov.au/water.stm?ppbm=SURFACE_WATER&rs&3&rskm_org)) the nearest river gauges are located about 30km downstream of Bathurst at Bruinbin and Yarracoona;

- Gauge 421025 Macquarie River at Bruinbin, 1955 to 2014
- Gauge 421191 Macquarie River at Yarracoona, 2011 to present

The location of these gauges relative to Bathurst and the Macquarie River Catchment is illustrated in Figure 1.

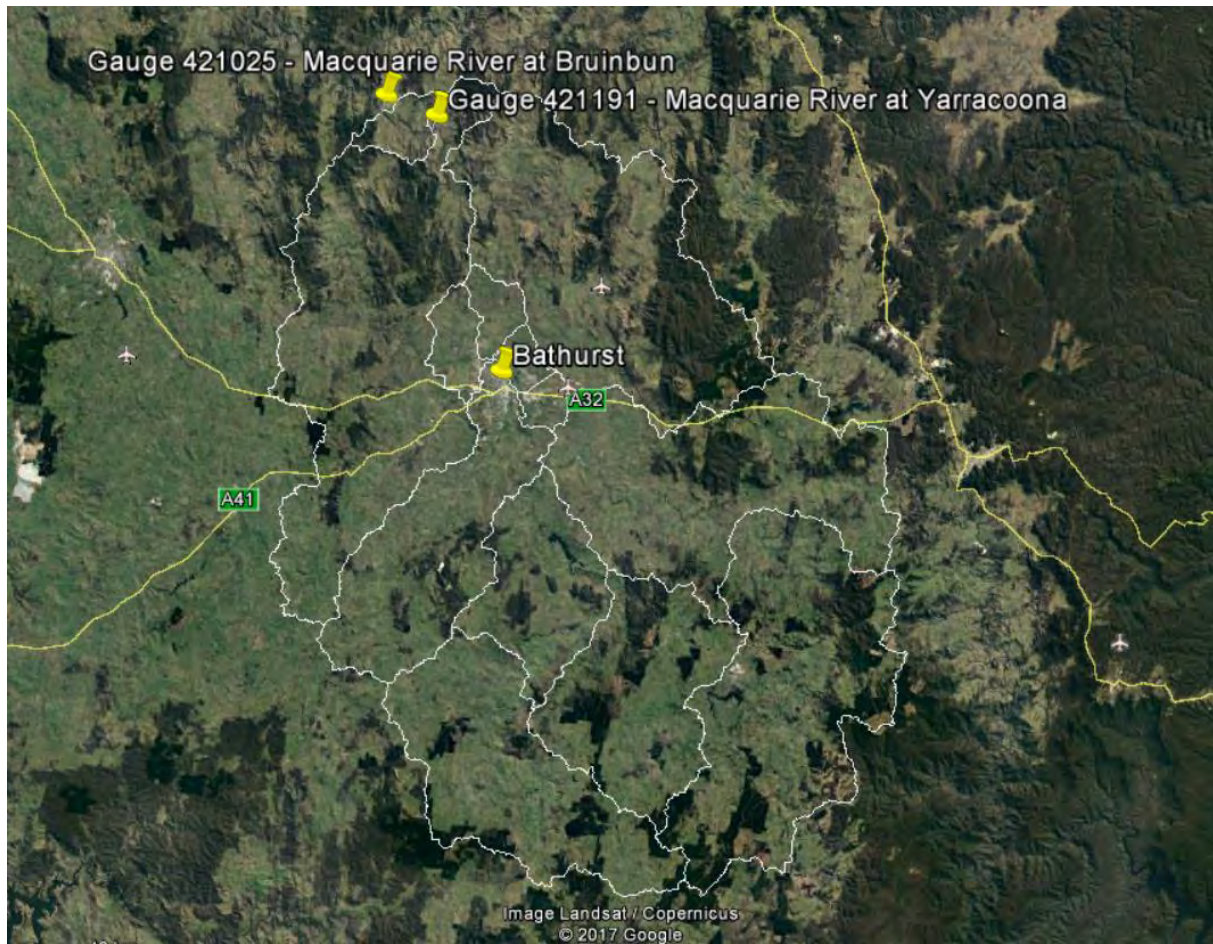


Figure 1 Location of Bathurst, River Gauges and Macquarie River Catchment

The record at Gauge 421025 is illustrated in Figure 2. This shows a gap in the record, followed by a continuous record of about 46 years from 1968 to 2014.



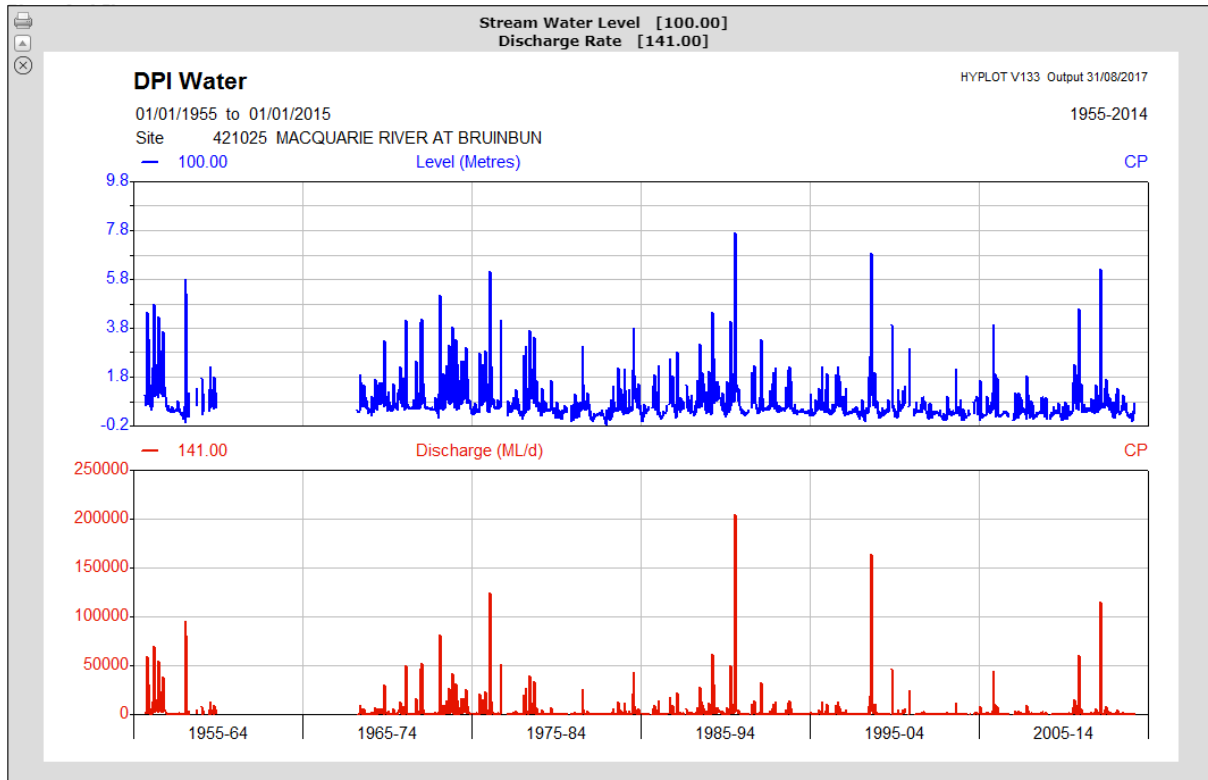


Figure 2 Record at Gauge 421025

## 2.3 Rain gauge data

Rain gauge data were acquired for the long term modelling described in Section 3.1.

There are several long-term rain gauges in and around Bathurst. Available records include daily totals extending back to 1858, and are available from the Bureau of Meteorology website [www.bom.gov.au/climate/data/index.shtml](http://www.bom.gov.au/climate/data/index.shtml).

It is considered that the daily totals of rainfall are sufficient for long term continuous modelling of the Macquarie River because its catchment at Bathurst is expected to have a response time in the order of 1 day. If the catchment were much smaller, sub-daily records (say, 1 hour) might be needed to provide adequate definition of peak flows.

Rainfall data were compiled for each sub-catchment by entering the reach centroid coordinates into the SILO data drill on-line facility at <https://www.longpaddock.qld.gov.au/silo/>. This generated rainfall time series at 1 day intervals for the period 1889-2017 for each sub-catchment. The SILO data drill generates these data by interpolating from neighbouring rainfall gauges.

There is, therefore, considerable smoothing of the rainfall data;

- Smoothing from the aggregation of rainfall records into 1 day totals
- Smoothing from the interpolation of rainfall at a geographical point from the nearest rainfall gauges

The smoothing of the data prevents detailed analyses of small catchments, but is not considered to affect the long-term modelling of the Macquarie River and its catchment.

Because the rain gauge data are historic, they include changes to climate and weather patterns over the period of the record. These changes could include decadal oscillations and climate change. It is considered that the inclusion of these changes does not affect the recommendations arising from the outcomes of this assessment.

### 3. Flow models

#### 3.1 Hydrological model

##### 3.1.1 Strategy

A HEC-HMS<sup>1</sup> hydrological model was constructed of the Macquarie River basin from its upstream limits to Gauge 421025. The basin was divided into sub-catchments, as shown in Figure 3-5, to allow the estimation of flows in the Macquarie River and Raglan Creek near the Brick Pits.

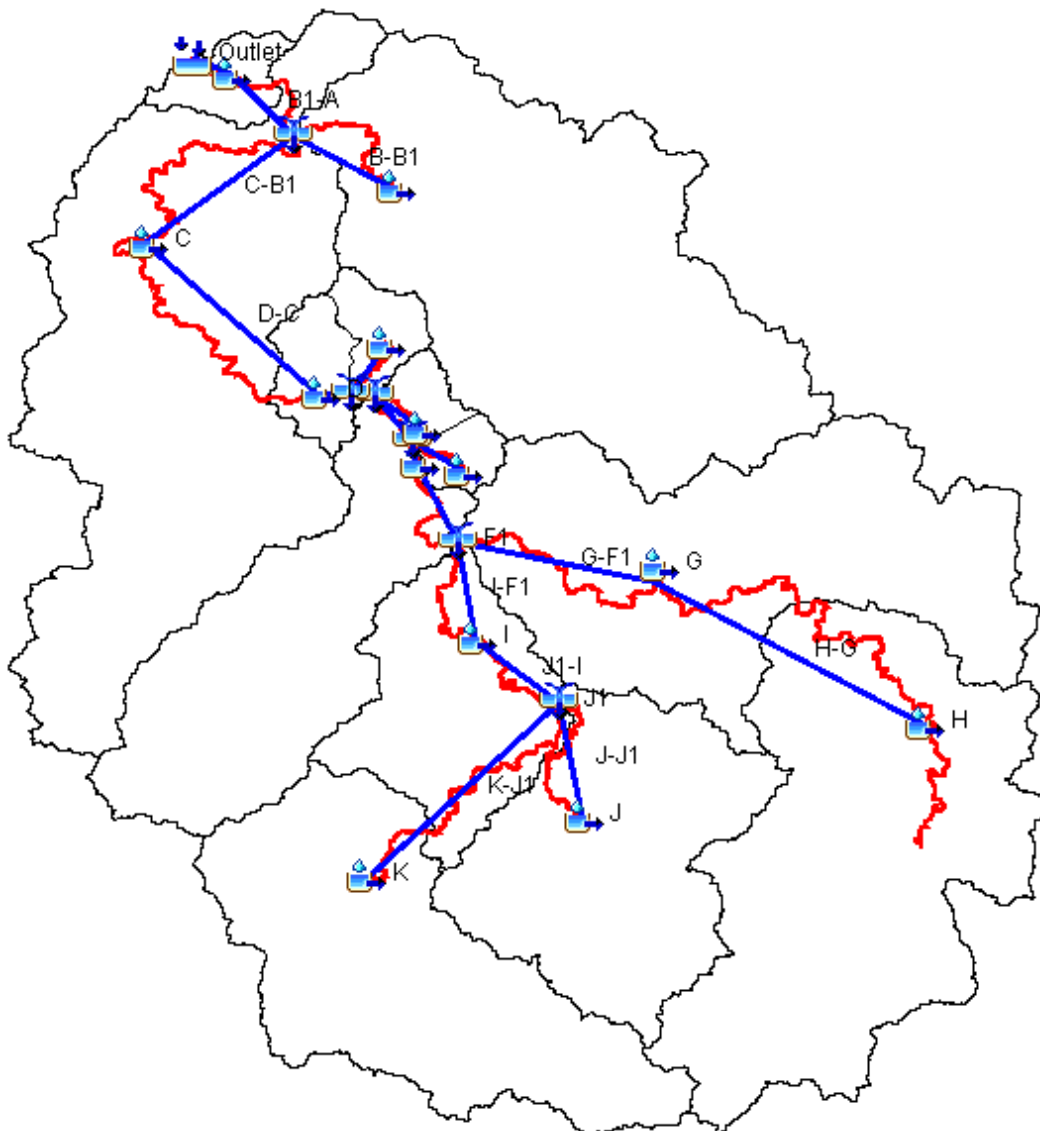


Figure 3:Hydrological Model Extent

<sup>1</sup> HEC-HMS citation, USACE etc

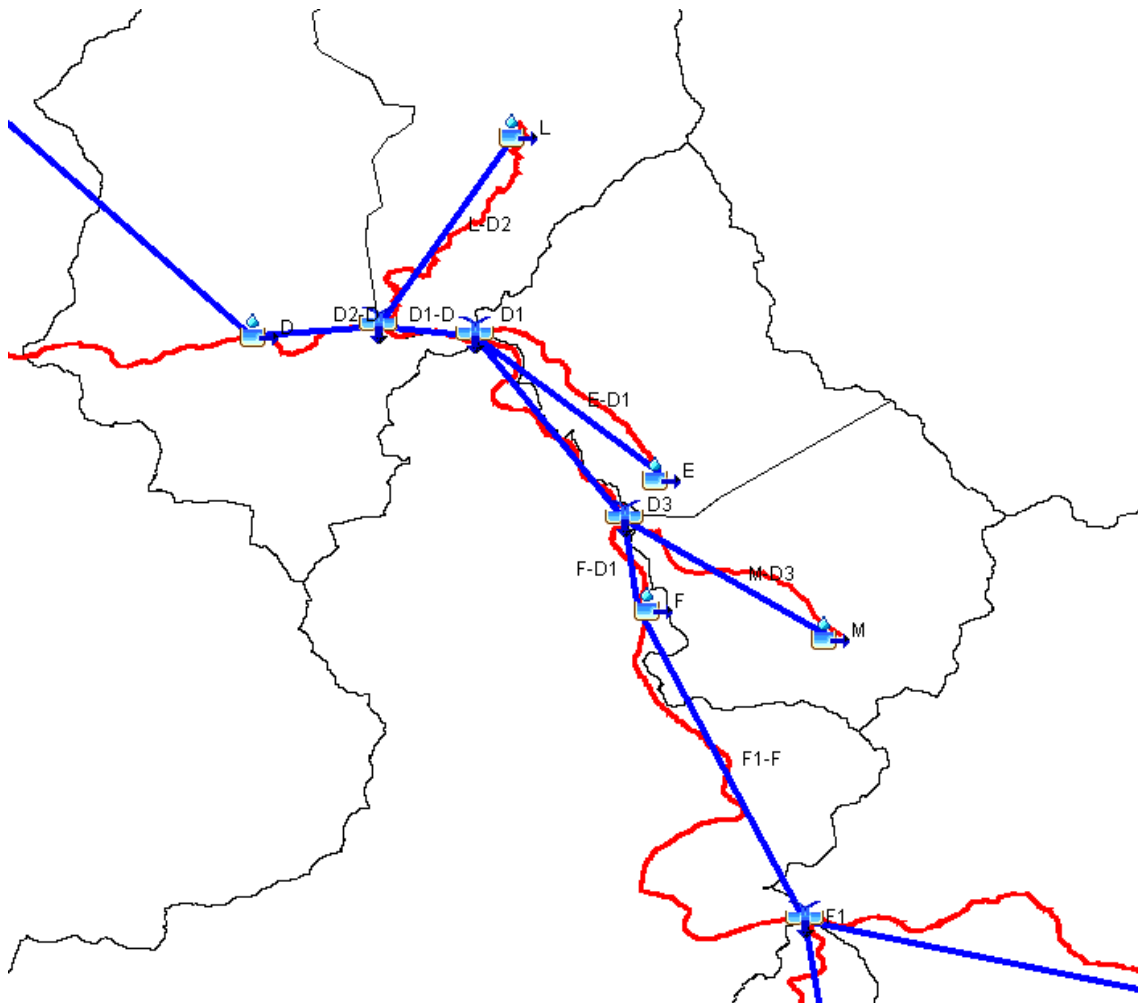


Figure 4: Hydrological Model – detail of sub-catchments at Bathurst

A hydraulic model was also constructed, as described in Section 3.3, to estimate water levels and to assess the impacts of the Raglan Creek diversion channel upstream of the Brick Pits.

The Optimisation Function was used in HEC-HMS to calculate catchment and reach parameters for a best fit to observed gauge data, as described in Section 3.1.2. Initial parameters were estimated from reference material, and then optimised then the optimised parameters for each of the sub-catchments and reaches are summarised in Table 1 and Table 2 respectively.

Table 1 Catchment Parameters

Ref	Method	Area (km <sup>2</sup> )	Initial Loss (mm)	Cont. Loss** (mm/hr)	Time of conc.** (hr)	Recession Constant	Ratio to Peak
A	CUHER*	46	0.0	3.38	20.2	-	-
B	CUHER*	731	0.0	2.33	7.6	0.75	0.1
C	CUHER*	817	0.0	2.33	15.7	0.75	0.1
D	CUHER*	56	0.0	1.01	1.2	0.75	0.1
E	CUHER*	27	0.0	1.02	5.5	0.75	0.1
F	CUHER*	385	0.0	3.38	62.2	0.75	0.1
G	CUHER*	615	0.0	2.33	27.3	0.75	0.1
H	CUHER*	678	0.0	0.65	1.1	0.75	0.1
I	CUHER*	242	0.0	1.52	29.9	0.75	0.1
J	CUHER*	389	0.0	0.91	29.3	0.75	0.1
K	CUHER*	482	0.0	1.49	18.6	0.75	0.1
L	CUHER*	43	0.0	1.01	1.2	0.75	0.1
M	CUHER*	28	0.0	1.01	5.5	0.75	0.1
TOTAL		4539					

\*Note: CUHER = Clark Unit Hydrograph and Exponential Recession

\*\*Note: Values in table are rounded for clarity

Table 2 Reach parameters

Ref	Reach name	Method	Lag (min)
A-OUTLET		Lag Model	8
B-B1		Lag Model	6
B1-A		Lag Model	111
C-B1		Lag Model	107
D-C		Lag Model	198
D1-D		Lag Model	30
D2-D		Lag Model	30
D3-D1	Macquarie River at Bathurst	Lag Model	60
E-D1	Raglan Creek downstream of diversion	Lag Model	14
F-D1		Lag Model	30
F1-F		Lag Model	118
G-F1		Lag Model	129
H-G		Lag Model	11
I-F1		Lag Model	13
J-J1		Lag Model	15
J1-I		Lag Model	8
K-J1		Lag Model	769
L-D2	Saltram Creek	Lag Model	14
M-D3	Raglan Creek upstream of diversion	Lag Model	14

### 3.1.2 Calibration

Calibration of the HEC-HMS model was based on comparing observed and calculated flows at Gauge 421025, and was carried out progressively.

Initial calibrations compared peak flows for single, large events volumes for long-term series. It was found that

- Volumes were mainly controlled by continuous losses
- Peak flows were mainly controlled by reach lag parameters
- Initial losses were applied at the start of the time series, which had negligible effects on long term series, thus justifying the use of zero initial losses for consequent calibrations
- It was not possible to get optimised best fits for major storms using the same continuing losses. Better fits could be achieved, but only by varying the continuing losses.

The initial calibrations yielded the results for individual events as shown in Figure 5 and Figure 6.

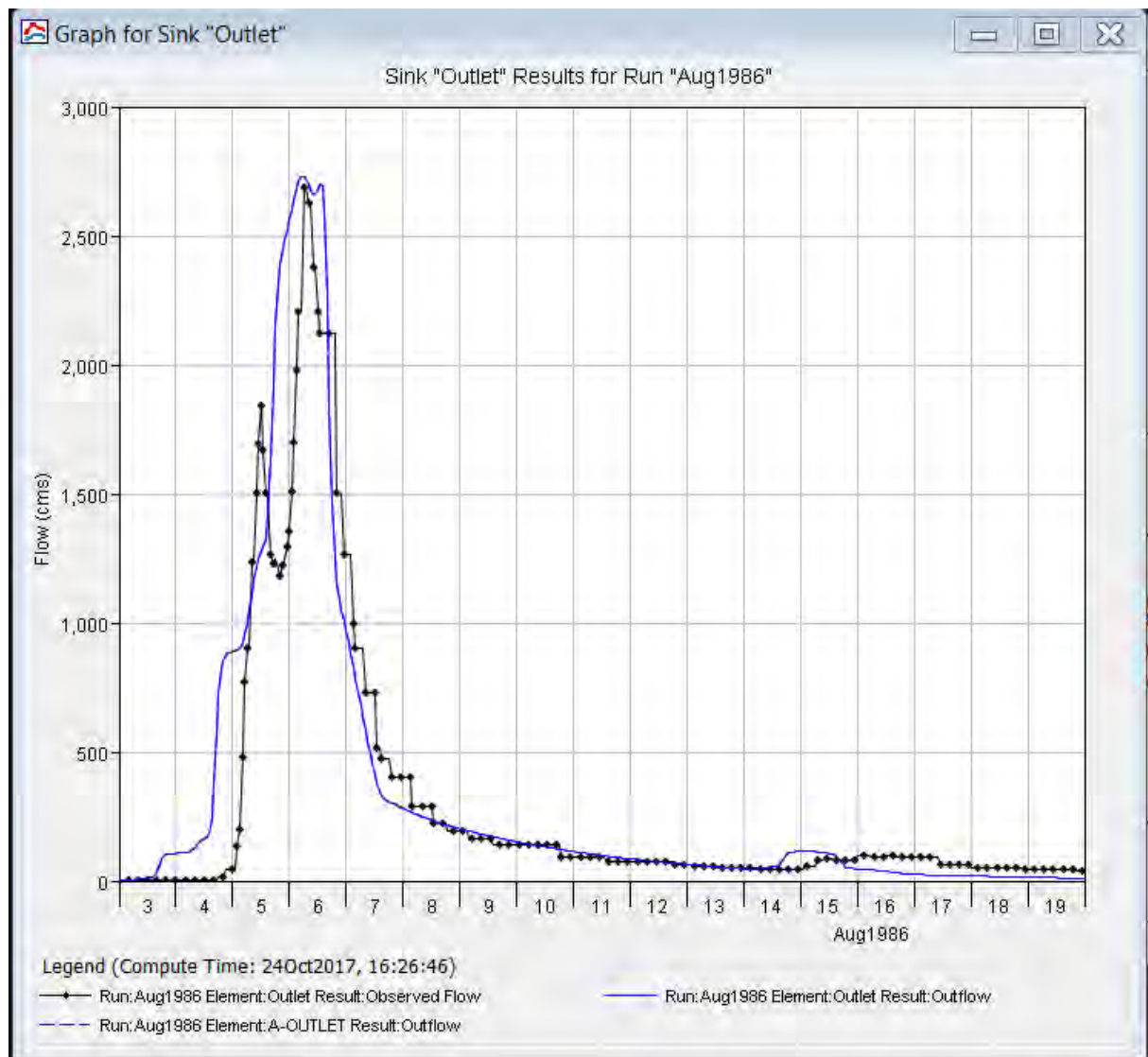


Figure 5: Calibration Run 1 – Flood event August 1986

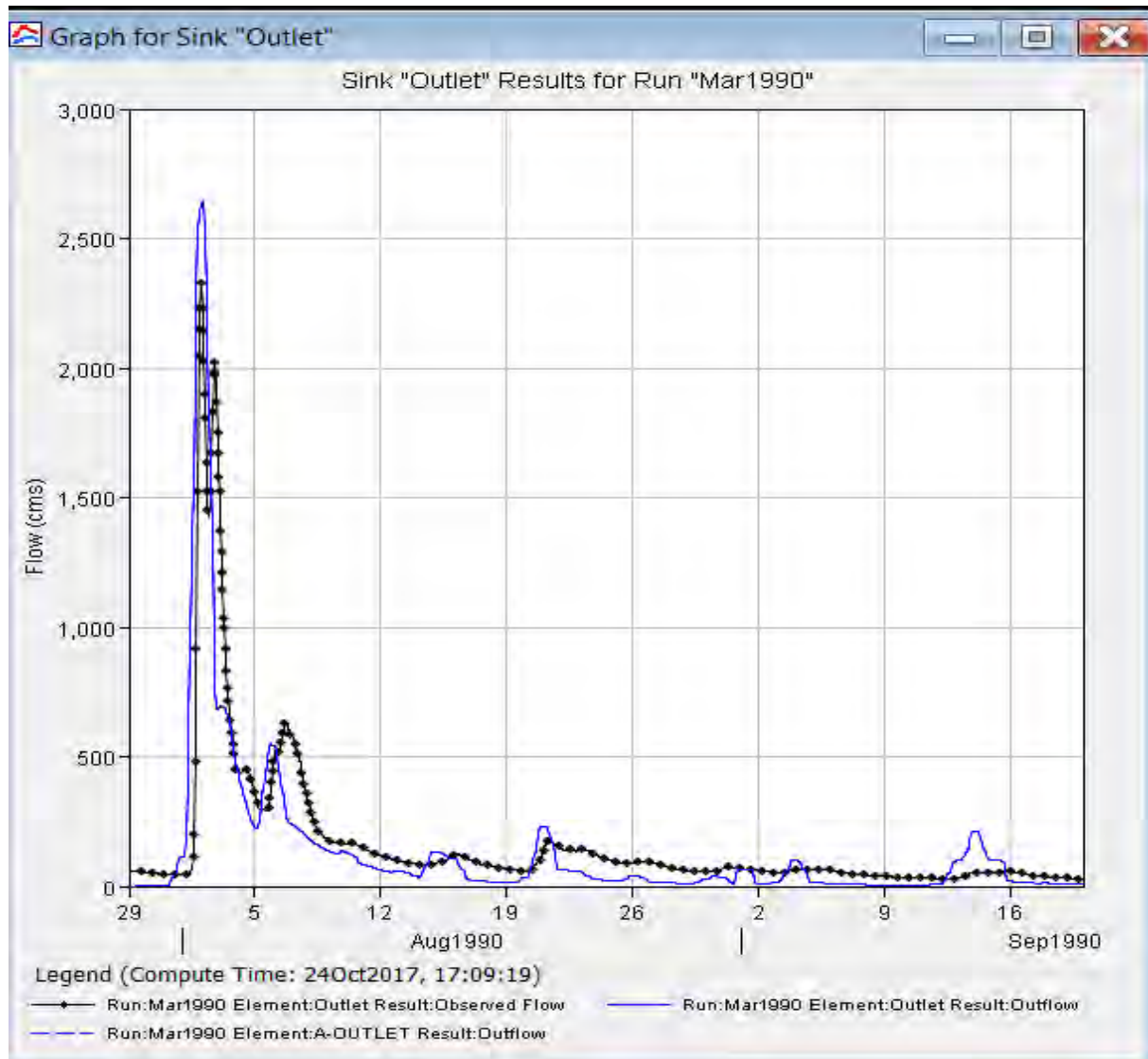


Figure 6: Calibration Run 2 – Flood event August 1990

Further calibrations used flood frequency analysis (FFA) of the long-term time series from 1969 to 2014, which encompassed a wide range of events, as shown in Figure 7. It was found that adjusting the parameters had the effect of moving the calculated FFA distribution up or down without changing its gradient. This meant that either:

- There was a good fit with floods less than 10%AEP, with an under-estimate of greater floods, or
- There was an overestimate of floods less than 10%AEP, with fair fit of greater floods

Further work would yield a more scalable model, but that is beyond the scope of this analysis.

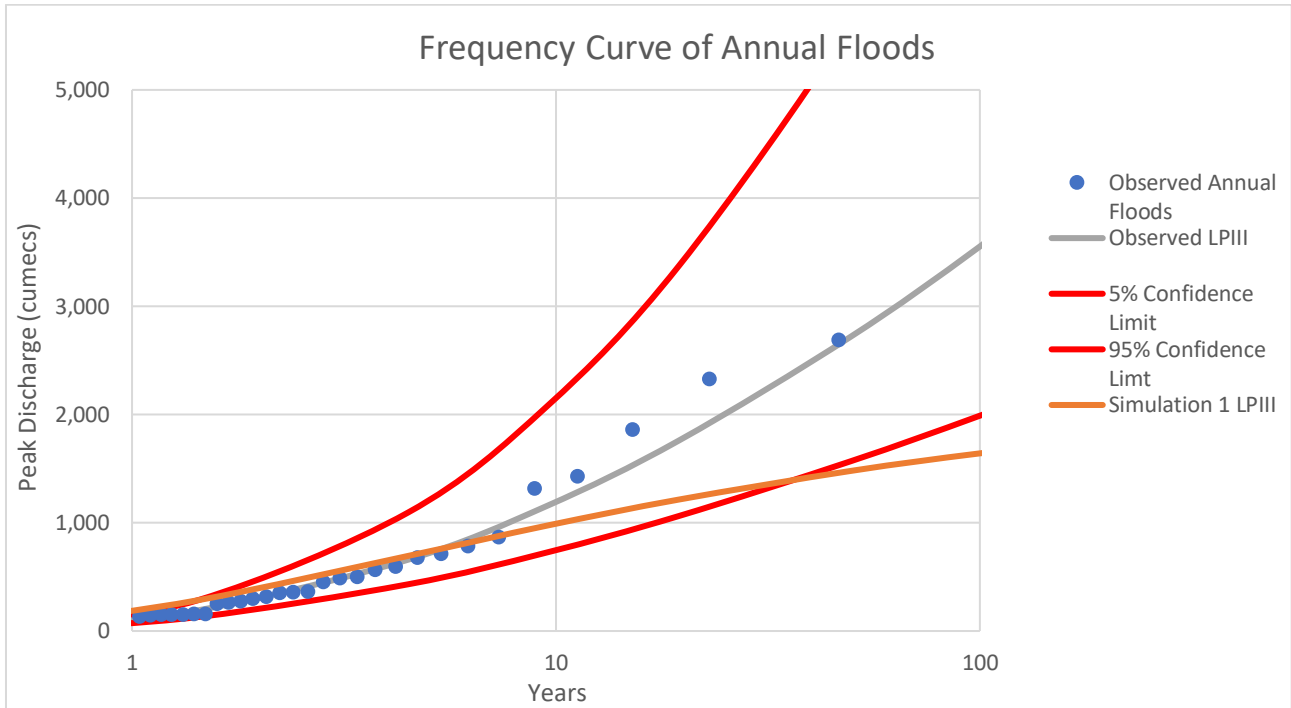


Figure 7: Flood Frequency Analysis at Station 421025

For the purposes of this analysis, the results corresponding to the best fit up to the 10%AEP flood were used. The main reason for this is that the analysis is primarily concerned with the Brick Pit habitat and what happens for most of the time, rather than extreme events that happen rarely.

### 3.2 Flow frequency analysis

Flow frequency analyses were carried out on computed flows in the Macquarie River and Raglan Creek to provide an indication of the reliability of flows in these respective waterways for the period between 01-01-1968 and 01-01-2014. The estimated flows were translated to flood levels by using rating curves generated from the HEC-RAS modelling. The results are summarised in Table 3, and are illustrated in Figure 8 and Figure 9.

Table 3 Flow frequency analysis

Percent of time flow is exceeded	Flow in Raglan Creek (m <sup>3</sup> /s)	Level in Raglan Creek (m AHD)	Flow in Macquarie River (m <sup>3</sup> /s)	Level in Macquarie River (m AHD)
99%	0.00	649.1	0.00	645.5
95%	0.00	649.1	0.03	645.5
90%	0.00	649.1	0.08	645.5
80%	0.00	649.1	0.25	645.5
50%	0.03	649.1	1.80	645.6
25%	0.17	649.1	6.35	645.8
15%	0.38	649.5	11.8	646.0
10%	0.58	649.6	19.7	646.3
5%	0.95	649.6	46.7	646.9
2%	2.02	649.7	106	647.7
1%	4.72	649.8	166	648.2
0.1%	14.2	650.0	510	649.9
0.05%	16.5	650.1	610	650.2
0.01%	26.2	650.3	1480	>650.9
0.005%	26.4	NA	1512	NA

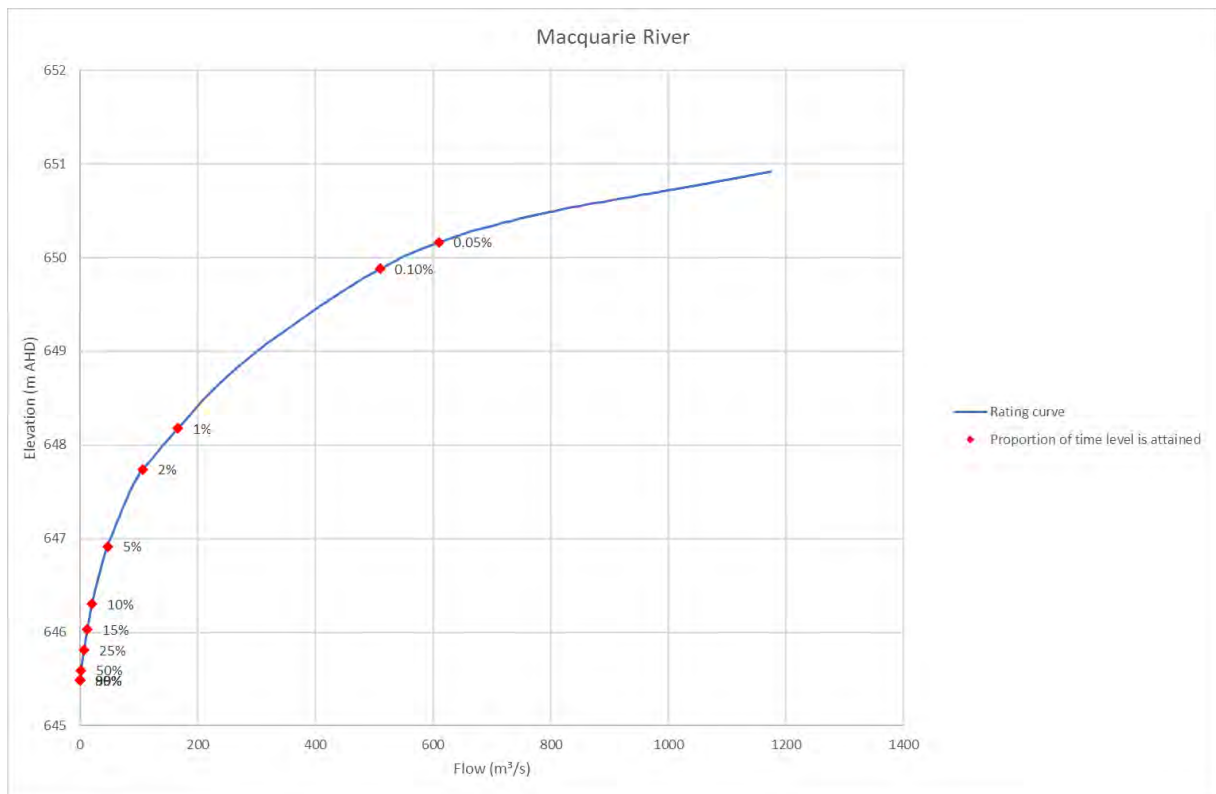


Figure 8 Rating curve and flow duration at Macquarie River



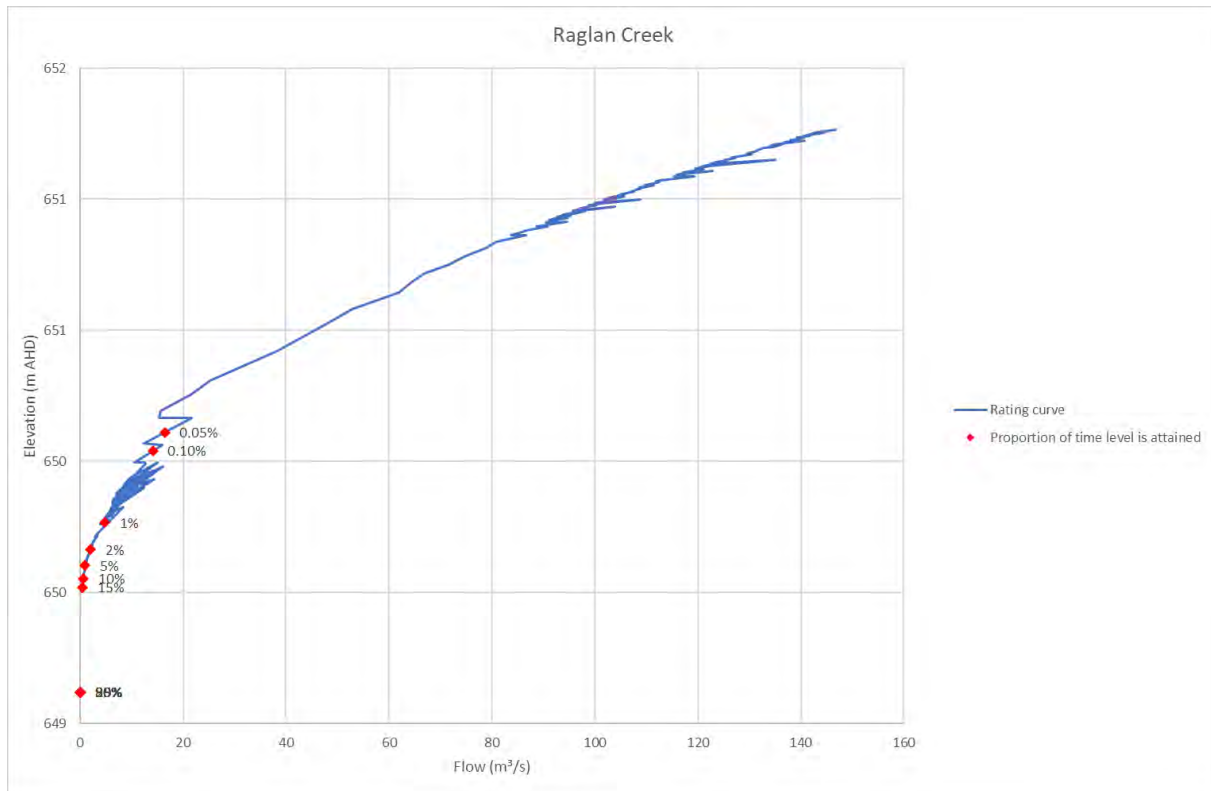


Figure 9 Rating curve and flow duration at Raglan Creek

The results for the Macquarie River show the following

- The rating curve is smooth, which reflects the stability of the model in the vicinity
- Flows are in the range of 0 to 1.8 m<sup>3</sup>/s for 50% of the time
- The water level in the Macquarie River falls below the base of the Brick Pit wetland at a level of about 647.3 m AHD. These flows and levels occur in the Macquarie River for less than 5% of the time.
- Bank full flows occur when water levels rise above a level of about 650.7 m AHD. These flows and levels occur in the Macquarie River for less than 0.05% of the time.

The results for Raglan Creek show the following

- The rating curve is not smooth, which reflects the instabilities in the model in the vicinity
- Flows are in the range of 0 to 0.03 m<sup>3</sup>/s for 50% of the time
- The bed of Raglan Creek is at about 649.1 m AHD, which is above the base of the Brick Pit wetland at a level of about 647.3 m AHD.
- Bank full flows occur when water levels rise above a level of about 650.9 m AHD. These flows and levels occur in Raglan Creek for less than 0.05% of the time, but flooding in the floodplain commences from the Macquarie River, rather than Raglan Creek

The flow frequency analysis indicates that both the Macquarie River and Raglan Creek are ephemeral in nature, experiencing significant flows for small percentages of the time. The Macquarie River attains bank-full flows for less than 0.05% of the time and rises above the base of the wetland for less than 5% of the time.

### 3.3 2D Hydraulic model

A HEC-RAS 2D<sup>2</sup> hydraulic model was constructed of the flood plain around the site using 1m LiDAR data obtained from NSW Spatial Services. The 1m DEM includes the Raglan Creek Diversion channel. The model was constructed to demonstrate the impact of water flow in minor ARI events through Macquarie River and Raglan Creek to the Brick Pit Wetland.

#### 3.3.1 Software

The hydraulic modelling software used for the peak flood level estimation was HEC-RAS Version 5.0.3 in 2D mode.

#### 3.3.2 Input data

##### *Topography*

The model topography was derived from 1m LiDAR obtained from NSW Spatial Services.

The DEM is described in the metadata attached to the source files. The key aspects of the metadata are:

- Created using TIN method of averaging ground heights to formulate a regular grid
- Created on the 24 November 2017
- Processed to provide a primary DEM with a 1m grid
- Projected to MGA Zone 55
- Vertical accuracy  $\pm 0.30\text{m}$  @ 95% Confidence Interval
- Horizontal accuracy  $\pm 0.8\text{m}$  @ 95% Confidence Interval
- Model is not hydrologically enforced

The DEM was resampled to a 10m x 10m grid in HEC-RAS for the purposes of flood modelling with break lines including in model to reliably simulate the impact of levees to flood events.

##### *Model extent*

The extent of the model is illustrated in Figure 10, which also shows the modelled extents of the 1986 flooding. The Raglan Creek diversion channel can be seen at the south of the model.

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<sup>2</sup> HEC-RAS citation, USACE etc

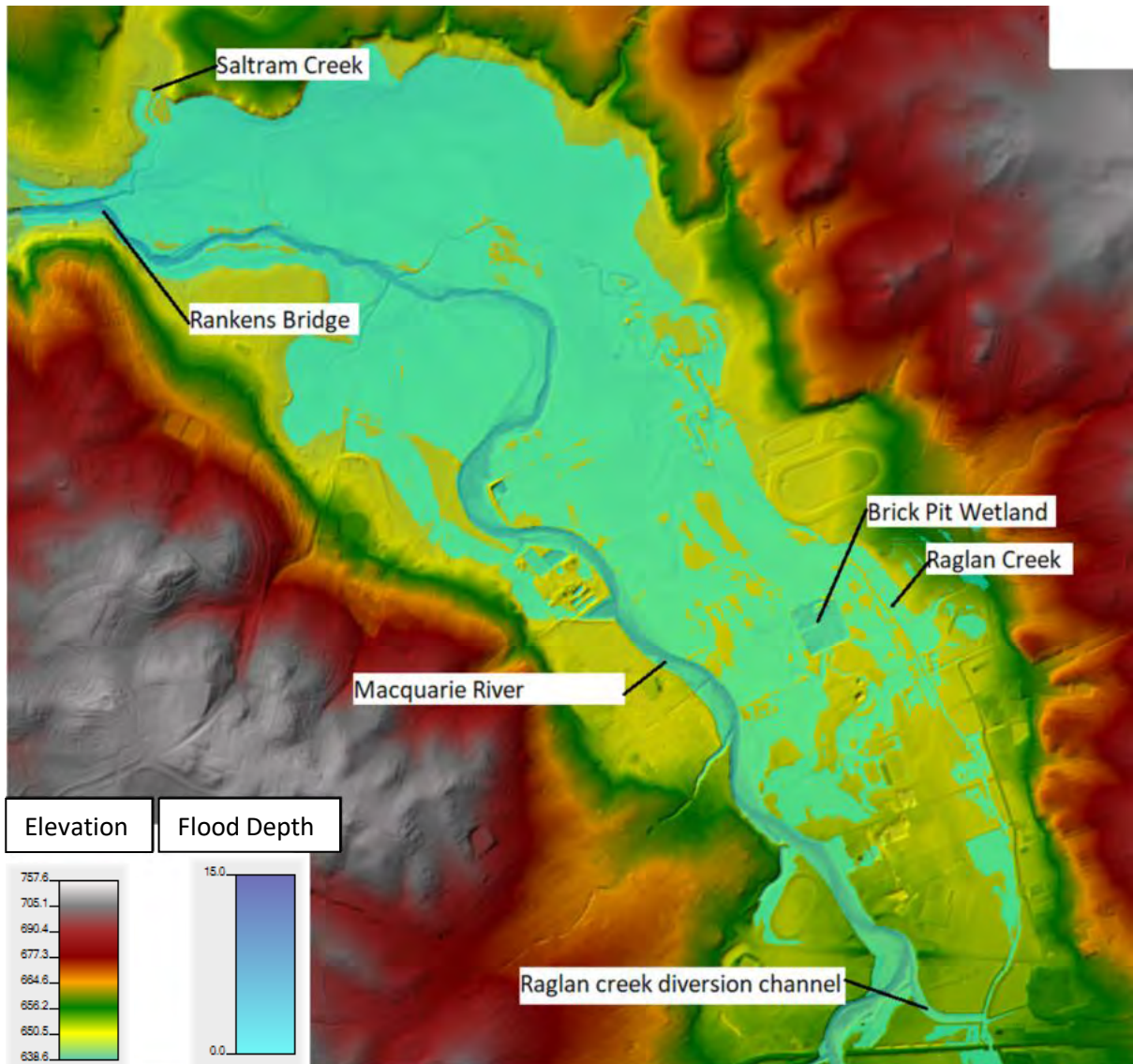


Figure 10 Extent of HEC-RAS model with modelled extents of 1986 flood

### Flows

The flows used in the flood model were the August 1986 flows described in Figure 5. These flows were run as an unsteady state flow, meaning that they were input as a dynamic hydrograph obtained from the hydrological model. Which was then sustained for several days, as illustrated in Figure 11. This allows the system to replicate peak flood and shear extents to the peak flow of the hydrograph and during flood recession.

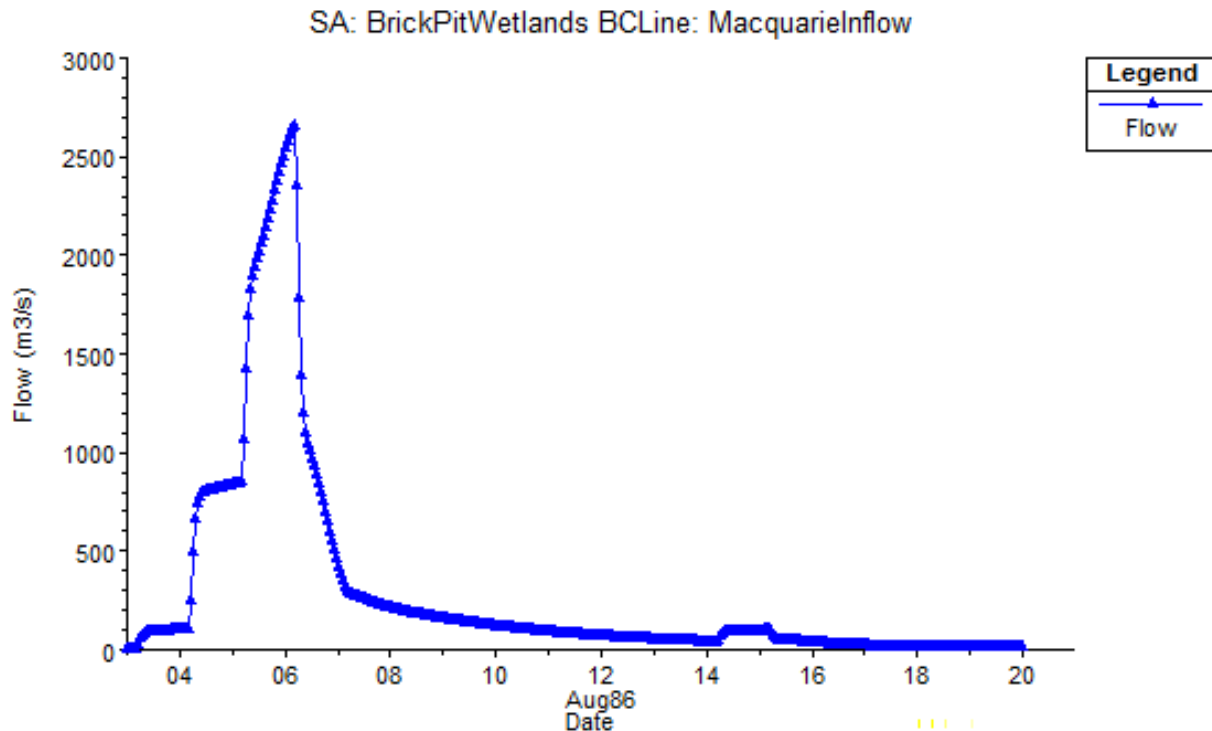


Figure 11 Example of unsteady flow hydrograph at Macquarie River

### Boundaries

Five boundaries were applied

- The tailwater condition at the downstream boundary, which was set to normal depth with a hydraulic gradient of 0.003 (m/m) at Rankens Bridge crossing over Macquarie River.
- An inflow at Macquarie River with hydrographs obtained from the HEC-HMS model. With a hydraulic gradient of 0.003 (m/m) at the Bathurst Rail crossing over Macquarie River.
- An inflow at Raglan Creek with hydrographs obtained from the HEC-HMS model. With a hydraulic gradient of 0.003 (m/m) at the Bathurst Rail crossing over Raglan Creek River.
- An inflow at Raglan Creek (downstream of the Raglan Creek to Macquarie River diversion channel) with hydrographs obtained from the HEC-HMS model. With a hydraulic gradient of 0.01 (m/m) at the Eltham Drive crossing.
- An inflow at Saltram Creek with hydrographs obtained from the HEC-HMS model. With a hydraulic gradient of 0.01 (m/m) at the Victoria St crossing.

The upstream and downstream boundaries were set close to the edges of the DEM domain, which were about 6km downstream and 3.5km upstream of the site. It is considered that the distance between the boundaries and the site is sufficient to ensure that hydraulic conditions at the site are not significantly affected by conditions at the boundaries or backwater flow from nearby tributaries.

### Roughness

A uniform roughness of 0.035 was applied to the 2D model domain. No sensitivity tests were done to model the impact of different roughness coefficients to flood extents.

### Bridges and structures

In the absence of data relating to the major dimensions of bridges and structures, no bridges or structures have been included in the model. However, the DEM data include coarse representations of the larger embankments and abutments as part of its ground surface.

### 3.3.3 Model Results

#### Macquarie River Breach

The hydraulic model suggests flood water breaches the right bank of the Macquarie River when  $Q \approx 500 \text{ m}^3/\text{s}$ , results shown in figures below. A flow of  $500 \text{ m}^3/\text{s}$  is equivalent to an ARI of 3.5 years as per the FFA in Section 3.1.2.

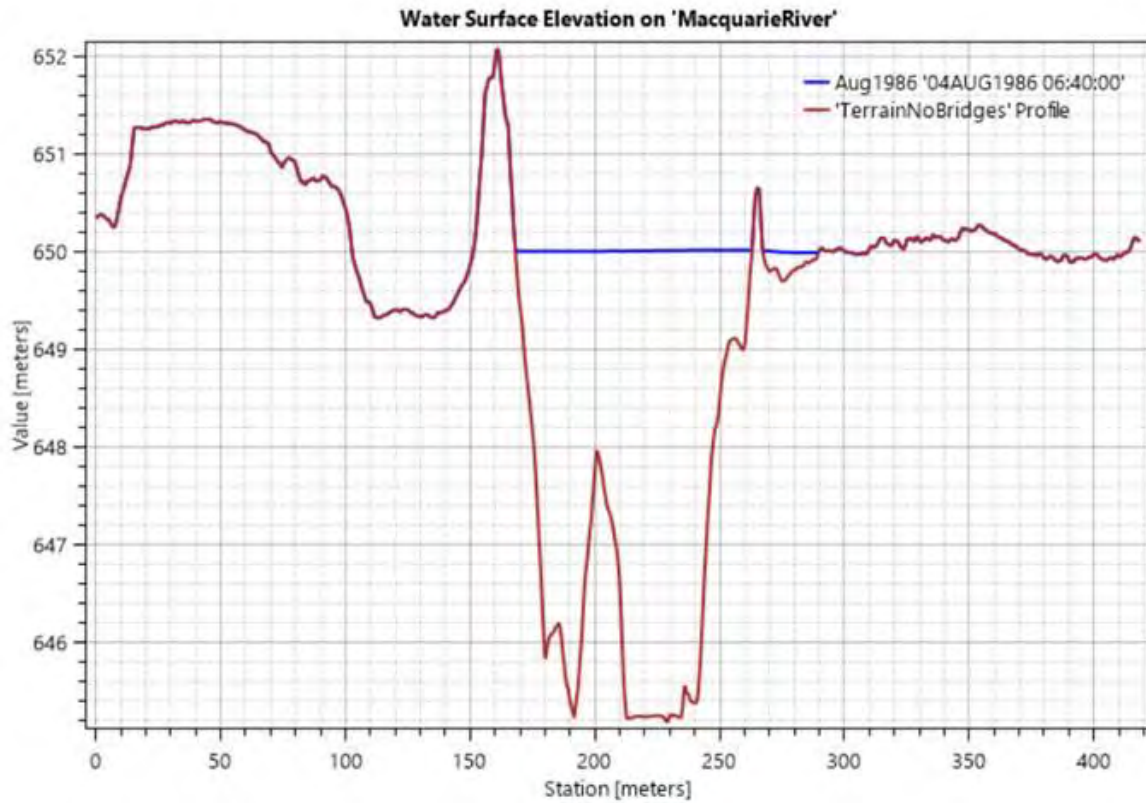


Figure 12: Macquarie River Breach – cross section showing flood level as flood begins to enter flood plain



Figure 13: Macquarie River Breach – plan showing flood extents as flood begins to enter flood plain

### ***Flow Into Wetland***

The hydraulic model suggests flood water from Macquarie River enters the wetland when  $Q \approx 770 \text{ m}^3/\text{s}$ , as indicated in the cross section illustrated in Figure 14. A flow of  $770 \text{ m}^3/\text{s}$  is equivalent to an ARI of 6 years as per the FFA in Section 3.1.2. Note, it was found flood water from Macquarie River enters the wetland before flood water from Raglan Creek. Floodwaters from Raglan Creek are prevented from entering the floodplain by levees on the western bank of Raglan Creek.

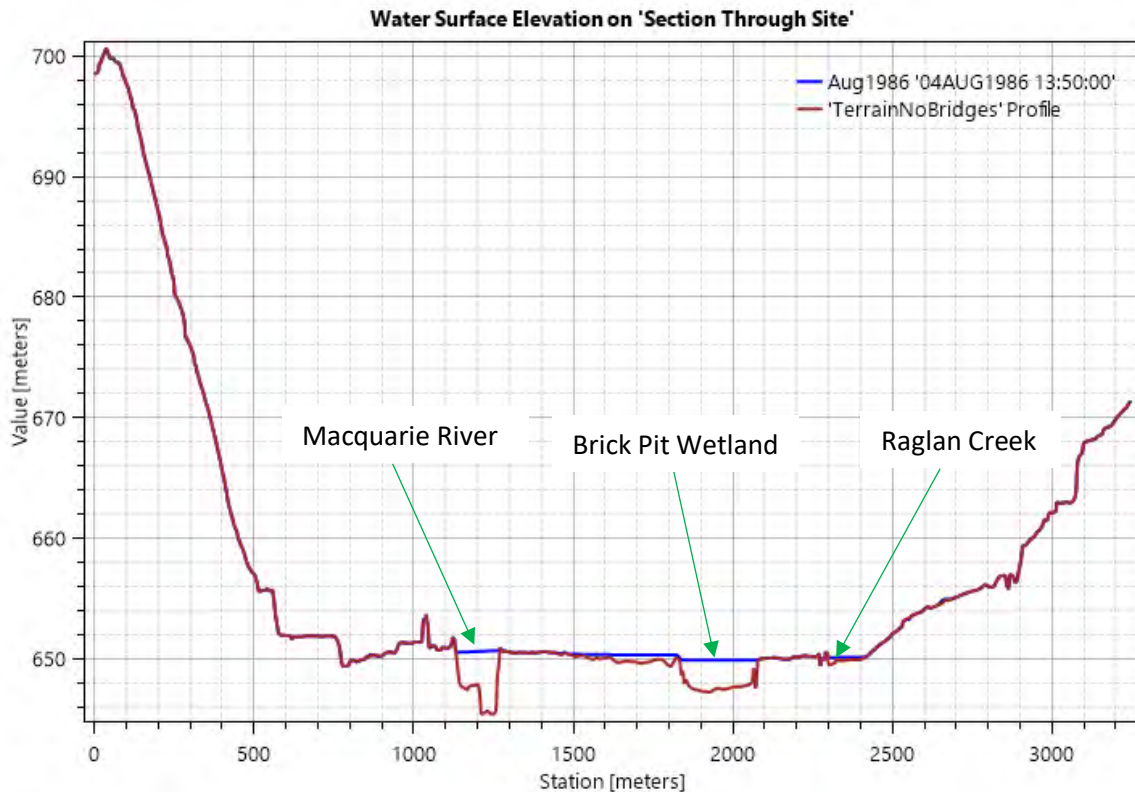


Figure 14: Cross section through Macquarie River, Brick Pit Wetland and Raglan Creek

## 4. Conclusion

Flows were estimated by carrying out a long term hydrological model of the Macquarie River catchment to gauge 421025 at Bruinbin with rainfall data obtained from SILO. A flood frequency analysis (FFA) of gauge 421025 to flows from the hydrological model suggest the model has reliable accuracy to estimate flood events up to the 10 year ARI.

The DEM used in the flood model is considered to be sufficiently accurate for the purposes of flood modelling.

The hydraulic model is considered to adequately represent the behaviour of Macquarie River and Raglan Creek at the site location for the purposes of estimating flood levels and flows into the wetland for events up to the 10 year ARI.

Flow from Macquarie River is estimated to enter the Brick Pit wetland (through surface flow) before flow from Raglan Creek. A flow of 770m<sup>3</sup>/s in the Macquarie River has been estimated for this to occur which is equivalent to an ARI of 6 years.

The flow frequency analysis indicates that the Macquarie River attains bank-full flows for less than 0.05% of the time. It also shows that the Macquarie River flows at a level higher than the base of the Brick Pit wetland for less than 5% of the time.



## Appendix B

### Groundwater model details

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## 1. Surface and soil profiles

The site has an elevation of approximately 650m AHD and the topography is relatively flat. A ground surface DEM-profile of the site was obtained from Geoscience Australia. An elevation surface was generated from the DEM to understand the location and variations in elevation. The DEM is illustrated in Figure 1 and Appendix A Figure 10, in which the Brick Pit wetland is indicated by a square.

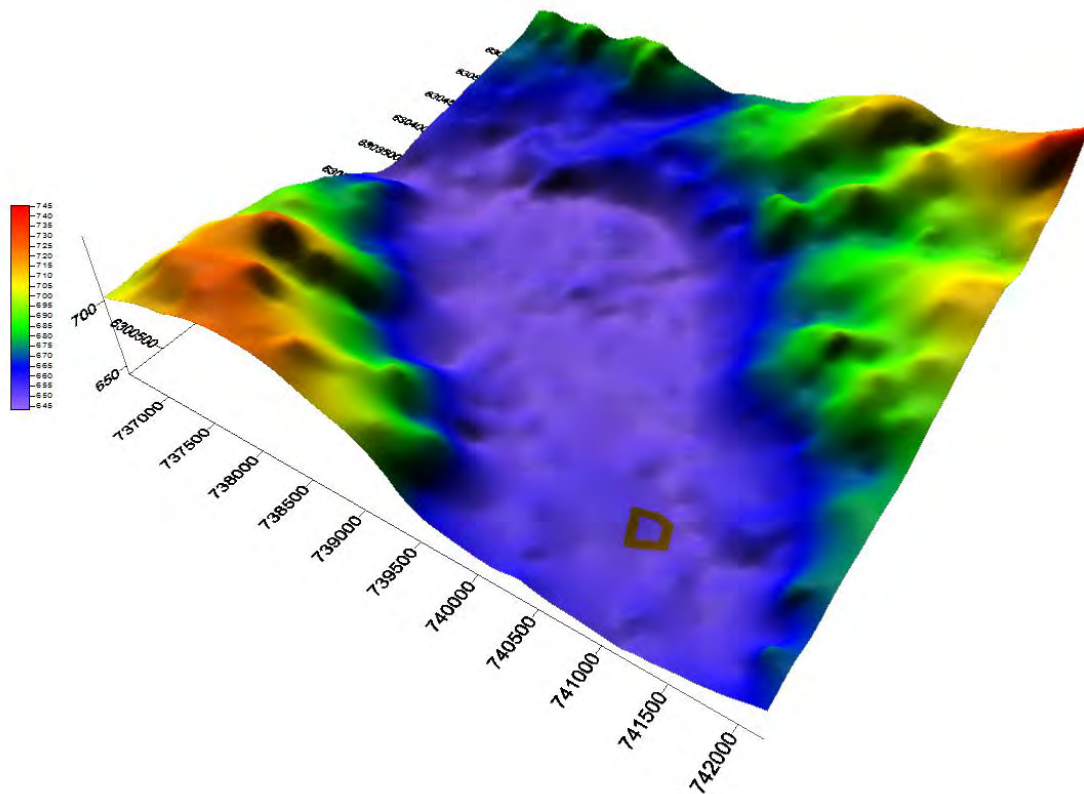


Figure 1 Elevation (isometric)

## 2. Groundwater information

### 2.1 Reference material

The following studies and reports were reviewed.

#### 2.1.1 Macquarie Floodplain HGL report Urban 17

This document describes the landscape as being flat to gently undulating alluvial systems.

Alluvial soils are dominant and up to 500mm deep and generally overlay deep and unconsolidated alluvial aquifers as suggested in the conceptual image reproduced in Figure 2. The aquifers are described as unconsolidated with a moderate to high hydraulic conductivity in the range  $10^{-2}$  to 10 m/day. Transmissivity is in the range of 2 to 100  $m^2/day$ . Recharge rates are high and residence time in the order of years.

It also reports that salinity is an issue and that salt impacts are moderate and noticeable in irrigated, and turf and vegetable farms. Landscape hazards are noted as flooding, erosion of stream banks, isolated salinity along drainage depressions and low relief areas.

Salinity is the prime concern for land use and the report recommends Council impose salinity management practices on development to avoid exporting salt to streams.

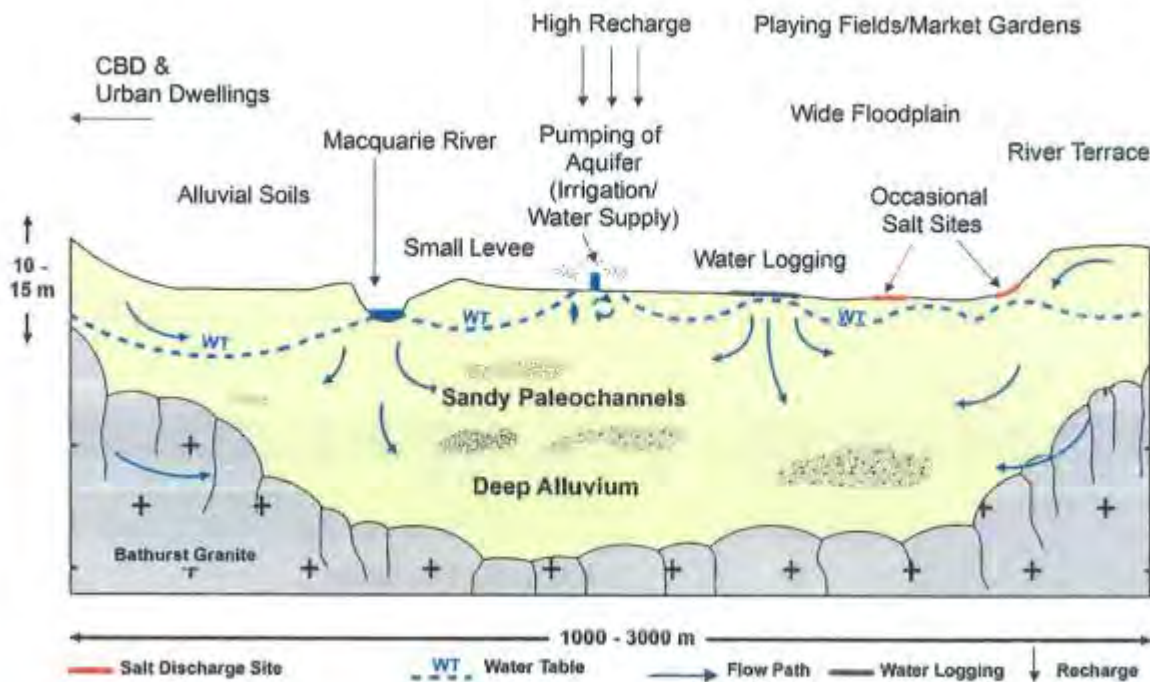


Figure 2: Conceptual Macquarie Floodplain Hydrogeological Landscape cross-section showing the distribution of regolith, landforms, salt sites and flow paths.

Figure 2 Conceptual cross section from the HGL report

### 2.1.2 Sinclair Knight Merz 2010, Upper Macquarie Groundwater Model Project report, prepared for the NSW Office of Water and the National Water Commission

SKM notes the geometry of the aquifer and suggest that it is likely to be well connected to the river.

### 2.1.3 Macquarie Geotech, 2016, Hereford St Bathurst, Rugby League Complex Geotechnical Investigation, prepared for Bathurst Regional Council August 2016.

This investigation was directed to determining the foundation conditions for flood light masts. It reported silty clays in the upper profiles and more permeable material from 3.5m deep. The location maps and bore logs are extracted from the Macquarie Geotech report and included in Appendix C.

## 2.2 Borehole locations

Borehole information has been acquired from the NSW Department of Primary Industries, Office of Water website (<http://allwaterdata.water.nsw.gov.au/water.stm>) as indicated in Figure 3.

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**All Groundwater**  
find a site

- [-] All Groundwater Map
  - [+] North Coast Region
  - [+] Hunter Region
  - [+] Greater Sydney Region
  - [+] South Coast Region
  - [+] Northwest Region
  - [+] Central West Region
    - [+] Lachlan River Basin
    - [+] Castlereagh River Basin
    - [+] Macquarie River Basin**
    - [+] Southwest Region
    - [+] Far West Region
    - [+] Great Artesian Basin
    - [+] Coal Basins

bandwidth  high  low

[glossary and metadata](#)

 All Groundwater » All Groundwater Map » Central West Region  
**Macquarie River Basin**

All data times are Eastern Standard Time

Map

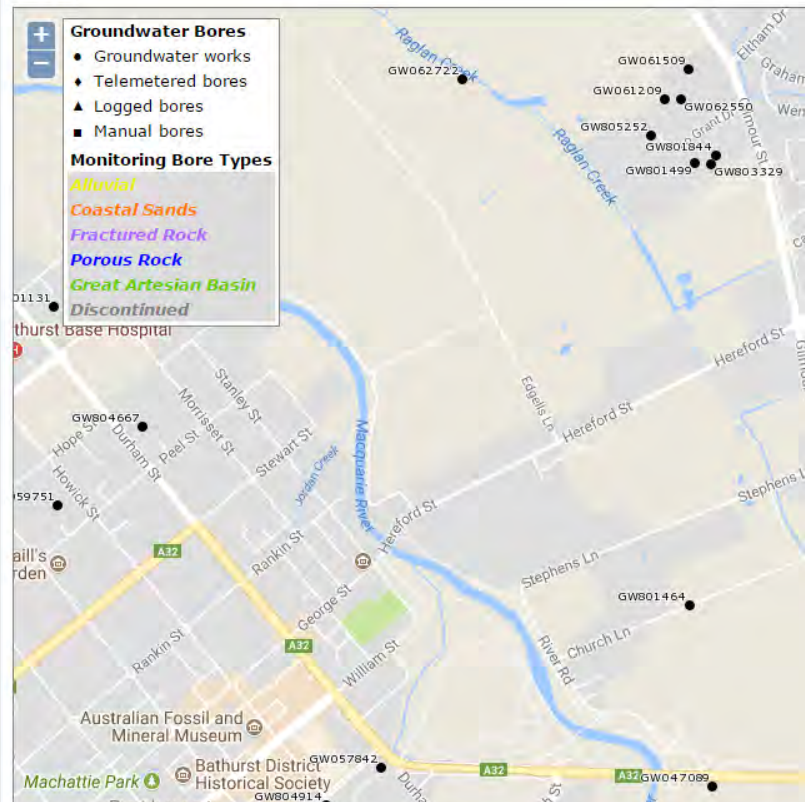


Figure 3 Office of Water Bore locations

The NSW Office of Water holds records for a number of bore holes to the east at Kelso and these indicate impermeable material in the upper layers to approximately 1.5m depth with more permeable material below. The bore logs are included in Appendix C.

### 2.3 Hydrogeology

A geologic map of the study area (Figure 4) shows that the dominant soil types are Cainozoic units and Bathurst Batholith. The site comprises two hydrogeological components:

- an upper unconfined aquifer formed in the Quaternary alluvial layers of gravels, sandy clay and clay accumulated by recent flood events, and
- a lower semi-confined aquifer in the Tertiary sediments based on pre-basaltic and colluvial deposits including quartz and lithic conglomerate. Palaeozoic Sediments and igneous rocks from the Lachlan Fault Belt underlie the Macquarie River catchment and it is considered as the hydraulic basement.

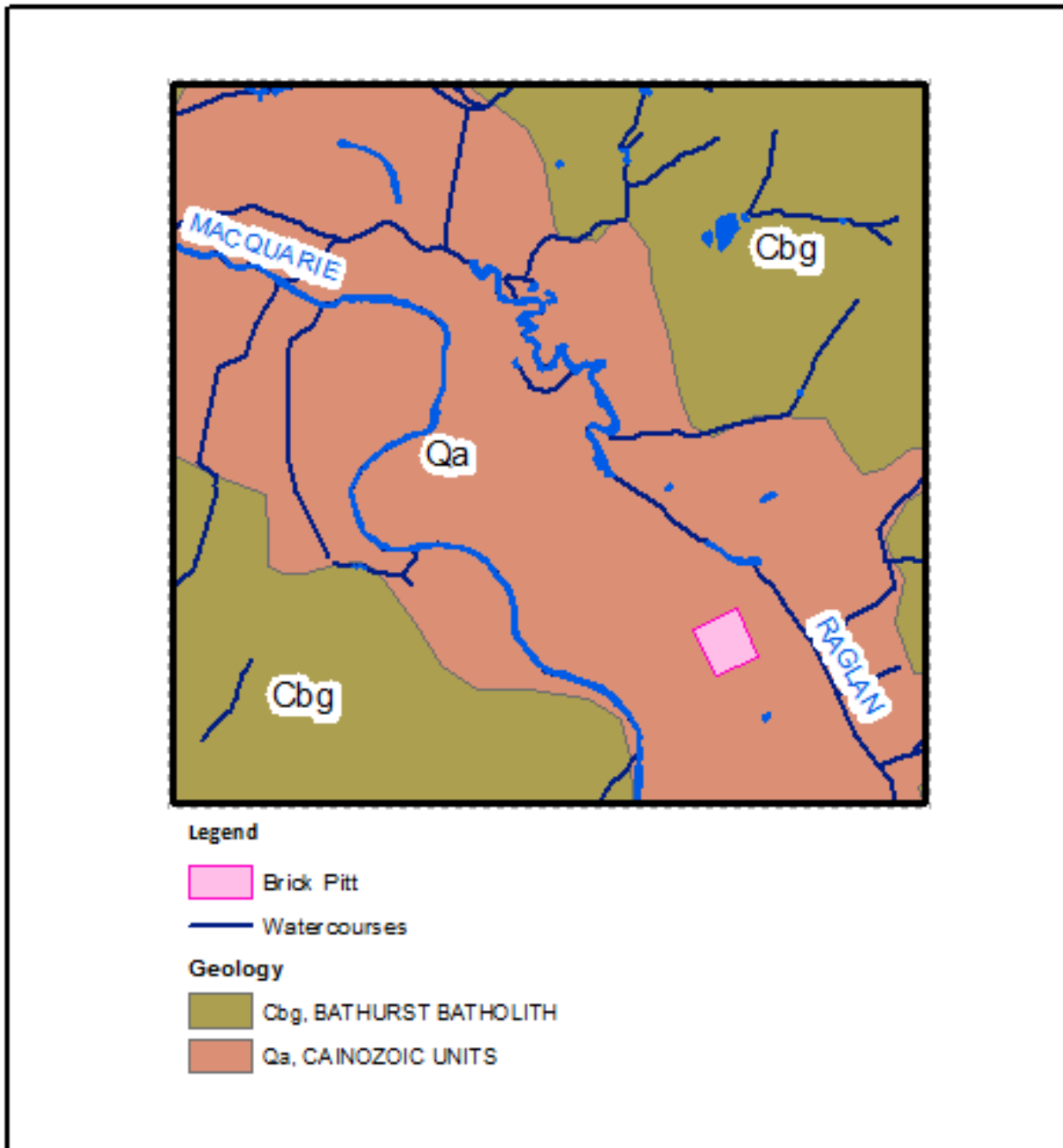


Figure 4 Bathurst Geology

## 2.4 Soil profile

The soil profile through the Brick Pitt wetlands has been assumed for the ground water modelling

- Relatively impermeable 300mm of topsoil and assumed impermeable clay layer to a total 1.2 m depth
- Sand clay about 1.2m thick
- Gravels about 1m thick
- Aquifer to bedrock
- Granite bedrock to 18m

An average depth of excavation of 2m was assumed.

The borehole data held by the NSW Office of Water indicate a clay depth of about 4m, but groundwater was experienced at a lower depth at the Brick Pits. A deeper trench is located on the northern and eastern part of the excavation and as indicated by the aerial imagery is usually wet. This suggests that the trench penetrated through the bottom of the sandy clay into the underlying gravels and aquifer.

### 3. Groundwater model

A groundwater model was developed to determine whether the wetland would have reasonable and continuous access to resupply from groundwater during sustained in-bank flow or drought conditions in the Macquarie River, i.e. there will be some water in the wetland for the majority of the time.

The aquifer potential has been determined using the MODFLOW 6<sup>1</sup> software. MODFLOW has been developed by the US Geological Service for simulating and predicting groundwater conditions and groundwater/surface water interactions. It is a control-volume finite-difference model made up of many cells that can be hydraulically connected to any number of surrounding cells.

The packages used in this model to simulate the groundwater flow process include:

- Constant Head (CHD)
- River Package (RIV)
- Recharge (RCH)
- Evapotranspiration (EVT)
- Head observations
- Drain

#### 3.1 Conceptual model development

A conceptual model was developed to provide a simple overview of a complex natural system and provides a tool to model the groundwater flow. Historical groundwater boreholes provided geological information to produce a 3D profile in the area.

An aquifer is defined as any geological formation that has sufficient permeability to contain or transmit water (rock, sand, gravel, or silt etc.). Soil types were represented as individual layers in the model, as follows

- Clay layer defined as an unconfined aquifer
- Sandy -Clay layer defined as unconfined aquifer
- Gravel layer defined as confined aquifer
- Granite defined as confined aquifer

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#### <sup>1</sup> Report Citations for MODFLOW 6

Hughes, J.D., Langevin, C.D., and Banta, E.R., 2017, Documentation for the MODFLOW 6 framework: U.S. Geological Survey Techniques and Methods, book 6, chap. A57, 40 p., <https://doi.org/10.3133/tm6A57>.

Langevin, C.D., Hughes, J.D., Banta, E.R., Niswonger, R.G., Panday, Sorab, and Provost, A.M., 2017, Documentation for the MODFLOW 6 Groundwater Flow Model: U.S. Geological Survey Techniques and Methods, book 6, chap. A55, 197 p., <https://doi.org/10.3133/tm6A55>.

Provost, A.M., Langevin, C.D., and Hughes, J.D., 2017, Documentation for the "XT3D" option in the Node Property Flow (NPF) Package of MODFLOW 6: U.S. Geological Survey Techniques and Methods, book 6, chap. A56, 40 p., <https://doi.org/10.3133/tm6A56>.

#### Software/Code Citation for MODFLOW 6 v.6.0.1

Langevin, C.D., Hughes, J.D., Banta, E.R., Provost, A.M., Niswonger, R.G., and Panday, Sorab, 2017, MODFLOW 6 Modular Hydrologic Model version 6.0.1: U.S. Geological Survey Software Release, 28 September 2017, <https://doi.org/10.5066/F76Q1VQV>

The locations of cross sections used in MODFLOW are shown in Figure 5, and the cross sections are illustrated in Figure 6 and Figure 7.



Figure 5 MODFLOW Cross Section Locations

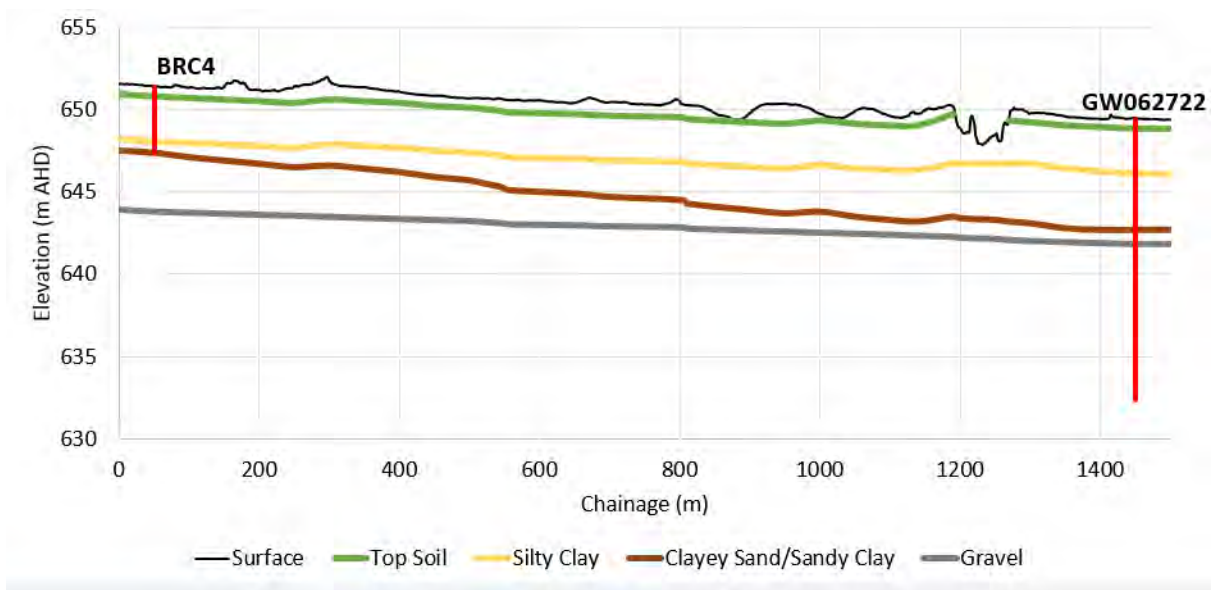


Figure 6 MODFLOW Cross Section A-A

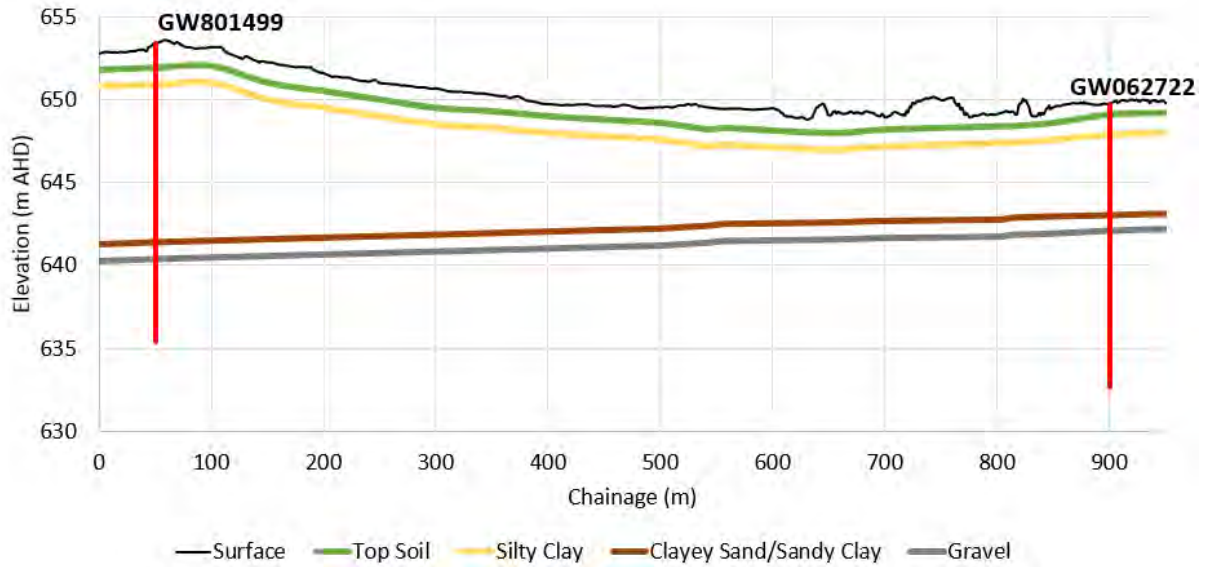


Figure 7 MODFLOW Cross Section B-B

The surface profile has been assumed to be reflected in the lower boundary interfaces. This is unlikely to reflect real conditions but adds a conservative complexity to aquifer flow.

The hydrogeologic framework is represented by cells of discrete volumes of material in a rectangular mesh. The size of the cells determines the accuracy of the MODFLOW model. The MODFLOW mesh is illustrated in Figure 8, and comprises a general mesh size of 100m x 100m, which is decreased to 50m x 50m around the wetland, in the area shown by the red rectangle.

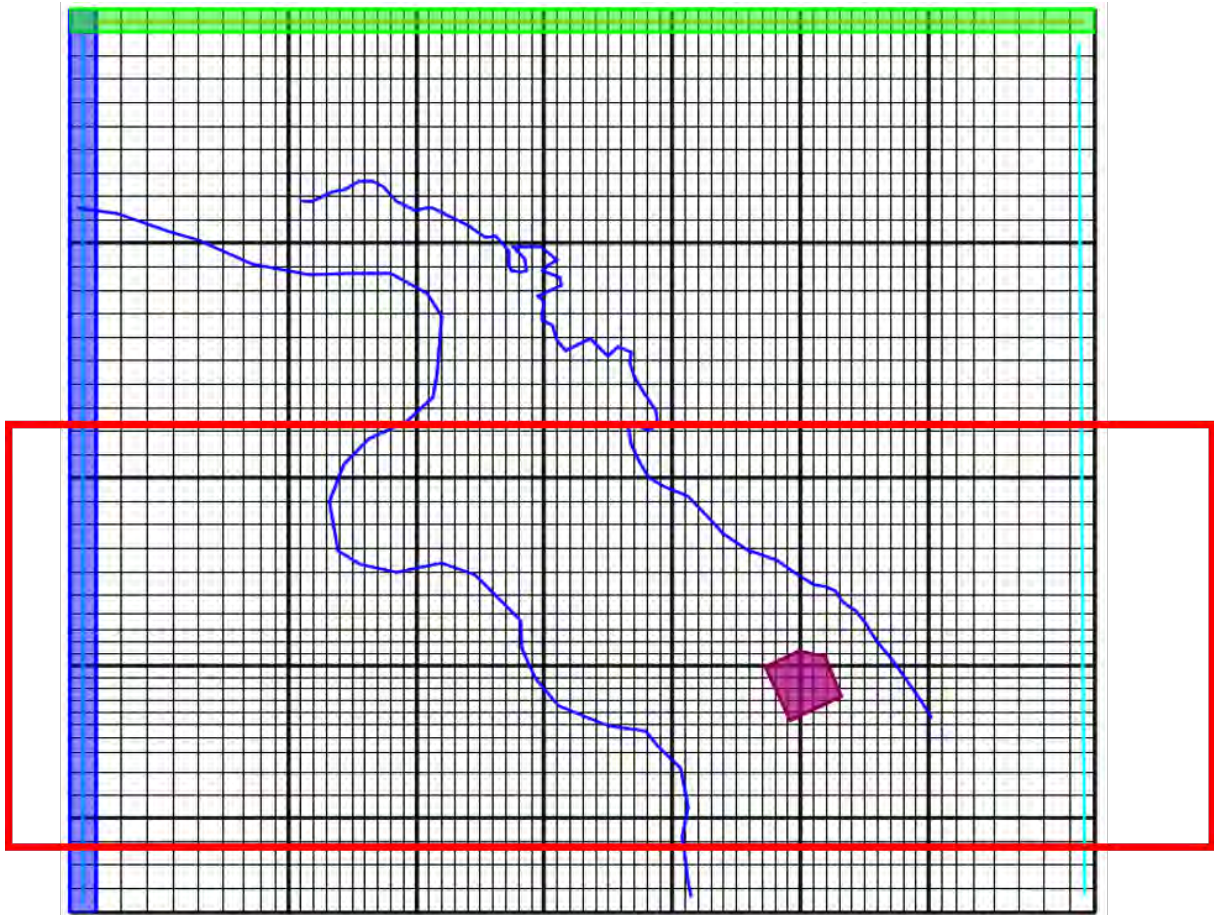


Figure 8 MODFLOW cell mesh

## 3.2 Model set up

### 3.2.1 Assumptions

- The aquifer is isotropic and homogeneous
- There are two unconfined aquifers and two confined
- Water table is below the river bottom
- The general flow direction is from south to north
- The river stage is defined as a height above the river bed
- The aquifer is saturated in the initial condition
- Aquifer recharge from rainfall (638 mm pa) was applied at a uniform rate per stress period.

### 3.2.2 Time steps

Groundwater flow was simulated in a transient mode.

The computational time intervals for a MODFLOW simulation are called "stress periods"<sup>2</sup>. The transient stresses (pumping rates, river stages, etc.) can only change at the beginning of each stress period. Stress periods can be subdivided into smaller time steps, if desired.

For this model the model was run for simulation durations of 10 years with a computational time interval (stress period) of 1 month.

<sup>2</sup> See [http://www.xmswiki.com/wiki/GMS:Stress\\_Periods](http://www.xmswiki.com/wiki/GMS:Stress_Periods)



### 3.2.3 Boundary conditions

Boundary conditions are elemental for the construction of a groundwater model. The objective of MODFLOW is simulate groundwater flow through a porous material applying the mathematical equations governing of groundwater flow.

### 3.2.4 Constant head

A constant head boundary (CHD) was used for all the model layers, based on the topography. The no flow boundaries are represented to the north, as groundwater flows from the South to the North. CHD boundaries were applied to the west and east of the site to simulate groundwater flow from high elevation to low elevation.

### 3.2.5 River package

The River package in MODFLOW is used to simulate flow between the Macquarie River, Raglan Creek and Brick Pit Wetland. The river is not represented within the grid but leakage is simulated as a head-dependent condition. These conditions are represented in MODFLOW by the river water surface elevation, the elevation of the bottom of riverbed sediments, and the river bed thickness, as illustrated in Figure 9.

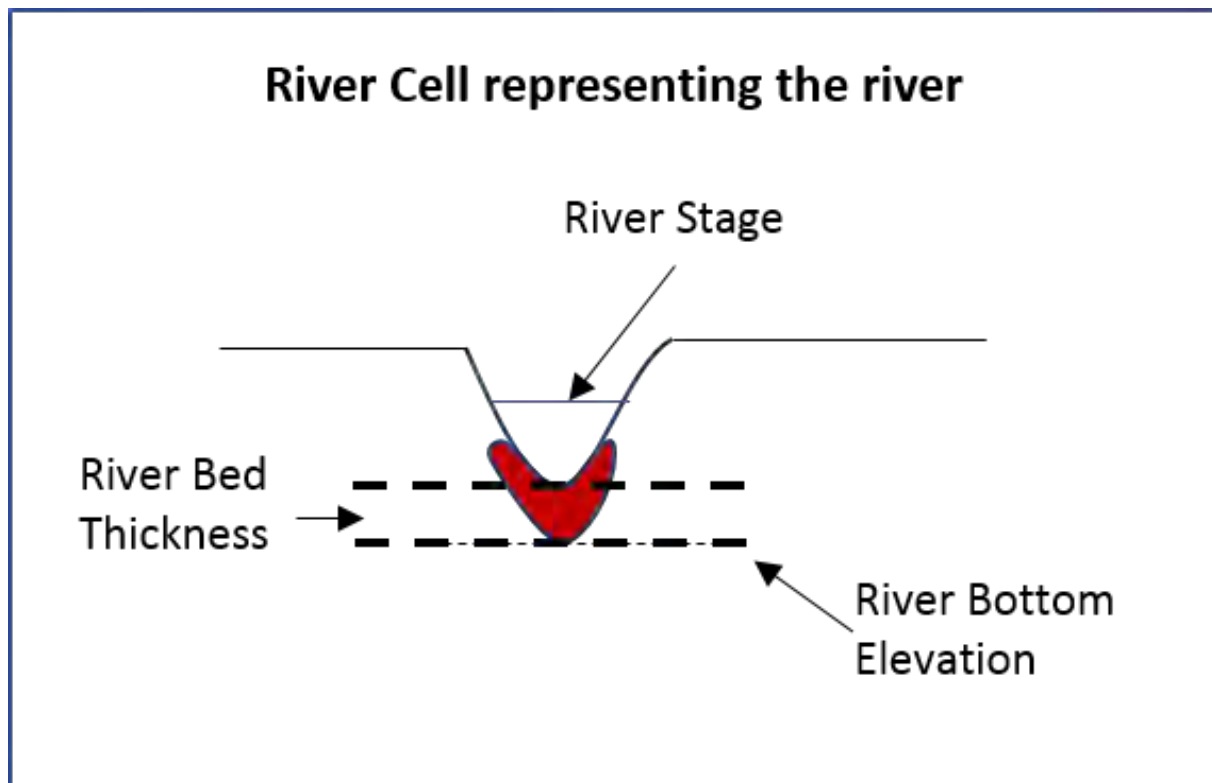


Figure 9 River package representation

### 3.2.6 Drain Package

The Drain Package is used to simulate the relationship between the groundwater flow and the wetlands. Two drains were defined at two different elevations based on the elevation of the pond and DEM elevation. A conductance of 0.001 was determined to avoid dry cells in the model. Likewise, the conductance was set using the defaults that MODFLOW provides according to the groundwater flow equation.

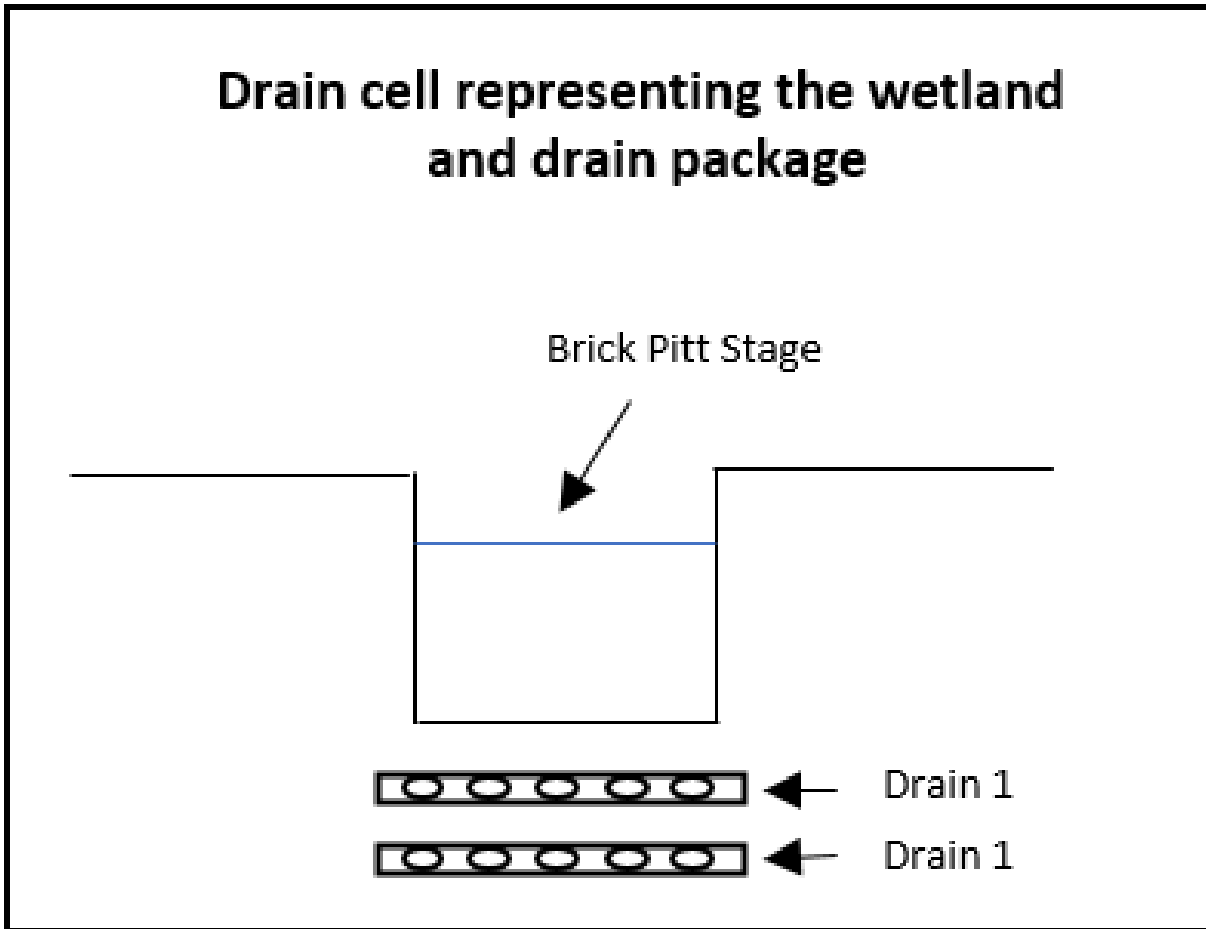


Figure 10 Drain Package

### 3.2.7 Recharge and groundwater evapotranspiration

Recharge and evapotranspiration rates were applied to the system to simulate evapotranspiration and recharge water balances. Statistic mean values for evapotranspiration and recharge were collected from Bureau of Meteorology’s Bathurst Airport Gauge Number 63291 for 1969.

### 3.2.8 Hydraulic Conductivities

Hydraulic conductivities were collated from previous groundwater model developed in the area (New South Wales Government, Office Water, 2010). An initial hydraulic conductivity was defined for each layer and it was varied to get the best match for the groundwater flow in the area. Hydraulic conductivities were interpreted from a literature search<sup>3</sup>, as summarised in Table 1, and they were applied to the various layers as illustrated in Figure 11.

Table 1 Aquifer Properties

Layer	Assumed thickness	Lithology	Hydraulic Conductivity	Vertical Conductivity	Specific Yield	Specific Storage
1	1.2 m	Clay	3.8E-5	0.1	0.2	Na

<sup>3</sup> [http://structx.com/Soil\\_Properties\\_007.html](http://structx.com/Soil_Properties_007.html) and Freeze, A. and Cherry, J. (1979), *Groundwater*, 0133653129, Englewood Cliffs, N.J Prentice-Hall 1979

2	1.2 m	Sandy-Clay	0.0578	0.1	0.2	Na
3	1 m	Gravels	0.003	0.1		1E-5
4		Granite	0.00023	0.1		1E-5

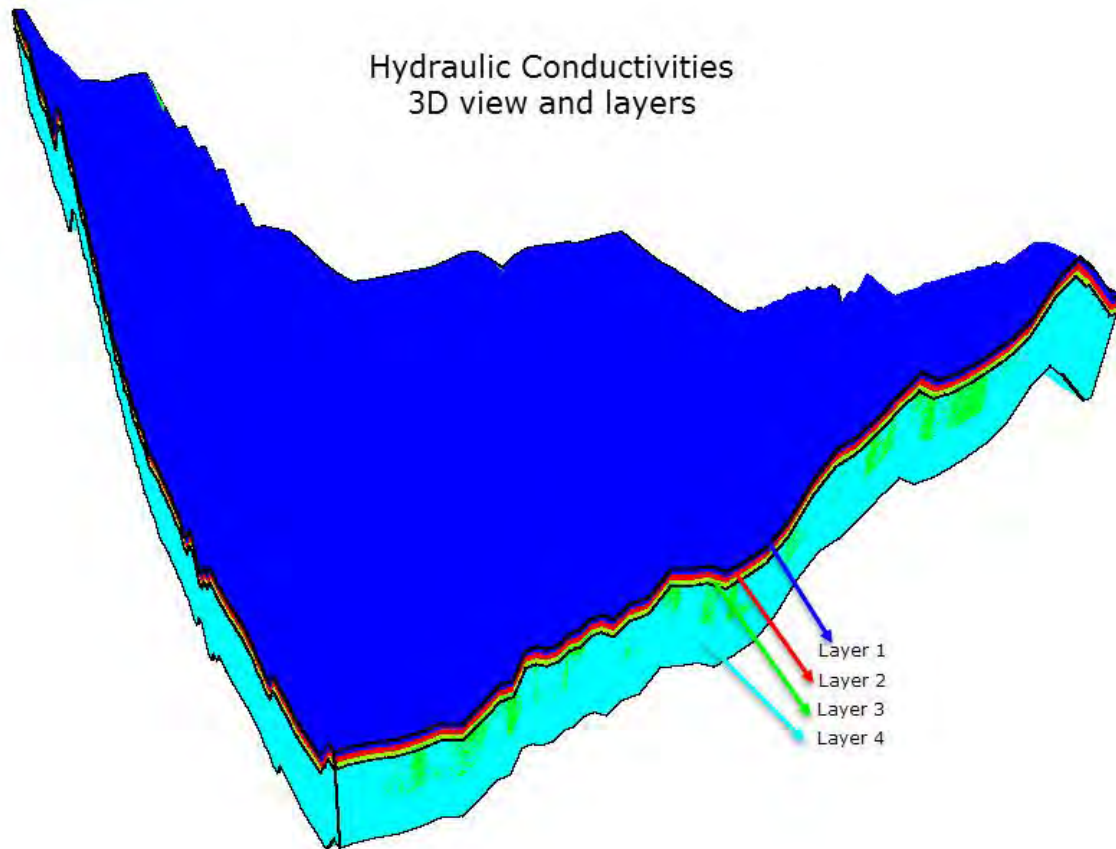


Figure 11 MODFLOW 3D View and Layers

The model was divided into a number of domains, as illustrated in Figure 27.

- Area 1 is the surrounding floodplain
- Area 2 is the area surrounding Raglan Creek
- Area 3 is the area surrounding the Macquarie River
- Area 4 is the wetland

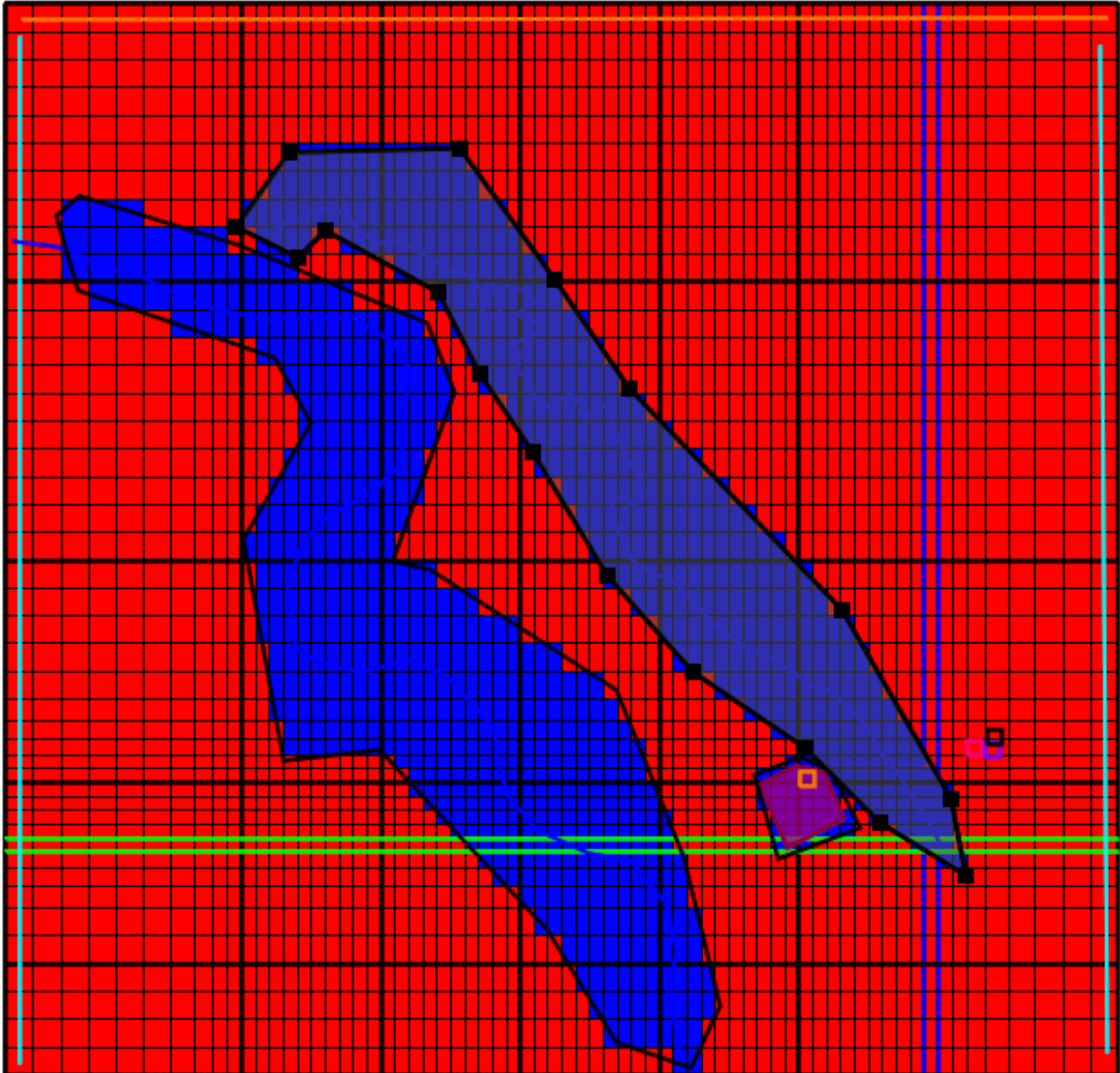


Figure 12 Modelling sub-domains

### 3.3 Modelling Results

Figure 13 shows a plan view of water contours calculated by MODFLOW. Changes in the water table during the stress periods for the first year are indicated in Figure 14 to Figure 20.

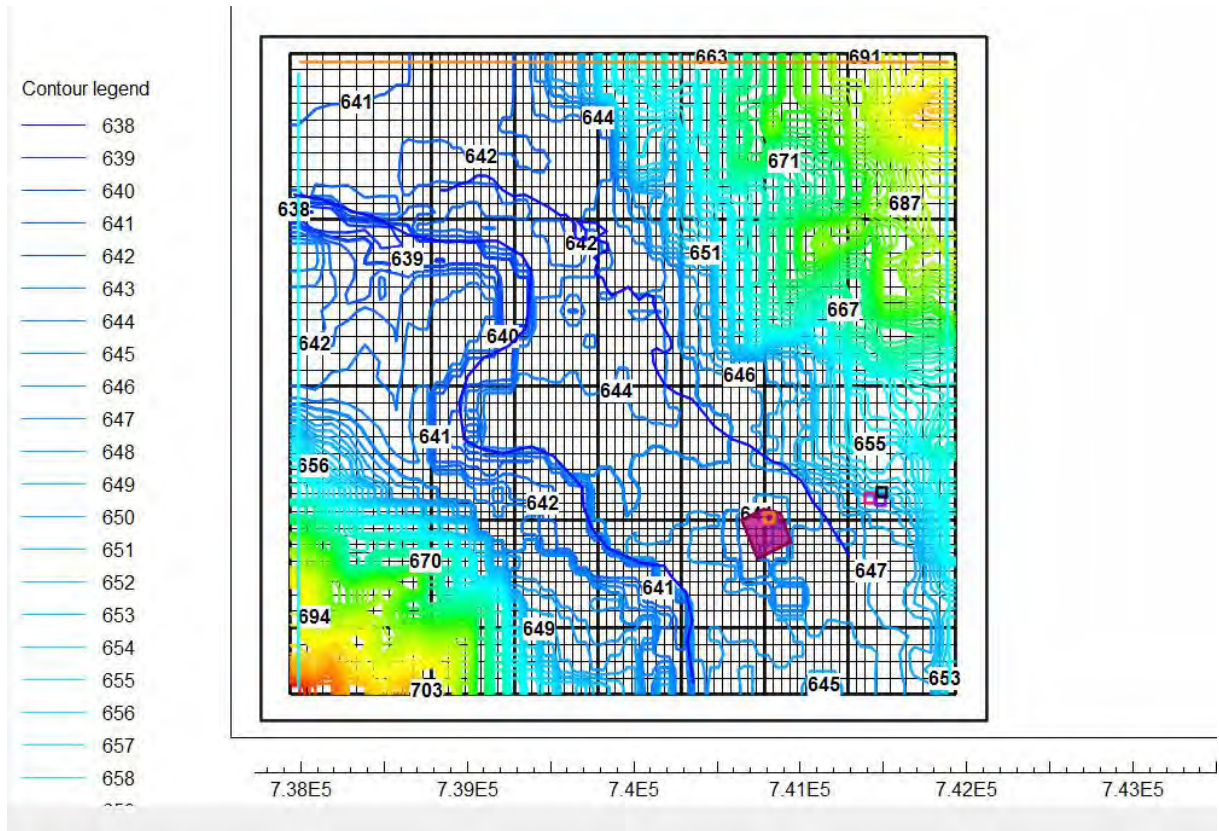


Figure 13 MODFLOW Plan view Initial conditions

For the initial boundaries and conditions the water table was assigned to the bottom of the layer of gravel (purple line) to comply with the assumption that the water table is at the bottom of the river. The following elevations are relevant:

- Macquarie River bed elevation                      645.5 m AHD
- Macquarie River top of right bank                649.0 m AHD
- Brick Pit water surface                                647.0 m AHD

For the First Year, the boundary conditions representing water levels were modified as follows.

- Brick Pit initial water table:                      643.77 m AHD
- Macquarie River:                                      643.53 m AHD
- Raglan Creek:                                         647.05 m AHD

In Month 1, groundwater flows towards the wetland, and the water table rises (Figure 15)

In Month 2, groundwater flows from the Macquarie River and Raglan Creek to the wetland and the water table rises (Figure 16).

In Months 3, 4, and 5 groundwater still flows to the wetland until the commencement of saturation (Figure 17, Figure 18, Figure 19)

In Month 6 Figure there is no water groundwater movement (Figure 20).

The following figures present the hydrostatic pressure at a cross section (looking from south to north) at the end of each monthly stress period. The hydraulic grade line, which indicates the hydrostatic pressure, is shown as a brown line.

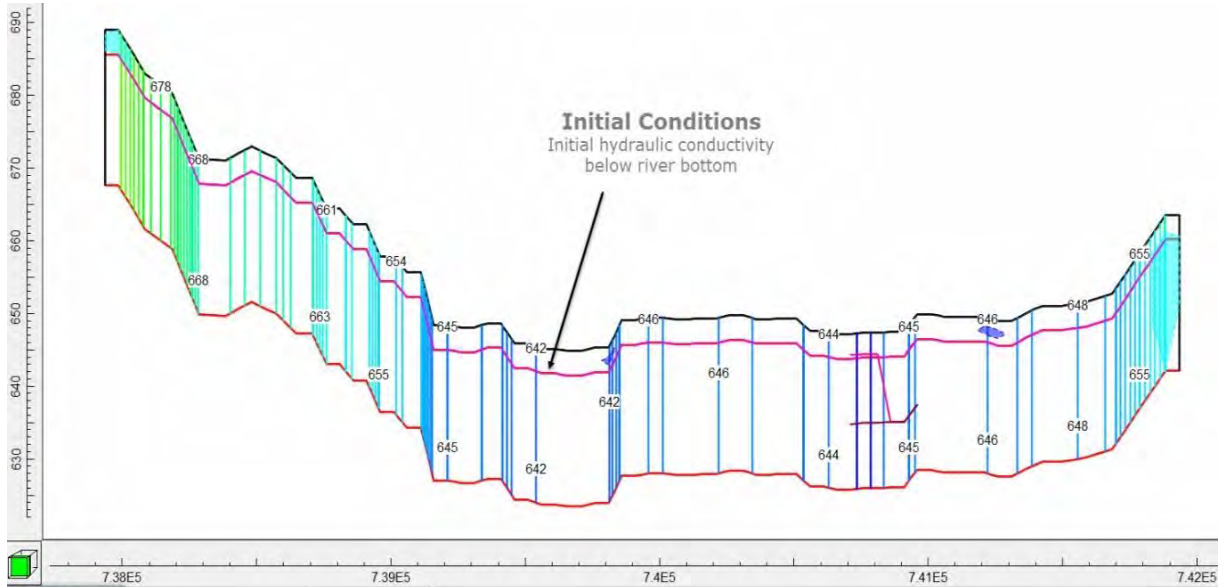


Figure 14 Initial head Conditions

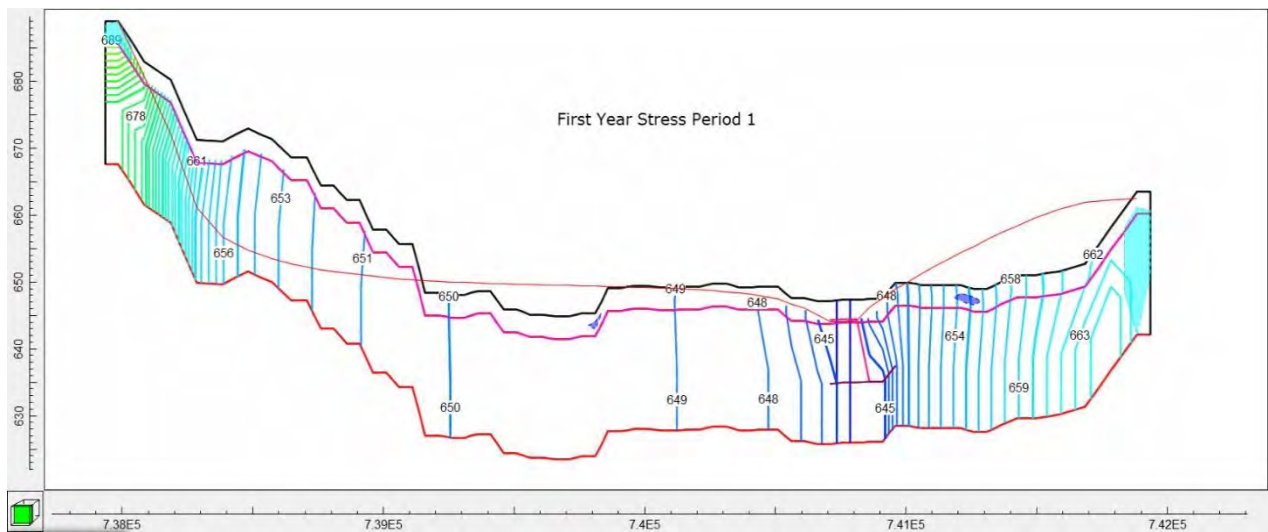


Figure 15 MODFLOW groundwater levels for hydraulic head First Year Month 1

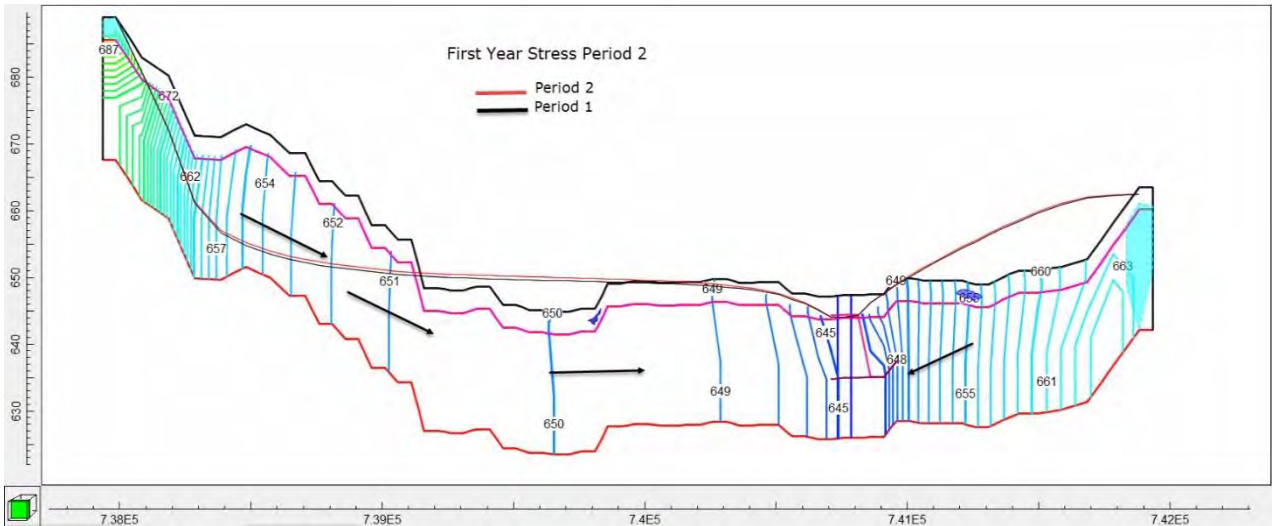


Figure 16 MODFLOW groundwater levels for hydraulic conductivity head First Year Month 2

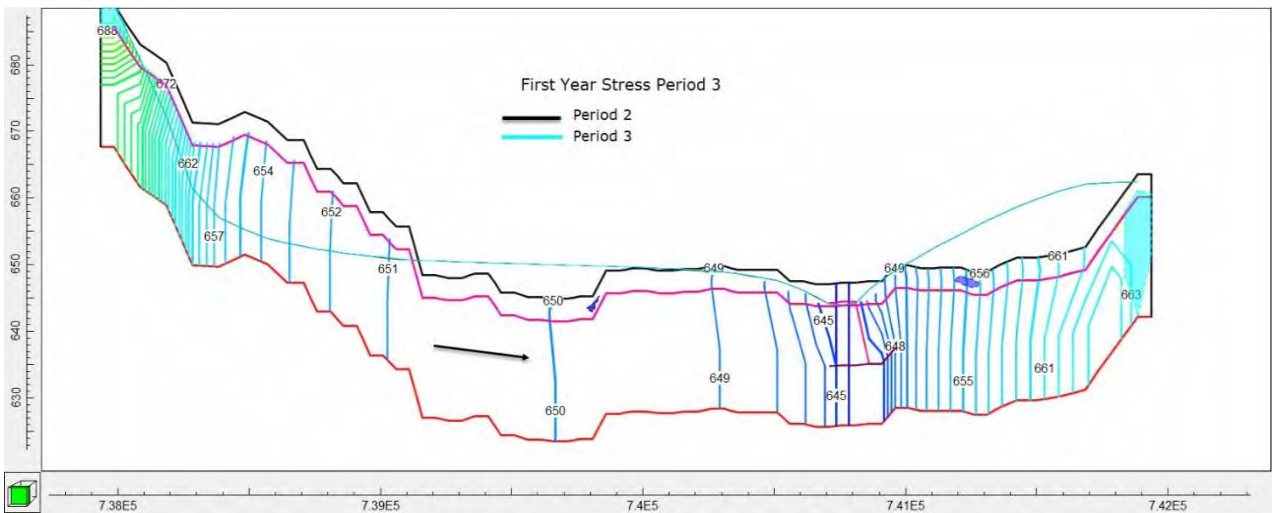


Figure 17 MODFLOW groundwater levels for hydraulic conductivity head for First Year Month 3

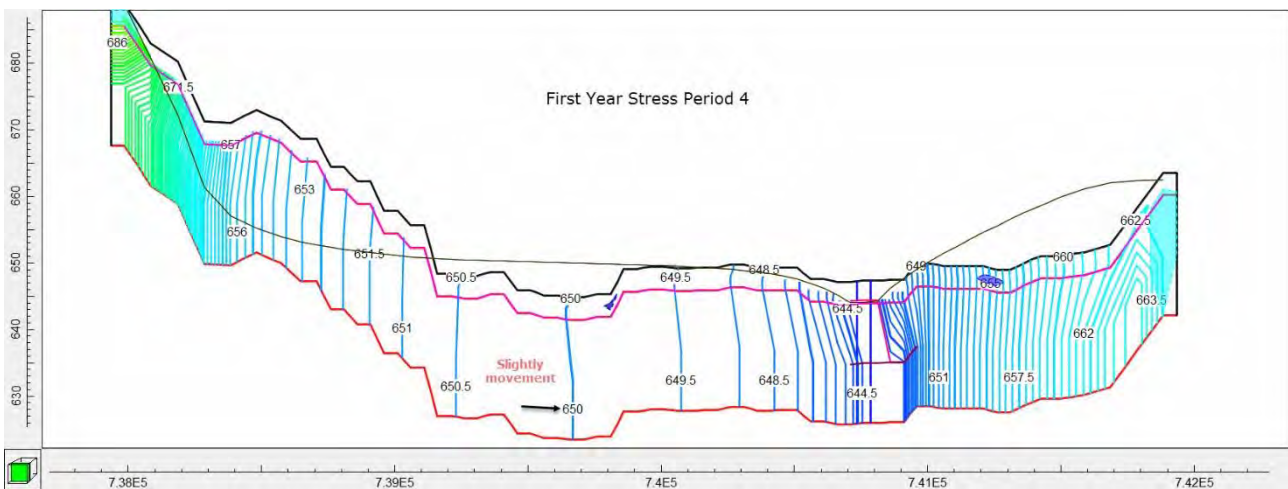


Figure 18 MODFLOW groundwater levels for hydraulic conductivity head for First Year Month 4

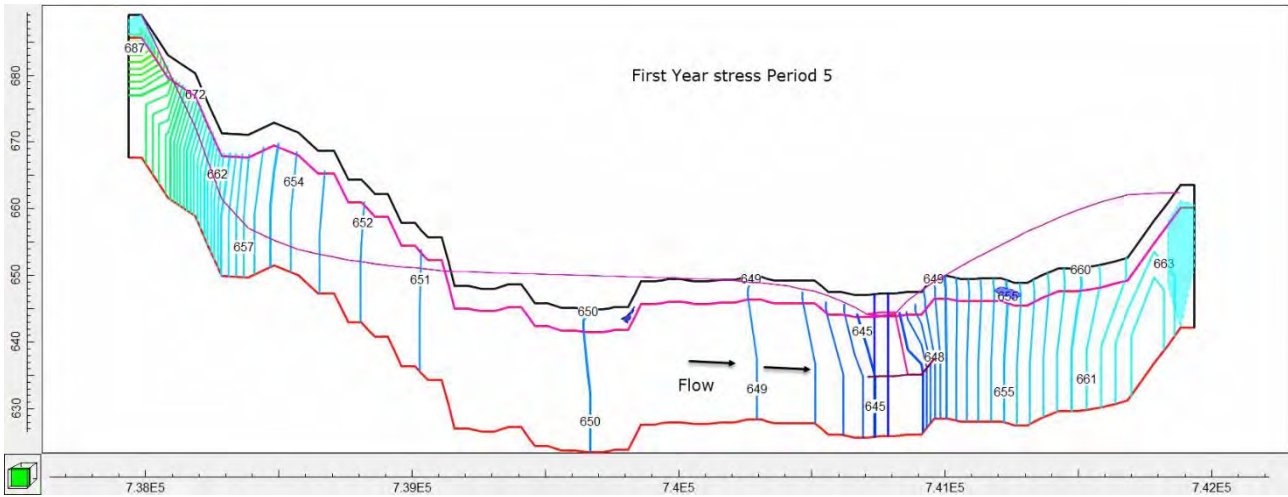


Figure 19 MODFLOW groundwater levels for hydraulic conductivity head for First Year Month 5

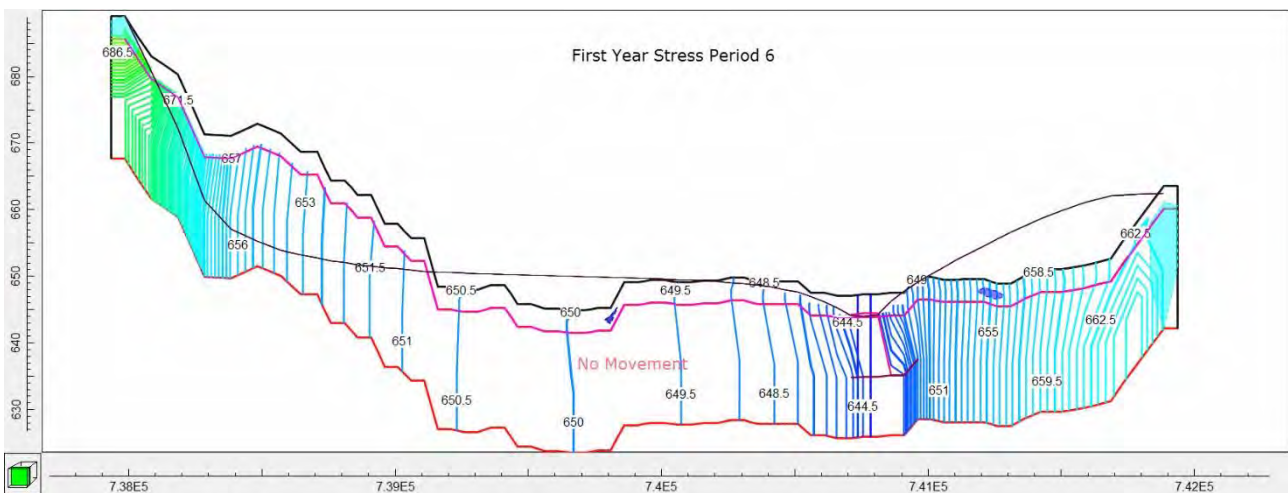


Figure 20 MODFLOW Groundwater levels for hydraulic conductivity head for First Year Month 6

The influence of water levels in the Macquarie River on water levels in the wetland produced the following results is illustrated in Table 2. This indicates for a rise of 0.49 m in the Macquarie River between Month 1 and Month 3, the wetland water level increases by only 0.09 m.

Table 2 MODFLOW water levels

	Macquarie River	Brick Pit	Raglan Creek
Initial condition	645.50	643.77	647.04
Month 1	649.34	645.86	654.48
Month 2	649.77	645.87	654.48
Month 3	649.83	645.95	654.48

#### 4. Discussion

The groundwater assessment and MODFLOW model indicate that the Brick Pit wetland is underlain by permeable sands and gravels which provide a hydraulic connection between the Macquarie River



and the Raglan Creek. However, there are insufficient data, including documentation, piezometers, boreholes and groundwater monitoring in the area to determine the dominant aquifer scenarios.

In the MODFLOW results for Stress Period (Month) 1, inflows to the Brick Pit wetland were 5.8 l/s from the Macquarie River and 4.8 l/s from Raglan Creek. These would be accompanied by flows from the aquifer upstream and flows to the aquifer downstream. The MODFLOW results for the following Stress Periods indicate that water pressures and levels require several months to reach equilibrium. With these flow rates, relatively constant water levels in the wetland indicate that the wetland is a window to the aquifer.

In a sensitivity test, a water level of 2m above bank level (assuming a notional glass wall at the river bank) caused a minimal but noticeable rise in the water level at the wetland but 3 months later. The peak water level in the wetland occurred 8 months later. These results suggest there is little opportunity to manage water levels in the wetland through a reliance on groundwater alone.

The soil profiles, geologic interpretation and surrounding bore hole data do not indicate that the water table at the Brick Pit wetland is perched, but is a result of continuous supply from a wider aquifer in the Macquarie River valley. This supply will fluctuate under long term drought conditions but for the most part, appears to be reasonably reliable.

The depth of the upper clay layer will vary across the site and it may be prudent to do test pits to check the variability of the underside of the upper impervious layers and potential recharge.

Although aquifer flux is comparatively rapid from a groundwater perspective, there will be periods of extended drought. It may be practical to resupply from a higher elevation bore and gravity feed to the wetland.



## Appendix C

### Borehole Logs

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12/11/2017

allwaterdata.water.nsw.gov.au/wgen/users/020050048/gw801843.wsr.htm

# NSW Office of Water

## Work Summary

GW801843

Licence: 80BL241347

Licence Status: CONVERTED

Authorised Purpose(s): STOCK,DOMESTIC  
Intended Purpose(s): STOCK, DOMESTIC

Work Type: Bore  
Work Status: Supply Obtained  
Construct.Method: Rotary Air  
Owner Type: Private

Commenced Date: Final Depth: 42.00 m  
Completion Date: 30/01/2003 Drilled Depth: 42.00 m

Contractor Name: Competitive Drilling Services  
Driller: Phillip William Brown  
Assistant Driller:

Property: N/A 10 ELEVEN MILE DRIVE  
EGLINTON 2795 Standing Water Level: 14.000  
GWMA: - Salinity:  
GW Zone: - Yield: 1.000

### Site Details

Site Chosen By:

County Parish Cadastre  
Form A: ROXBU ROXBU.030 LT 2 DP 244390  
Licensed: ROXBURGH PEEL Whole Lot 2//244390

Region: 80 - Macquarie-Western CMA Map: 8831-3S  
River Basin: 421 - MACQUARIE RIVER Grid Zone: Scale:  
Area/District:

Elevation: 0.00 m (A.H.D.) Northing: 6301979.0 Latitude: 33°23'39.9"S  
Elevation Source: Unknown Easting: 741222.0 Longitude: 149°35'36.5"E

GS Map: - MGA Zone: 0 Coordinate Source: GPS - Global Positioning System

### Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	42.00	200			Rotary Air
1		Annulus	Waterworn/Rounded	0.00	42.00				Graded, Q:1.000m3
1	1	Casing	Pvc Class 9	0.00	42.00	150	132		Seated on Bottom, Glued
1	1	Opening	Slots - Horizontal	31.00	37.00	150		1	Mechanically Slotted, PVC Class 9, SL: 15.0mm, A: 3.00mm

### Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
36.10	36.70	0.60	Unknown	14.00		1.00		03:00:00	

### Geologists Log

#### Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.20	0.20	Topsoil	Topsoil	

<http://allwaterdata.water.nsw.gov.au/wgen/users/020050048/gw801843.wsr.htm>

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12/11/2017

allwaterdata.water.nsw.gov.au/wgen/users/020050048/gw801843.wsr.htm

0.20	3.00	2.80	Clay	Clay	
3.00	42.00	39.00	Granite, pink	Granite	

Remarks

---

30/01/2003: Form A Remarks:  
 Coordinates taken as AMG.  
 Open ended. Sump was installed from 37m to 42m. Fixing code was both glued & riveted.  
 Gravel pack was poured or shovelled into annulus.  
 Assistant driller was Joe Turner, total of 2 drillers.

\*\*\* End of GW801843 \*\*\*

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11/25/2017

allwaterdata.water.nsw.gov.au/wgen/users/625152587//gw801499.wsr.htm

# NSW Office of Water

## Work Summary

GW801499

Licence: 80BL239631

Licence Status: CONVERTED

Authorised Purpose(s): DOMESTIC  
Intended Purpose(s): STOCK, DOMESTIC

Work Type: Bore  
Work Status: Supply Obtained  
Construct.Method: Rotary Air  
Owner Type: Private

Commenced Date: Final Depth: 18.00 m  
Completion Date: 12/02/2002 Drilled Depth: 18.00 m

Contractor Name: Competitive Drilling Services  
Driller: Phillip William Brown  
Assistant Driller:

Property: 7 LEO GRANT DRIVE BATHURST Standing Water Level: 4.000  
2795  
GWMA: - Salinity:  
GW Zone: - Yield: 1.000

### Site Details

Site Chosen By:

County Parish Cadastre  
Form A: ROXBU ROXBU.030 LT 4 DP 263985  
Licensed: ROXBURGH PEEL Whole Lot 4//263985

Region: 80 - Macquarie-Western CMA Map: 8831-3S  
River Basin: 421 - MACQUARIE RIVER Grid Zone: Scale:  
Area/District:

Elevation: 0.00 m (A.H.D.) Northing: 6301264.0 Latitude: 33°24'03.0"S  
Elevation Source: Unknown Easting: 741421.0 Longitude: 149°35'44.9"E

GS Map: - MGA Zone: 0 Coordinate Source: Map Interpretation

### Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	18.00	200			Rotary Air
1		Annulus	Waterworn/Rounded	0.00	18.00				Graded, Q:1.000m3
1	1	Casing	Pvc Class 9	0.00	18.00	150	132		Seated on Bottom, Glued
1	1	Opening	Slots - Vertical	12.00	18.00	150		1	Mechanically Slotted, PVC Class 9, SL: 10.0mm, A: 3.00mm

### Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
12.00	13.00	1.00	Unknown	4.00		1.00		02:00:00	

### Geologists Log

#### Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	1.00	1.00	Topsoil	Topsoil	
1.00	2.50	1.50	Clay	Clay	

<http://allwaterdata.water.nsw.gov.au/wgen/users/625152587//gw801499.wsr.htm>

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allwaterdata.water.nsw.gov.au/wgen/users/625152587/gw801499.wsr.htm

2.50	12.00	9.50	Sandy Clay	Invalid Code	
12.00	13.00	1.00	Gravel	Gravel	
13.00	18.00	5.00	Sandy Clay	Invalid Code	

## Remarks

---

12/02/2002: Form A Remarks:

No coordinates provided. Casing and Water Entry Method fixing code were both Glued and Riveted. Gravel Pack was poured or shovelled into annulus. Open ended. Assistant driller Ray Heslin, total of 2 drillers. Both Screen and Slot information were given.

03/06/2002: Coordinates taken from Arcview.

03/06/2002: Fixing codes were both Glued and Riveted. Fixing codes were both Glued and Riveted. Open ended.

03/06/2002: Gravel pack was shovelled or poured into annulus.

05/07/2002: Screen details were deleted as per phone conversation on 5/7/02.

\*\*\* End of GW801499 \*\*\*

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11/25/2017

allwaterdata.water.nsw.gov.au/wgen/users/625152587/gw803329.wsr.htm

# NSW Office of Water

## Work Summary

GW803329

Licence: 80BL243934

Licence Status: CONVERTED

Authorised Purpose(s): DOMESTIC

Intended Purpose(s): DOMESTIC

Work Type: Bore

Work Status: Supply Obtained

Construct.Method: Rotary Mud

Owner Type: Private

Commenced Date:

Completion Date: 21/09/2007

Final Depth: 27.00 m

Drilled Depth: 27.00 m

Contractor Name: Watermin Drillers Pty Ltd

Driller: Ernest Maxwell Jones

Assistant Driller: M Jones

Property: 5 LEO GRANT DRIVE KELSO 2795

GWMA:

GW Zone:

Standing Water Level:

Salinity:

Yield: 0.700

### Site Details

Site Chosen By:

County  
Form A: ROXBU  
Licensed:Parish  
ROXBU.30Cadastre  
3//263985

Region: 80 - Macquarie-Western

CMA Map: 8831-3S

River Basin: 421 - MACQUARIE RIVER  
Area/District:

Grid Zone:

Scale:

Elevation: 0.00 m (A.H.D.)  
Elevation Source: UnknownNorthing: 6301258.0  
Easting: 741473.0Latitude: 33°24'03.1"S  
Longitude: 149°35'47.0"E

GS Map: -

MGA Zone: 0

Coordinate Source: GPS - Global  
Positioning System

### Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	14.50	200			Rotary Mud
1		Hole	Hole	14.50	20.50	150			Rotary Mud
1		Hole	Hole	20.50	27.00	125			Rotary - Air/Foam
1		Annulus	Waterworn/Rounded	1.00	14.50	200	140		Graded, PL:Pooured/Shovelled
1		Annulus	Waterworn/Rounded	14.50	20.50	150	140		Graded, PL:Pooured/Shovelled
1	1	Casing	Steel - Erw	-0.30	20.50	140	130		Driven into Hole, Welded - Butt, S: 21.00-27.00m
1	1	Opening	Slots - Vertical	6.00	20.50	140		1	Oxy-Acetylene Slotted, Steel - ERW, Welded - Butt, SL: 100.0mm, A: 2.00mm

### Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
6.00	20.50	14.50	Unknown			0.70			

### Geologists Log

### Drillers Log

<http://allwaterdata.water.nsw.gov.au/wgen/users/625152587/gw803329.wsr.htm>

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allwaterdata.water.nsw.gov.au/wgen/users/625152587/gw803329.wsr.htm

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	4.50	4.50	Clay	Clay	
4.50	10.00	5.50	Gravel	Gravel	
10.00	12.00	2.00	Clay	Clay	
12.00	21.00	9.00	Decomposed Granite	Invalid Code	
21.00	27.00	6.00	Granite	Granite	

## Remarks

---

21/09/2007: Form A Remarks:  
Nat Carling, 11-Oct-2007.

\*\*\* End of GW803329 \*\*\*

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11/29/2017

allwaterdata.water.nsw.gov.au/wgen/users/727081298/gw062722.wsr.htm

# NSW Office of Water

## Work Summary

GW062722

Licence: 80BL134606

Licence Status: CONVERTED

Authorised Purpose(s): STOCK  
Intended Purpose(s): STOCK

Work Type: Bore

Work Status:

Construct.Method: Rotary Air

Owner Type: Private

Commenced Date:  
Completion Date: 01/07/1986

Final Depth: 17.00 m  
Drilled Depth: 17.00 m

Contractor Name:

Driller:

Assistant Driller:

Property: N/A NSW

Standing Water Level  
(m):

GWMA: -  
GW Zone: -

Salinity Description:  
Yield (L/s):

### Site Details

Site Chosen By:

County: ROXBURGH  
Parish: ROXBURGH  
Cadastral: 34  
Form A: ROXBURGH  
Licensed: ROXBURGH  
PEEL  
Whole Lot //

Region: 80 - Macquarie-Western  
River Basin: 421 - MACQUARIE RIVER  
Area/District:

CMA Map: 8831-3S  
Grid Zone:

Scale:

Elevation: 0.00 m (A.H.D.)  
Elevation Source: (Unknown)

Northing: 6301548.0  
Easting: 740685.0

Latitude: 33°23'54.4"S  
Longitude: 149°35'16.2"E

GS Map: -

MGA Zone: 0

Coordinate Source: GD.,ACC.MAP

### Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1	1	Casing	Welded Steel	-0.30	17.00	160			Seated on Bottom
1	1	Opening	Slots - Vertical	6.70	17.00	160		1	Oxy-Acetylene Slotted, A: 3.00mm

### Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
6.70	17.00	10.30	(Unknown)	3.00		1.50			

### Geologists Log

#### Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.60	0.60	Topsoil	Topsoil	
0.60	1.80	1.20	Clay	Clay	
1.80	6.70	4.90	Clay Sand	Clay	
6.70	7.60	0.90	Gravel Water Supply	Gravel	
7.60	17.00	9.40	Granite Decomposed Water Supply	Granite	

<http://allwaterdata.water.nsw.gov.au/wgen/users/727081298/gw062722.wsr.htm>

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11/29/2017

[allwaterdata.water.nsw.gov.au/wgen/users/727081298/gw062722.wsr.htm](http://allwaterdata.water.nsw.gov.au/wgen/users/727081298/gw062722.wsr.htm)

## Remarks

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\*\*\* End of GW062722 \*\*\*

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Geotechnical Engineers & Engineering Geologists  
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Aggregates and Concrete  
Geotechnical & Environmental Drilling



Site Plan & Borehole Locations





Macquarie Geotechnical  
 3 Watt Drive  
 Robin Hill NSW 2795  
 Telephone: 02 6332 2011

**BOREHOLE NUMBER BH01**

PAGE 1 OF 1

CLIENT Bathurst Regional Council PROJECT NAME Hereford street Light Poles  
 PROJECT NUMBER B16384 PROJECT LOCATION Hereford Street, Bathurst  
 DATE STARTED 17/8/16 COMPLETED 17/8/16 R.L. SURFACE \_\_\_\_\_ DATUM \_\_\_\_\_  
 DRILLING CONTRACTOR \_\_\_\_\_ SLOPE 90° BEARING ---  
 EQUIPMENT Innovative Sampla HOLE LOCATION Hereford Street: Far-East side  
 HOLE SIZE 100mm LOGGED BY MM CHECKED BY RP  
 NOTES \_\_\_\_\_ EASTING (m) \_\_\_\_\_ NORTHING (m) \_\_\_\_\_

Method	Water	RL (m)	Depth (m)	Graphic Log	Classification Symbol	Material Description	Samples Tests Remarks	DCP (blows/100mm)	Additional Observations
ADV			0.5			Silty CLAY: Dark greyish-black, medium to high plasticity clay and very fine silt. Soft consistency and slightly moist to moist.	Disturbed Sample	0 5 10 15 20 25	
			1.0						
			1.5			Silty CLAY: Dark greyish-black, medium to high plasticity clay and very fine silt. Soft to firm consistency and slightly moist to moist.	Disturbed Sample		
			2.0						
			2.5			Silty CLAY: Slightly lighter colour than previous (Medium grey), medium to high plasticity clay and very fine silt. Firm consistency and slightly moist to moist.	Disturbed Sample		
			3.0						
			3.5				Disturbed Sample		
			4.0			EOH @ 4.0m BH01 terminated at 4m			
			4.5						
			5.0						

MG LIB 1.03.GLB Log BOREHOLE / TEST PIT MG 00.GPJ <<DrawingFile>> 26/08/2016 14:10 10.0.000 Daigal Photo Tool



Macquarie Geotechnical  
3 Watt Drive  
Robin Hill NSW 2795  
Telephone: 02 6332 2011

**BOREHOLE NUMBER BH02**

CLIENT Bathurst Regional Council PROJECT NAME Hereford street Light Poles

PROJECT NUMBER B16384 PROJECT LOCATION Hereford Street, Bathurst

DATE STARTED 17/8/16 COMPLETED 17/8/16 R.L. SURFACE \_\_\_\_\_ DATUM \_\_\_\_\_

DRILLING CONTRACTOR \_\_\_\_\_ SLOPE 90° BEARING ---

EQUIPMENT Innovative Sampla HOLE LOCATION Hereford Street: Mid-East side

HOLE SIZE 100mm LOGGED BY MM CHECKED BY RP

NOTES \_\_\_\_\_ EASTING (m) \_\_\_\_\_ NORTHING (m) \_\_\_\_\_

Method	Water	RL (m)	Depth (m)	Graphic Log	Classification Symbol	Material Description	Samples Tests Remarks	DCP (blows/100mm)	Additional Observations
ADV			0.5			Gravelly clayey SAND with trace silt: Dark grey/brown, medium to coarse sand, low to moderate plasticity clay, fine to coarse rounded (alluvial) gravel with traces of very fine silt. Loose consistency and slightly moist to moist.	Disturbed Sample	0 5 10 15 20 25	
			1.0			Silty CLAY: Dark grey, medium plasticity clay and very fine silt. Soft to firm consistency and slightly moist.			
			1.5			Silty CLAY: Dark grey, medium plasticity clay and very fine silt. Soft to firm consistency and dry to slightly moist.	Disturbed Sample		
			2.0			Silty CLAY: Dark grey, medium plasticity clay and very fine silt. Soft to firm consistency and dry.			
			2.5			Silty CLAY: Dark grey, medium plasticity clay and very fine silt. Soft to firm consistency and dry to slightly moist.	Disturbed Sample		
			3.0			Silty CLAY: Dark grey, medium plasticity clay and very fine silt. Firm consistency and slightly moist.			
			3.5				Disturbed Sample		
			4.0			BH02 terminated at 4m			
			4.5						
			5.0						

MG LIB 1.03.GLB Log BOREHOLE / TEST PIT MG 00.GPJ <<DrawingFile>> 26/08/2016 14:10 10.0.000 Daigal Photo Tool



Macquarie Geotechnical  
3 Watt Drive  
Robin Hill NSW 2795  
Telephone: 02 6332 2011

**BOREHOLE NUMBER BH03**

CLIENT Bathurst Regional Council PROJECT NAME Hereford street Light Poles  
 PROJECT NUMBER B16384 PROJECT LOCATION Hereford Street, Bathurst  
 DATE STARTED 17/8/16 COMPLETED 17/8/16 R.L. SURFACE \_\_\_\_\_ DATUM \_\_\_\_\_  
 DRILLING CONTRACTOR \_\_\_\_\_ SLOPE 90° BEARING ---  
 EQUIPMENT Innovative Sampla HOLE LOCATION Hereford Street: Mid-West side  
 HOLE SIZE 100mm LOGGED BY MM CHECKED BY RP  
 NOTES \_\_\_\_\_ EASTING (m) \_\_\_\_\_ NORTHING (m) \_\_\_\_\_

Method	Water	RL (m)	Depth (m)	Graphic Log	Classification Symbol	Material Description	Samples Tests Remarks	DCP (blows/100mm)					Additional Observations	
								0	5	10	15	20		25
ADV			0.5			Silty CLAY: Dark greyish-black, medium plasticity clay and very fine silt. Soft to firm consistency and slightly moist to moist.								
			1.0			Silty CLAY: Dark greyish-black, medium plasticity clay and very fine silt. Soft consistency and slightly moist to moist.	Disturbed Sample							
			1.5			Silty CLAY: Dark greyish-black, medium plasticity clay and very fine silt. Firm consistency and slightly moist to dry.								
			2.0			Silty CLAY: Dark greyish-black, medium plasticity clay and very fine silt. Firm consistency and slightly moist to dry.	Disturbed Sample							
			3.0			Silty CLAY: Dark greyish-black, medium plasticity clay and very fine silt. Firm to stiff consistency and slightly moist to dry.	Disturbed Sample							
			3.5			Silty CLAY with gravel: Orange-dark brown, medium plasticity clay, very fine silt with medium to coarse rounded (alluvial) gravel. Firm to stiff consistency and slightly moist to dry.								
			4.0			BH03 terminated at 4m	Disturbed Sample							
			4.5											
			5.0											

MG LIB 1.03.GLB Log BOREHOLE / TEST PIT MG 00.GPJ <<DrawingFile>> 26/08/2016 14:10 10.0.000 Daigal Photo Tool



Macquarie Geotechnical  
3 Watt Drive  
Robin Hill NSW 2795  
Telephone: 02 6332 2011

**BOREHOLE NUMBER BH04**

CLIENT Bathurst Regional Council PROJECT NAME Hereford street Light Poles  
 PROJECT NUMBER B16384 PROJECT LOCATION Hereford Street, Bathurst  
 DATE STARTED 17/8/16 COMPLETED 17/8/16 R.L. SURFACE \_\_\_\_\_ DATUM \_\_\_\_\_  
 DRILLING CONTRACTOR \_\_\_\_\_ SLOPE 90° BEARING ---  
 EQUIPMENT Innovative Sampla HOLE LOCATION Hereford Street: Far-West side  
 HOLE SIZE 100mm LOGGED BY MM CHECKED BY RP  
 NOTES \_\_\_\_\_ EASTING (m) \_\_\_\_\_ NORTHING (m) \_\_\_\_\_

Method	Water	RL (m)	Depth (m)	Graphic Log	Classification Symbol	Material Description	Samples Tests Remarks	DCP (blows/100mm)	Additional Observations
ADV			0.5			Silty CLAY: Dark greyish black, medium plasticity clay and very fine silt. Soft consistency and slightly moist to moist.		0 5 10 15 20 25	
			1.0			Silty CLAY: Dark greyish black, medium plasticity clay and very fine silt. Soft consistency and slightly moist to dry.	Disturbed Sample		
			1.5			Silty CLAY: Dark greyish black, medium plasticity clay and very fine silt. Soft to firm consistency and slightly moist.			
			2.0			Silty CLAY: Dark greyish black, medium plasticity clay and very fine silt. Soft to firm consistency and slightly moist.	Disturbed Sample		
			2.5			Silty CLAY with gravel: Dark brown/feint orange, medium plasticity clay, very fine silt with fine to coarse rounded (alluvial) gravel. Firm consistency and slightly moist.			
			3.0			Silty CLAY with gravel: Dark brown/feint orange, medium plasticity clay, very fine silt with fine to coarse rounded (alluvial) gravel. Firm consistency and slightly moist.	Disturbed Sample		
			3.5			Clayey SAND: Dark greyish-brown, fine to coarse sand and low to medium plasticity clay. Loose consistency and slightly moist to moist.			
			4.0			Sandy CLAY: Dark brown, medium plasticity clay and fine to coarse sand. Soft consistency and moist.	Disturbed Sample		
			4.0			BH04 terminated at 4m			
			4.5						
			5.0						

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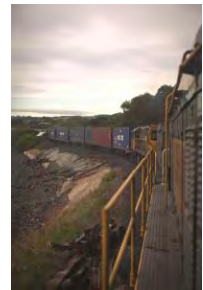
## Contact

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transport | community | mining | industrial | food & beverage | energy



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Anonymous User completed Draft Economic Development Strategy (20.00071)

Your Say Bathurst Region

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04/05/2018 09:34 AM

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Anonymous User just submitted the survey 'Draft Economic Development Strategy' with the responses below.

**Name**

Zoe Hida

**Postal Address**

2/229 Russell Street

**Your email address**

zoehida@appiwork.com

**Do you have any comments in regards to the vision and strategies presented in the Draft Economic Development Strategy?**

If Bathurst truly wants to be an innovative, prosperous region, we must take a proactive stance on closing the gender pay gap, achieving more women in leadership roles and supporting workplace participation for women. This strategy should explicitly address these issues and have actions in place to encourage every business in Bathurst to commit to equal pay for equal work and actively encouraging and promoting women in leadership.

**Do you have any other comments in relation to the Draft Economic Development Strategy?**

<https://www.mckinsey.com/featured-insights/employment-and-growth/how-advancing-womens-equality-can-add-12-trillion-to-global-growth> A new McKinsey Global Institute report finds that \$12 trillion could be added to global GDP by 2025 by advancing women's equality. The public, private, and social sectors will need to act to close gender gaps in work and society. Gender inequality is not only a pressing moral and social issue but also a critical economic challenge. If women—who account for half the world's working-age population—do not achieve their full economic potential, the global economy will suffer. While all types of inequality have economic consequences, in our new McKinsey Global Institute (MGI) report, The power of parity: How advancing women's equality can add \$12 trillion to global growth, we focus on the economic implications of lack of parity between men and women.

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No Answer

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Anonymous User just submitted the survey 'Draft Economic Development Strategy' with the responses below.

**Name**

Stephen Ives

**Postal Address**

85 Lavelle Street Bathurst

**Your email address**

draxcel@gmail.com

**Do you have any comments in regards to the vision and strategies presented in the Draft Economic Development Strategy?**

I am just stating that after I attended this successful economic strategy draft plan, meeting held on the 3rd May 2018 at council chambers, I would recommend the Smart City idea destined for Bathurst to be more than just new and future innovation and technology. But also should include smart planning, development, wise action and getting the most out of people within the Bathurst shire region, with an all inclusive participation. As well as having an overlap where other surrounding councils and regions collaborate together to share information and ideas. Such as Blayney, Lithgow and Carbonne Shires.

**Do you have any other comments in relation to the Draft Economic Development Strategy?**

Best of Luck with this essential idea!

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21 May 2018

### TO WHOM IT MAY CONCERN

Congratulations on the Economic Development Strategy 2018 – 2022.

Congratulations also that we have been able to maintain Bathurst toward the top of the list of growth centres (4<sup>th</sup> in the state and 15<sup>th</sup> in Australia) and that those in front of Bathurst are largely attached to provincial centres.

We are delighted that Bathurst Regional Council sees itself as a community leader and coordinator of economic development as advocate, facilitator, coordinator and service provider.

Councils, foresight with regard to the growth of industrial precincts, technological infrastructure and the development of sporting facilities and museum spaces is commendable.

We are encouraged by the range of Economic Enablers and particularly look forward to what the smart city initiatives will look like moving forward.

Bathurst Broadcasters are delighted to partner with Bathurst Regional Council as we move toward 50,000 residents in the city.

We look forward to working with Council and the broader community to address the weaknesses and threats identified as we continue to enhance our strengths and develop our opportunities.

Yours sincerely

**BATHURST BROADCASTERS PTY LIMITED**

Phil Cole  
**GENERAL MANAGER**





Margaret Long completed Draft Economic Development Strategy (20.00071)

Your Say Bathurst Region

to:

council

21/04/2018 10:09 AM

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Margaret Long just submitted the survey 'Draft Economic Development Strategy' with the responses below.

**Name**

Margaret Long

**Postal Address**

102 Piper Stree, Bathurst 2795

**Your email address**

longam@comcen.com.au

**Do you have any comments in regards to the vision and strategies presented in the Draft Economic Development Strategy?**

The presentation of the Draft Plan was well executed as a broad overview. The plan is broad enough in scope to provide future direction for Bathurst's growth.

**Do you have any other comments in relation to the Draft Economic Development Strategy?**

Was very disappointed that there was no focus on a future plan for a strategy for community energy hub. The plan is providing direction for the next 20 years. Major issues will be the supply of water, food and energy. The plan takes account of agriculture, water but little attention is paid to development of a local energy hub. Many other towns and cities in Australia are already taking up this challenge and I was surprised, since Bathurst is so proactive, that there was no address of this area. Would like to see it included in the forward planning.

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No Answer

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# Bathurst Region Economic Development Strategy | 2018-2022

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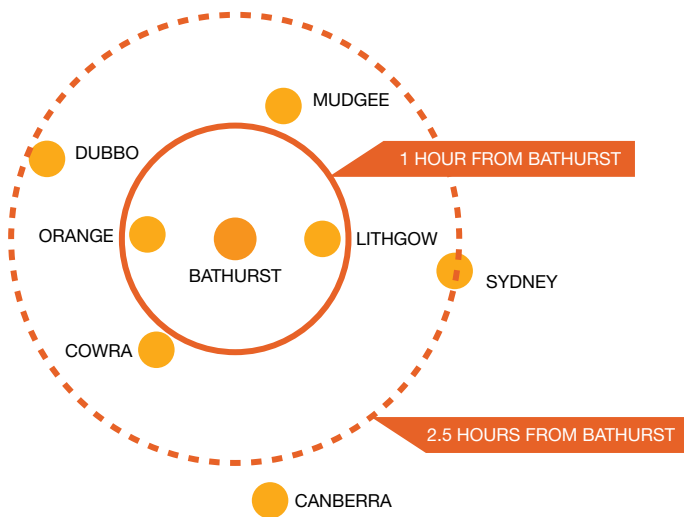
## The Bathurst Region

The Bathurst Region is located in Central NSW and covers an area of 3,818km<sup>2</sup>. Bathurst represents the best of both worlds with easy access to Sydney (2.5 hour drive) and an idyllic regional lifestyle, supported by the continual development of city infrastructure. For this reason, Bathurst experiences strong population and economic growth, presenting exciting new business and investment opportunities. Bathurst is the largest LGA in the region and represents one-fifth (20%) of the total Central West economy.

Bathurst’s location provides unrivaled logistical opportunities. Bathurst is situated on the Great Western Highway which leads directly to Sydney, and is the starting point of both the Mitchell and Mid-Western Highways. Additionally, the Main Western rail line runs through Bathurst with a daily commuter train service to Sydney. Bathurst aerodrome also provides daily services to Sydney.

As a demographically young city with a median age of 37, Bathurst is recognised as the education hub of the Central West with over 60 institutions employing over 2,000 residents. These institutions not only provide excellent education, but also many students reinvest their skills into the local economy, providing the city with some of the best skills on offer. Industrial land and commercial office space is readily available, including the strategically located Bathurst Services and Trade Centre and the Kelso Industrial Estate. A strong and diverse economy underpins the Bathurst community with Education, Food Manufacturing, Health Care and Construction being the main industries in terms of employment and economic contribution. Bathurst has 3,432 GST registered businesses (source: ABS 2017).

Key food manufacturing companies located in the Bathurst region include Devro, Mars and Simplot. Bathurst also has a strong public administration presence being home to many state and regional Government offices. Bathurst has a thriving retail sector servicing a catchment area of approximately 146,000 people (2016). With approximately 163,000 square metres gross leasable area (GLA) of retail, bulky goods and office floorspace, an additional 50,000 square metres GLA will be required to service a future population of 55,250 by the year 2036 (Profile ID, 2017).





## Mayor's Message

It is with great pleasure that I present the Bathurst Region Economic Development Strategy 2018-2022. The Strategy represents a new focussed direction for Council, community and the private sector to drive growth in the Region.

The Strategy recognises that economic development cannot succeed in isolation, and requires partnerships between all levels of government, industry, not-for-profit associations and the broader community. Therefore, the Economic Development Strategy is the result of broad consultation with these groups. The strategy is responsible for driving continued local business growth, innovation, investment, jobs growth, residential relocation and attracting businesses to the region. The Bathurst Region is vibrant with an exciting future. It is a community that is progressive, innovative, and strong. Bathurst has a diverse business base of more than 3,400 businesses and is recognised as a leader in education with more than 60 institutions including the head campus of Charles Sturt University. The Bathurst Region is now firmly centre stage in the continued development and growth of the Central West, with the fastest population growth, highest socioeconomic ranking and a contribution of almost 20% to the region's Gross Regional Product.



Through the provision of successful economic development programs including business workshops, the Bathurst Jobs Expo, business attraction and business growth initiatives and resources, Bathurst Regional Council is now recognised as a national leader in economic development. The Regional Australia Institute (RAI) has ranked Bathurst 15th nationally out of 563 LGAs for 'Local Economic Development Support' and 4th in New South Wales from 152 LGAs.

A key component in Council's economic development participation is the development of the Second Circuit at Mount Panorama and the focus on motorsport. The Second Circuit will be accompanied by a motorsport technology park, which creates its own opportunities to encourage business associated with the motor industry or other commercial and industrial operations to relocate to Bathurst.

The Second Circuit at Mount Panorama is one facet of our plans for future economic growth and development in this city and our Economic Development Strategy for 2018-2022 will guide all our endeavours in this field as we continue to build on Bathurst's prosperity.

With the support of local partners in the state and federal governments and the private sector, Council is planning for a prosperous future. Built on solid leadership and a committed Council, the strong economic growth of the Bathurst Region is set to continue.

**Cr Graeme Hanger OAM**  
Mayor of Bathurst

## Executive Summary

The Economic Development Strategy 2018-2022 has been developed with extensive business community consultation undertaken by the Western Research Institute and rigorous economic analysis carried out by Balmoral Group Australia, incorporating the latest census data from 2016 which was fully released in December 2017.

The Economic Development Strategy 2018-2022 provides a guiding framework for Bathurst Regional Council and the community, to drive economic growth. The purpose of the Strategy is to drive vigorous and sustainable economic development and recognises the need for collaborative effort across all levels of government, the community, and not-for-profit groups to achieve the objectives of the Strategy.

Through the process of preparing this strategy an economic vision for the region was developed:

*“A pioneering, adaptable economic hub that celebrates the region’s rich diversity, culture, skills and history, yet nourishes innovative, nimble industries and professionals of the future.”*

The objectives of the Strategy (and therefore how the Strategy will be actioned by Council and its partners) will be to:

- Set a clear direction for the region for the next four years to support the Bathurst community in achieving its priorities in terms of economic growth;
- Drive Council’s activities and programs in the economic development space;
- Properly interpret, represent and transform the feedback gathered from the community consultation process into an actionable economic framework for the Bathurst Region;
- Work in synergy with other Council strategies and regional plans produced by its key partners, rather than replicate or counteract their objectives; and
- Set achievable targets in the **Economic Activation Plan**

There is a range of Economic Enablers that Council can action to encourage and support economic development in the Bathurst Region. Areas in which Council is able to lead and influence in the development of a dynamic business environment include:

1. Infrastructure
2. Planning
3. Regional Branding, Marketing and Tourism
4. Networks and Partnerships
5. Local Employment
6. Smart City Development

The Economic Development Strategy has a number of interdependent factors, many of these are foundational, which requires a ‘whole of organisation’ approach to be embraced by Council in order to effectively implement the Strategy. Council’s Economic Development section plays a key role in facilitating cross-functional and cross-organisational relationships to enable successful economic development across foundational economic factors. While the Economic Development Strategy is recognised as a ‘whole of organisation’ approach, the activities of the Economic Development section are guided by the Strategy.

## Vision for 2022

*A pioneering, adaptable economic hub that celebrates the region's rich diversity, culture, skills and history, yet nourishes innovative, nimble industries and professionals of the future.*



### 45,986 Population<sup>1</sup>

A 5.7% increase from 2018 to 2022,  
or 2,486 new residents



### \$2.25 Billion Gross Regional Product<sup>2</sup>

An increase of \$103M on 2018



### 20,510 Local Jobs<sup>3</sup>

A 4% increase or 800 new jobs  
compared to 2018

<sup>1</sup>Source: NSW Planning and Environment 2016 New South Wales State and Local Government Area Population and Household Projections, and Implied Dwelling Requirements

<sup>2</sup>Profile ID: Calculated using 10 year averages

<sup>3</sup>Profile ID: Calculated using 10 year averages

## The Strategy

### Why is an Economic Development Strategy needed?

The NSW Government's Economic Development for Regional NSW 2015 report defines regional economic development as "growing the regional economy through industry output or revenue, growing jobs and businesses and growing productivity."

The Economic Development Strategy 2018-2022 is needed to provide a guiding framework for Bathurst Regional Council and the community to drive economic growth. The purpose of the Strategy is to drive vigorous and sustainable economic development and to recognise the need for a collaborative effort across all levels of government, the community, and not-for-profit groups to achieve economic prosperity.

The objectives of the Strategy (and therefore how the Strategy will be actioned by Council and its partners) will be to:

- Set a clear direction for the region for the next four years to support the Bathurst community in achieving its priorities in terms of economic growth;
- Drive Council's activities and programs in the economic development space;
- Properly interpret, represent and transform the feedback gathered from the community consultation process into an actionable economic framework for the Bathurst Region;
- Work in synergy with other Council strategies and regional plans produced by its key partners, rather than replicate or counteract their objectives; and
- Set achievable targets in the Economic Activation Plan

The Strategy is not only linked to other plans developed by Council, it is also tied to relevant State and Federal plans, and also strategies developed by community partners. This approach demonstrates that successful economic development cannot occur in isolation, a view that is shared by the World Bank:

*"Local economic development (LED) offers local government, the private and not-for-profit sectors, and local communities the opportunity to work together to improve the local economy. It also incorporates many local government and private sector functions including environmental planning, business development, infrastructure provision, real estate development and finance."*

The Strategy sets a clear direction and purpose of how Council and the community will achieve its vision of

becoming "A pioneering, adaptable economic hub that celebrates the region's rich diversity, culture, skills and history, yet nourishes innovative, nimble industries and professionals of the future."

While economic development is typically measured in terms of employment and GRP (Gross Regional Product), it also includes improvements in education, socioeconomic standards, culture, health, and environmental sustainability. Therefore, the vision recognises the interplay between economic, environmental, social and cultural facets.

*'The purpose of the Strategy is to drive vigorous and sustainable economic growth and to recognise the need for a collaborative effort across all levels of government, the community, and not-for-profit groups to achieve economic prosperity.'*

The Strategy also recognises that:

- There is a need for the ongoing development and renewal of infrastructure to support new investment, reduce production costs, improve quality of life and enable the long term sustainability of the Bathurst Region;
- The education sector is a key cornerstone of the region's competitiveness and future. Preparing young people for a global economy and upskilling the professional workforce will enable our workforce and companies to respond to complex problems, be more specialised, productive and innovative. It is essential that this industry is supported and enhanced.
- Food manufacturing and agriculture have traditionally underpinned the success of the Bathurst economy. The global economy continues to place pressure on these sectors and change is needed through collaboration, supply chain development and innovation.
- The retail sector plays an important role in the region's economy by preventing the leakage of money out of the area, attracts visitation and enhances the image of the Region.
- The economic growth of the Bathurst Region will result in benefits not only to the Bathurst LGA, but the Central West, NSW and Australia.
- By enhancing the quality of living by including active recreation spaces and ensuring provision of an array of services and facilities, the region will attract talented and creative people.
- The Bathurst Region should enhance its investment and business relocation potential as the closest 'Smart City' to Sydney. This will require the

provision of technological infrastructure, upskilling of the workforce and the growth of the technology sector.

- Strategic partnerships and collaboration underpin the success of the Strategy.
- The recognition and importance of heritage and the role it plays as an economic asset.
- The provisioning of support for the new Destination Brand.
- The Bathurst Region's ability to assist in relieving the population pressures, and therefore, infrastructure and service pressures faced by metropolitan areas such as Sydney, Newcastle and Wollongong.

'The Regional Australia Institute has ranked Bathurst 15th nationally out of 563 LGAs for 'Local Economic Development Support' and 4th in New South Wales from 152 LGAs.'

### Council's Role In Achieving the Vision

The approaches taken to facilitate and promote local economic development differ between Councils according to local circumstances. Bathurst Regional Council recognises that it is ideally placed to act as a community leader and coordinator of economic development, embracing the role as an advocate, facilitator, coordinator and service provider to lead and enable continued economic prosperity, infrastructure, innovation, investment, job generation, business relocation and new enterprise development.

Local government plays an integral role in the economic growth and prosperity of their communities. In 2013, the South Australian Centre for Economic Studies completed a report into the role of councils in economic stimulus and economic development. The report had the following conclusions:

*"It is important that local governments promote local economic development because it is integral to the achievement of the core purpose and objective of local governments – to build and enhance community development. They have the power to make their localities attractive places to invest in as well as live and work in, they can use their land use planning strategically to attract new business investment and can use a wide variety of other measures to stimulate additional investment by existing businesses and new business start-ups. By planning strategically, local governments can substantially enhance local economic performance and local economic prosperity."* ("Promoting Local Economic Development: A role for metropolitan Local Councils", 2013)

This view is shared by the Australian Local Government Association;

*"Local Government plays a critical role in the Australian economy. It is uniquely positioned to meet the needs of Australians and to enhance national productivity and economic growth."* (Local Government's Plan for an Innovative and Prosperous Australia, 2016).

The Strategy recognises that the success of any economic development program depends entirely on the willingness of all stakeholders (community, industry and government) to work together towards achieving the shared vision and objectives outlined in the Strategy. However, the Strategy also recognises that Council is effectively resourced and positioned to lead the process.

### Economic Enablers

There is a range of Economic Enablers that Council can action to encourage and support economic development in the Bathurst Region.

Areas in which Council is able to lead and influence in the development of a dynamic business environment include:

- **Infrastructure:** Infrastructure underpins economic activity and is fundamental to an effective and efficient economy. Council in its role as coordinator has a key responsibility to ensure that hard and soft infrastructure requirements are addressed and maintained. Additionally, Council is able to undertake strategic infrastructure development and expansion of key business parks and precincts;
- **Planning:** Development of an efficient and streamlined local development approvals process and regulatory environment. Council can also facilitate local strategic planning and development investigations (eg land use strategies) and protection of local heritage as an economic asset;
- **Regional branding, marketing & tourism:** Strategic marketing, promotion and events to attract, encourage investment, relocation and visitation in partnership with government agencies, peak bodies and private providers. Tourism potential can be further enhanced through the creation of a consistently applied Destination Brand;
- **Networks and partnerships:** Nurture entrepreneurship, partnerships and skill development through business programs and workshops;
- **Local employment:** Development of programs that reduce local unemployment and create new jobs;

- **Smart City development:** Lead the development of an urban development vision to integrate Information and Communication Technology (ICT) and the Internet of Things (IOT) technology in a secure fashion to manage Bathurst's assets. Develop a Smart Cities Plan to guide Bathurst to become a more productive, accessible, liveable city that attracts talent, encourages innovation, creates jobs and is well positioned to integrate emerging technologies into everyday life.

Through the implementation of the Economic Enablers and the Economic Development Strategy, the following outcomes can be achieved:

- **Enhanced local business skills**
- **Jobs growth**
- **Clear articulation of the Region's strengths**
- **New infrastructure to enable economic growth**
- **Clearly identified regional priorities**
- **Improved business-to-business networks**
- **Enhanced quality of life**
- **New business relocations and industry investment**
- **Local consumer confidence**

**GENERATES**

- **Population growth**
- **GDP growth**
- **Reduced unemployment**
- **Improved median incomes**
- **Improved awareness and visitation**
- **Stable local business**
- **Business diversity**
- **ECONOMIC STRENGTH**

## Delivery and Reporting

It is important to track the progress and effectiveness of strategies in moving towards an established vision. The Economic Development Strategy 2018-2022 identifies measures for determining whether objectives are being achieved in the Activation Plan. The Activation Plan supports the ongoing requirement for an 'End-of-Year Report' to be submitted to Council to track the rollout of the Strategy. The Economic Development Strategy has also been developed as part of an ongoing process of community engagement in planning for the ongoing economic prosperity of the Bathurst Region.



### Resourcing the Strategy

The Economic Development Strategy has a number of interdependent factors, many of these foundational, which requires a 'whole of organisation' approach to be embraced by Council in order to effectively implement the Strategy. While Council portfolios are organised along lines of managerial accountability, the economic development of the Bathurst Region is dependent on a range of foundational factors, including planning, infrastructure, property development, tourism, regional marketing, business attraction and development, and other factors that fall across the various organisational portfolios of Council. An effective Economic Development Strategy will need to take these factors into consideration and be implemented by the whole of the organisation.

Council's Economic Development section plays a key role in facilitating cross-functional and cross-organisational relationships to enable successful economic development across foundational economic factors. Examples include the proper communication and support for state and federal funding opportunities to the appropriate sections

of Council, capacity-building for Council-owned assets (public Wi-Fi access, aerodrome development, Mount Panorama, leasing of Council property to new businesses) and bridging new business enquiries with town planners. While the Economic Development Strategy is recognised as a 'whole of organisation' approach, the activities of the Economic Development section are guided by the Strategy. They are responsible for activating local business development, actively attracting new businesses to the Region, and furthering the development of economic infrastructure. The Economic Development section is also primarily tasked with overseeing the implementation of the Activation Plan, to generate the required relationships to enable the Strategy and to report rollout progress back to Council.

The below matrix demonstrates how economic development is managed at Bathurst Regional Council. It correlates the Economic Enablers listed on page 8 of this document with the various departments of Council and demonstrates the shared responsibility for Economic Development across Council.

COUNCIL ECONOMIC ENABLERS	COUNCIL DEPARTMENTS			
	Environmental, Planning & Building	Engineering	Cultural & Community	Corporate Services & Finance
Infrastructure	✓	✓	✓	✓
Planning	✓	✓		
Regional branding, marketing & tourism	✓		✓	✓
Networks & partnerships	✓	✓	✓	✓
Local employment	✓	✓	✓	✓
Smart City development	✓	✓	✓	✓

## Methodology & Engagement

Bathurst, one of the fastest growing inland regions in NSW is located only 2.5 hours from the state capital, Sydney.

The Bathurst Region is home to over 42,900 (ABS 2017) residents and growing at a rate of 1.4% over the past five years. Population forecasts predict the region to grow by 24% to 52,500 by the year 2031 (Department of Planning & Environment 2016).

The Economic Development Strategy 2018-2022 presents a tool by which the Council, in partnership with industry and the community, can take a coordinated approach to retaining and growing the existing economic base of the Region, as well as attracting new investment.

The Western Research Institute (WRI) was engaged to undertake a range of community engagement and research activities to assist Council's strategy development. The outputs of these activities have

provided Council with a strong understanding of the current strategic documentation impacting economic development in the region, a thorough understanding of community feedback on the priorities and actions needed to develop the local economy, and a number of proposed actions that can be utilised in the Economic Development Strategy 2018-2022 including:

- A socioeconomic profile of the Bathurst Region.
- A review of strategic documentation developed by Council and other stakeholder organisations that have a bearing on the future economic development of the region.
- Four community engagement forums.
- A short survey, developed to gather feedback from the Bathurst business community and the wider community.
- An analysis of the information gathered from community engagement with input from relevant strategic documentation.



### Socioeconomic Profile of the Bathurst Local Government Area

A socioeconomic profile of the Bathurst Local Government Area (LGA) was developed in order to provide a fact base to discussions on the local economy throughout the engagement process. The profile considered a range of economic and social factors, including:

- Gross Regional Product and key sectors including sectoral employment
- Count of businesses
- Tourism
- Average income by occupation
- Unemployment
- Educational characteristics of the community
- Age profile and age dependency ratios
- Population projections
- Median personal and household incomes
- Housing affordability

### Review of Strategic Documentation

Over recent years, Council has generated a range of strategic documentation regarding different aspects of its operations. The principal strategic document is the Bathurst 2036 Community Strategic Plan. Community Strategic Plans (CSPs) represent the highest level of strategic planning undertaken by a local council. The Office of Local Government advise that all other plans developed by councils as part of the Integrated Planning and Reporting Framework must reflect and support the implementation of the CSP.

Council's other relevant strategic documentation, and strategy's developed by key community stakeholders, were analysed to understand the necessary inputs for Council's Economic Development Strategy. Strategic documentation was summarised and a matrix was developed highlighting how these documents align with the economic development priorities set out in the Bathurst 2036 Community Strategic Plan.

### Community Engagement Forums

Four community forums were held to gather community feedback on the Economic Development Strategy. Two of these forums were aimed at the general business population, one smaller forum was held to gather feedback from a range of Not-for-Profit and government stakeholders and another forum was held for a group of select business leaders, to incorporate a more high level and strategic viewpoint from leading business people in the community.

The community forums were successful in delivering some interesting and informative feedback. Approximately 100 people attended these forums.

### Survey

A short survey was developed to gather feedback from the Bathurst business community and the wider community, to ensure that all interested persons were able to provide feedback to inform the development of the Economic Development Strategy. The survey contained a range of questions designed to elicit information on the strengths and weaknesses of the Bathurst economy and to understand views on how Council could assist future economic growth. Questions were also included that asked respondents to rank the importance of the seven economic development goals highlighted in the 2036 Community Strategic Plan and also to rank Council's performance in achieving these goals.

The survey was promoted widely, through paid and unpaid Facebook advertisements and updates, articles in the local paper and through direct emails to forum attendees and the wider Council business contact list. Surveys were completed by 44 individuals. Whilst this number does not provide a statistically significant response to the survey questions, it does add to the feedback gathered through engagement forums and provided an opportunity for interested community members to add their ideas to the development of the Strategy.

### Thematic Analysis

A thematic analysis was undertaken of engagement feedback to understand the main themes provided by the community. A good deal of high level feedback was provided across community forums and the survey, including a range of interesting, achievable and sometimes aspirational ideas. These themes were condensed and filtered to remove the obviously unrealistic, less popular ideas and issues well out of the scope of the Economic Development Strategy.

## Methodology Process

### Inception & Research

Meetings with key Council stakeholders, EOI process and engagement of a consultant.

### Community Consultation

Business, Government & not-for-profit forums, socioeconomic analysis, business surveys, literature reviews, thematic analysis.

### Draft Economic Development Strategy

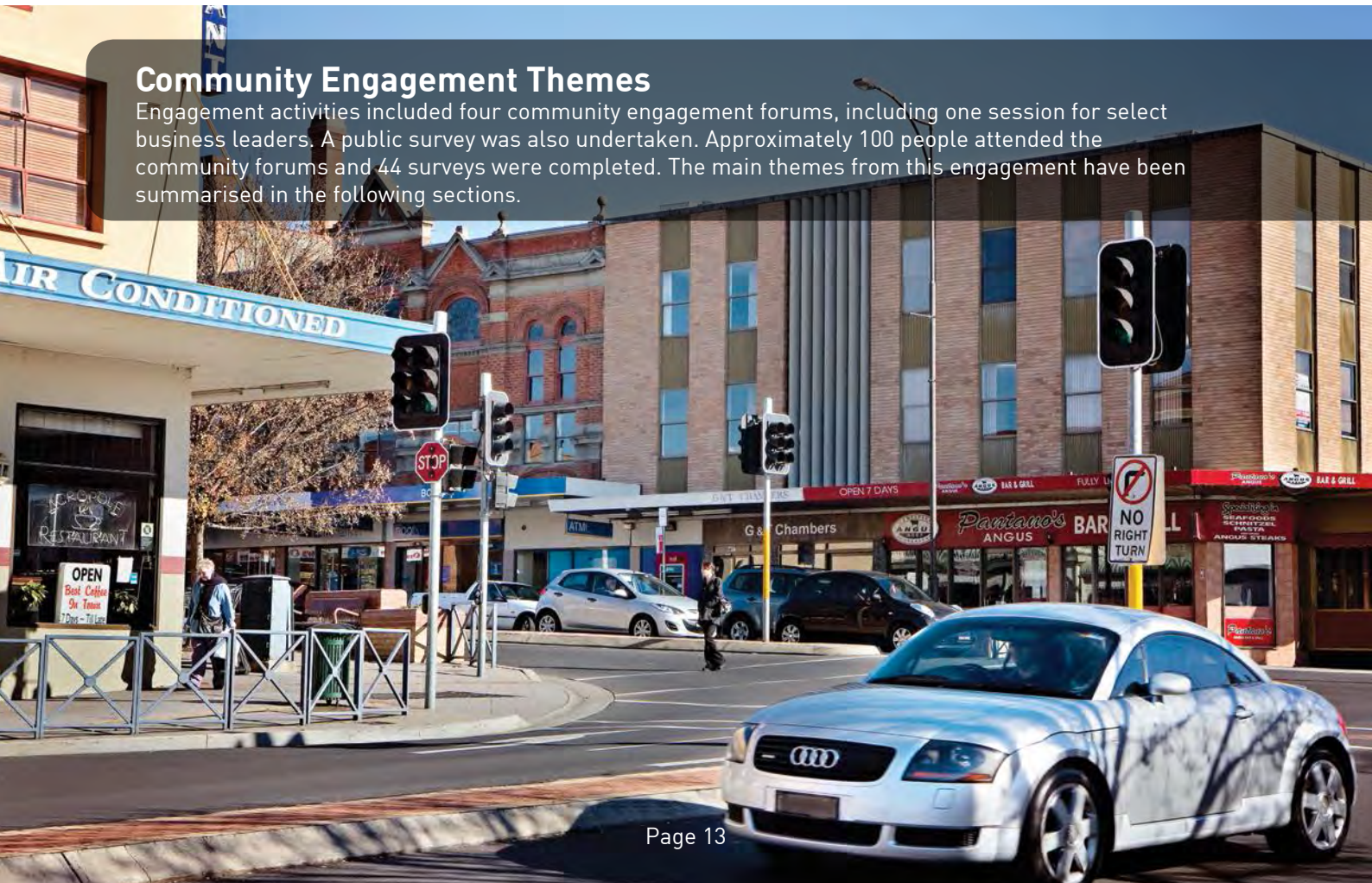
Final consultant report (community consultation) submitted & approved, draft strategy reviewed by senior Council staff.

### Public Exhibition & Final Strategy Adoption

Strategy placed on exhibition for community feedback, submissions received and feedback considered, adoption of Strategy by Council.

## Community Engagement Themes

Engagement activities included four community engagement forums, including one session for select business leaders. A public survey was also undertaken. Approximately 100 people attended the community forums and 44 surveys were completed. The main themes from this engagement have been summarised in the following sections.



## SWOT Analysis

### STRENGTHS

- Education sector
- Health services
- Lifestyle
- Geographical position
- Infrastructure & facilities
- Heritage background
- Affordability
- Population profile
- Robust economy

### OPPORTUNITIES

- Heritage
- Tourism
- IT & communications
- Infrastructure
- Regional branding
- Sectors - mining, professional services, IT, education, care services, agriculture, manufacturing
- Affordable land
- Streamline planning
- Attracting businesses
- Attracting/retaining people & skills
- Agricultural diversification (warmer climate)

### WEAKNESS

- Specialist health services
- Business culture
- IT & communications
- Sectors - professional services
- Retail rental cost
- Outside perceptions of local liveability & lifestyle
- Skills - IT, engineering, professional services, care
- Planning
- Transport
- Economic diversification
- Social issues

### THREATS

- Managing growth vs lifestyle & environment
- Transport
- Car parking
- Energy cost
- Competition for investment dollars with other regions
- Skills shortage
- Regulation & red tape
- Major local businesses shrinking
- Climate change

**Key Strengths:**

- Infrastructure and facilities – Bathurst has a diverse range of cultural, economic and sporting infrastructure. The provision of national (and international) standard facilities is a priority for Bathurst Regional Council, as is the drive for maximised use.
- Population profile – The largest portion of the population in Bathurst LGA is 20-24 year olds and the second largest is 15-19 year olds. Compared to NSW, 25-34 year olds make up a smaller percentage of the population. However, the other age groups are comparable to NSW.
- Affordability – The Bathurst housing market is viewed as an affordable alternative to metro city living, an advantage that Bathurst is able to capitalise on for continued population growth.

**Key Weaknesses:**

- Bathurst LGA identified a weakness in IT, engineering, professional services and care services skills. This may be overcome due to the presence of extensive educational infrastructure. Vocational programs can be developed to fill this gap.

**Key Opportunities:**

- Mining is a potential opportunity sector – According to the New South Wales Government Resources and Energy Department, the region is poorly explored for copper and gold and there is an opportunity for much more excavation<sup>4</sup>.
- Agriculture as a potential opportunity sector – While Bathurst may have a competitive advantage in agriculture due to location, it is a decreasing industry in terms of production and employment, and will continue to diminish in size (even if not as fast as surrounding areas).
- Diversification in agricultural production – Opportunity to explore new produce due to changing climate conditions.

**Key Threats:**

- Reduction in the number of operating small businesses – Threats posed to traditional small business models due to online shopping, skill shortages and operational cost increases.
- Impact of climate change – Threats to primary production resulting from drier soil moisture content and constraints placed on conventional agriculture. Also threats to water security.



<sup>4</sup> <http://www.resourcesandenergy.nsw.gov.au/miners-and-explorers/geoscience-information/nsw-geology-overview/commodities>

# Key Community Themes

	Engagement Feedback	Strategic Alignment
Business Development	<p><b>Re-Investing in Council Activities</b></p> <p>Feedback highlighted support for a number of business growth and development activities currently being undertaken by Council. Feedback suggests that Council should continue the following activities or invest further in them.</p> <ul style="list-style-type: none"> <li>Invest in Council's series of business related events and training. These events received significant support and provided information and training to local businesses, allowing them to network and share ideas.</li> <li>Provide active support to business start-ups and creative spaces that allow ideas/businesses to develop.</li> </ul>	<p><b>2036 Community Strategic Plan</b></p> <ul style="list-style-type: none"> <li>To attract employment, generate investment, strengthen and attract new economic development opportunities</li> <li>To facilitate and foster partnerships, networks and infrastructure to support and attract knowledge, innovation and research</li> </ul> <p><b>Digital Economy Strategy 2013</b></p> <ul style="list-style-type: none"> <li>Expanding the technology sector</li> <li>Economic diversification</li> </ul> <p><b>Bathurst Manufacturing Study 2015</b></p> <ul style="list-style-type: none"> <li>Council to become a business network and information hub</li> </ul>
	<p><b>Skills Partnerships</b></p> <p>Council currently engages with many local institutions and plays an important role as a facilitator and connector. It has been suggested that Council become more involved in developing the local skill base by connecting people and organisations.</p> <ul style="list-style-type: none"> <li>CSU could be utilised to greater local benefit. Increased engagement between CSU and local businesses could result in reducing skill gaps within particular industries and drive innovation. The business community has also recognised other educational providers in Bathurst (such as TAFE) as potential education partners.</li> <li>Council to act as a facilitator to allow industry to engage with CSU and other educational organisations to provide a vital link between students/graduates and businesses who may be looking to take on interns, work experience students or recent graduates.</li> <li>Gunther's Lane experiential technology hub has massive potential to bring together individuals, skills, technology and organisations for the benefit of the local economy. If Council were to bring other organisations, including CSU, into the discussion of how to best utilise this and other local resources (such as CSU's first class engineering school) there is huge potential to solve/alleviate local skills issues and build new and exciting businesses.</li> </ul>	<p><b>Bathurst Manufacturing Study 2015</b></p> <p>Investing in skills</p> <p><b>Central West and Orana Regional Plan 2017</b></p> <ul style="list-style-type: none"> <li>Direction 6: Expand education and training opportunities</li> <li>Direction 10: Promote business and industrial activities in employment lands</li> </ul> <p><b>Digital Economy Strategy</b></p> <ul style="list-style-type: none"> <li>Expanding the technology sector</li> <li>Economic diversification</li> </ul> <p><b>Economic Development Strategy for Regional NSW</b></p> <ul style="list-style-type: none"> <li>Goal 2 - Drive regional employment and regional business growth</li> </ul>

## Engagement Feedback

**Regional Branding and Marketing**

Branding and marketing the region's assets and opportunities is viewed as a key element to developing the local economy.

- Support and recognition of the Bathurst Region Destination Management Plan.
- Development of a Bathurst Business Destination Management Plan. A document that clearly understands and articulates the needs of new businesses and develops a plan to market the region to these businesses.
- Community engagement highlighted that there are many individuals and businesses developing interesting new products and utilising cutting edge technologies. By telling and marketing these stories, the region could be positioned as an industry hub, with the aim of attracting like businesses to the region.

**Business Packages**

Explore the potential for developing business attraction packages. Business attraction packages were raised as an attractive way for Council to bring new businesses to the region.

**NBN**

A strong area of agreement amongst forum attendees related to the need for better internet connectivity through the NBN. Previous research undertaken on this issue has found that 'the lack of, or insufficient, internet connection was the number one barrier preventing businesses expanding their online presence and maximising their leverage of the digital economy' (Digital Economy Strategy 2013).

- Council could investigate further investment into NBN infrastructure available for businesses.

**Second Circuit at Mount Panorama**

Council is in the process of developing its plans for the Second Circuit Project. This project received support from the community as a means of attracting businesses and people to the region. The Second Circuit will invest and build on the assets already in place on Mount Panorama and works toward a key tourism strength for Bathurst – motorsport. All support should be provided for this project to assist economic development and business attraction.

## Strategic Alignment

**2036 Community Strategic Plan**

- To attract employment, generate investment, strengthen and attract new economic development opportunities
- To market Bathurst as a great place to live, work, study, invest and play
- To facilitate and foster partnerships, networks and infrastructure to support and attract knowledge, innovation and research
- To support infrastructure development necessary to enhance Bathurst's lifestyle and industry development

**Destination Management Plan 2015**

- Improved brand awareness, preference and intention in key target markets
- Increased number of sustainable tourism jobs
- Increased investment in tourism product and infrastructure in the region

**2036 Community Strategic Plan**

- To support infrastructure development necessary to enhance Bathurst's lifestyle and industry development

**Economic Development Strategy for Regional NSW**

- Invest in economic infrastructure & connectivity

**Regional Development Australia Central West - Telecommunications Infrastructure Support Guide****Digital Economy Strategy 2013**

- Expanding the technology sector
- Teleworking/home based digital business promotion

**Central West and Orana Regional Plan 2017**

- 10.5 Monitor the supply and demand of industrial land in strategic centres to inform the planning and coordination of utility infrastructure to support new development
- Direction 21: Coordinate utility infrastructure investment
- 21.3 Monitor development and ensure that infrastructure is responsive to investment opportunities

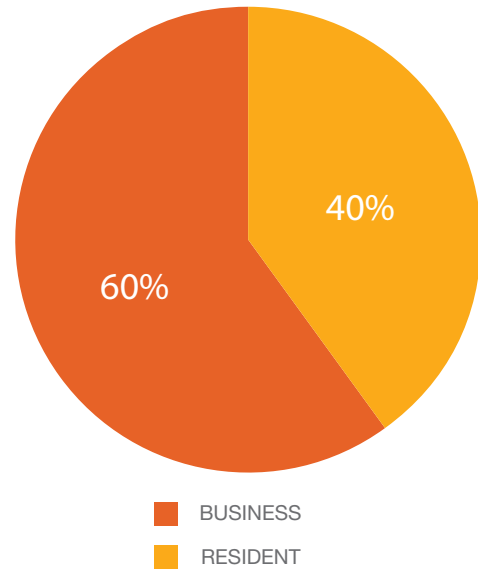
**Key Opportunity Sectors Arising from Community Engagement**

- **Agriculture (value adding):** This sector is recognised as an area of interest and importance for the Central West region, with the potential to develop on local produce and skills to drive value adding processes.
- **Advanced manufacturing:** Building on the strong local manufacturing sector, developing advanced manufacturing will require fewer low-skilled positions and more specialised and higher skilled roles.
- **Disability and aged care:** Feedback suggests that the human services sector will be one of, if not the, largest growing sectors in the Australian economy. Developing this sector in the regional economy will likely deliver significant economic development results for the local economy.
- **Education:** Developing Bathurst’s education assets holds promise as a means of maintaining a diversified economy and addressing local skills shortages, at the same time as developing the skills needed to drive innovation.
- **Information technology:** The information technology sector and the digital economy have risen to form a major part of modern economies.
- **Tourism:** The tourism sector is increasingly being recognised as a powerful job creator and a significant part of regional economies. Council is addressing this sector under its Bathurst Region Destination Management Plan, to continue the development of this industry.
- **Professional services:** The professional, scientific and technical services sector (including legal, accounting, architecture, engineering and associated services) has significant opportunity to expand in the region. Opportunities exist to replace imported professional services and to make better utilisation of technology.

**Survey Findings**

The targeted participants of the survey were residents and businesses within the Bathurst LGA. **Figure 10** shows the breakdown of survey participants. The majority of respondents were businesses.

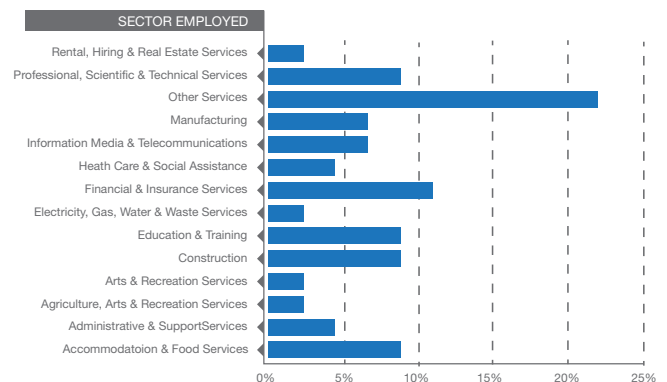
**Figure 10: Survey Participants**



**Figure 11** shows the breakdown of survey participants by employment. Over 20% of respondents were employed in ‘other services’ not listed as an option. Around 11% of respondents were employed by the finance and insurance services sector and professional scientific and technical services, education and training, construction and accommodation and food services each made up 9% of the employment of survey participants.

**Figure 11: Employment of Survey Participants**

Source: Bathurst Regional Council Survey



Of the top barriers to entry in Bathurst, survey respondents indicated infrastructure such as internet and transportation as a key issue. Another concern voiced was high rental costs.

The Bathurst 2036 Community Strategic Plan sets out seven economic development goals for the Bathurst region, the survey asked respondents to rate how well Bathurst is doing to achieve these goals on a scale of 1 to 10, with 1 being very poor and 10 very well.

Respondents felt that **Goal 1 (See Appendix, Figure 1)**, to attract employment, generate investment, strengthen and attract new economic development opportunities, is on average doing very well with 71% of respondents indicating a ranking above 6.

**Goal 2, (Appendix Figure 2)** to encourage, promote and protect the region's primary resources, was not perceived by respondents as being achieved with 42% of respondents indicating a ranking equal to or below 5.

**Goal 3, (Appendix Figure 3)** to protect a vibrant CBD and support and grow retail diversity, was perceived as doing well with nearly 70% of respondents indicating a ranking of 6 or higher and 25% indicating 8 or higher.

**Goal 4, (Appendix Figure 4)** to market Bathurst as a great place to live, work, study, invest and play, had a very positive response with 80% ranking 5 or above.

**Goal 5 (Appendix Figure 5)** to facilitate and foster partnerships, networks and infrastructure to support and attract knowledge, innovation and research was also perceived very well with 71% of respondents indicating a ranking above 6.

**Goal 6 (Appendix Figure 6)** to support infrastructure development, necessary to enhance Bathurst's lifestyle and industry development received a positive response with 62% of respondents selecting 6 or above.

**Goal 7 (Appendix Figure 7)** to support integrated transport infrastructure development was perceived as being the lowest achieved goal with 48% indicating a ranking of 5 or below.

## Strategic Linkages Matrix

The development of the Economic Development Strategy 2018-2022 has been informed by relevant, existing strategic documentation to ensure that it will take into account previous strategic work undertaken by Council and other relevant stakeholder organisations.

Analysis of the various strategies has revealed that Council has a proliferation of goals and visions that are not fully aligned. These strategies and plans have areas of consensus and overlap. The Economic Development Strategy 2018-2022 aims to build on previous work.

At the inception of this community engagement project, an agreed aim of the project was to undertake an analysis of the strategic documentation and highlight its alignment against the existing economic development priorities set out in the Bathurst 2036 Community Strategic Plan.

The Bathurst 2036 Community Strategic Plan contains four priorities being economic prosperity, liveable communities, environmental sustainability and sound leadership. Council's Economic Development Matrix on the following page (page 20) highlights the contribution of each strategic document to the economic development objectives set out in the Bathurst 2036 Community Strategic Plan. The CSP identifies 7 economic development objectives:

1. To attract employment, generate investment, strengthen and attract new economic development opportunities
2. To encourage, promote and protect the region's primary resources
3. To protect a vibrant CBD and support and grow retail diversity
4. To market Bathurst as a great place to live, work, study, invest and play
5. To facilitate and foster partnerships, networks and infrastructure to support and attract knowledge, innovation and research
6. To support infrastructure development necessary to enhance Bathurst's lifestyle and industry development
7. To support integrated transport infrastructure development

While the Economic Development Strategy 2018 – 2022 recognises and supports the achievement of the above objectives as they currently exist, the Economic Development Strategy has developed an updated set of objectives (formed around the Economic Enablers) that will inform the development of the next iteration of the Community Strategic Plan.

Where each listed strategic document assists the achievement of the existing CSP objectives, a tick has been placed against the goal in the matrix.



## Strategic Linkages Matrix

1 BATHURST REGIONAL COUNCIL STRATEGIC DOCUMENTS							
BATHURST 2036 COMMUNITY STRATEGIC PLAN	To attract employment, generate investment, strengthen & attract new economic development opportunities	To encourage, promote & protect the region's primary resources	To protect a vibrant CBD & support & grow retail diversity	To market Bathurst as a great place to live, work, study, invest & play	To facilitate & foster partnerships, networks & infrastructure to support & attract knowledge, innovation & research	To support infrastructure development necessary to enhance Bathurst's lifestyle & Industry development	To support integrated transport infrastructure development
Bathurst Region Destination Management Plan	✓		✓	✓	✓		
Bathurst Manufacturing Study	✓			✓	✓	✓	✓
Bathurst Digital Economic Strategy	✓			✓	✓	✓	
Urban Strategy	✓		✓	✓		✓	
Rural Strategy	✓	✓					
Village Plans				✓		✓	✓
Bathurst CBD & Bulky Goods Business Development Strategy	✓		✓			✓	
Cultural Vision	✓		✓	✓	✓	✓	
Heritage Strategy	✓		✓	✓		✓	

**2** STAKEHOLDER STRATEGIC DOCUMENTS

<b>BATHURST 2036 COMMUNITY STRATEGIC PLAN</b>	To attract employment, generate investment, strengthen & attract new economic development opportunities	To encourage, promote & protect the region's primary resources	To protect a vibrant CBD & support & grow retail diversity	To market Bathurst as a great place to live, work, study, invest & play	To facilitate & foster partnerships, networks & infrastructure to support & attract knowledge, innovation & research	To support infrastructure development necessary to enhance Bathurst's lifestyle & Industry development	To support integrated transport infrastructure development
Central West & Orana Regional Plan	✓	✓	✓		✓	✓	✓
Economic Development Strategy for Regional NSW	✓	✓			✓	✓	✓
Regional Development Australia Central West - Investment Opportunities 2013	✓		✓			✓	✓
Regional Development Australia Central West - NSW Central West Export / Import Contribution Study	✓		✓	✓		✓	✓
Regional Development Australia Central West - NSW Central West Freight Study	✓						✓
Regional Development Australia Central West - Telecommunications Infrastructure Support Guide					✓	✓	
Regional Development Australia Central West - Value Adding to Agriculture	✓	✓			✓	✓	
Containerised Cargo Demand Assessment Central West NSW						✓	✓

## Situational Analysis

### Economic Indicators

A strong and diverse economy underpins the Bathurst community. Rather than having a concentration in one or two major industries, the region's economy is well structured and is spread across multiple industry sectors. This non-reliance on any specific sector ensures the community is buffered against major fluctuations in industry and reduces the impact of economic shocks.

### Population Growth

As of June 2017, the Estimated Residential Population (ERP) of the Bathurst Region is 42,900 (ABS). The Bathurst Region is ranked as the 4th fastest growing regional centre in NSW, with an average annual growth of 1.4% (Department of Planning & Environment 2016).

### Economic Production

The Bathurst Region's Gross Regional Product (GRP) was \$2.13 billion as of June 2017. From 2014 to 2016, the region experienced the strongest three consecutive years of growth that have ever been recorded by local economists. On average, GDP has grown by approximately 2.2% each year since 2010 (ID Consultants 2017).

### Count of Businesses

There are 3,432 registered businesses in the Bathurst Region LGA with Construction (681), Agriculture (646), Rental, Hiring & Real Estate (314), Professional, Scientific & Technical Services (290) and Transport, Postal & Warehousing (192) as the largest industries by business count (ABR 2017).

### Major Industries

The largest industries by value added contribution in the Bathurst LGA include Education & Training (\$205.3M), Manufacturing (\$186.2M), Health Care & Social Assistance (\$184.8M), Construction (\$178.4M) and Public Administration & Safety (\$168M).

### Tourism

In 2016, 920,000 tourists visited the Bathurst Region (overnight and domestic day trips) with a total spend of \$227.1M generated in the local economy (Tourism Research Australia 2016).

### Employment

There are 20,390 employed residents in the Bathurst LGA, and 19,515 local jobs. Average annual jobs growth over a 10 year period is approximately 1.3%. More than 50,000 people work in the wider region, providing a diverse employment pool. The largest industries in the Bathurst LGA by employment include Health Care & Social Assistance (2,011), Education & Training (1,810), Retail Trade (1,522), Construction (1,502) and Manufacturing (1,479). (ID Consultants 2017)

### Unemployment

As of December 2017, the unemployment rate of the Bathurst Region was 3.54%, well below the regional NSW average of 5.29% and the NSW average of 4.8% (ABS 2017).

### Real Estate

The median house price in the Bathurst LGA is \$404,439 and \$274,000 for units/townhouses as of June 2017. This is significantly below the NSW median house price of \$711,006, and drastically below the Sydney metropolitan median house price of \$1.02M (Hometrack 2017).

### Skills and Education

Bathurst is supported by a strong education sector with over 60 institutions, employing over 2,000 residents. According to the 2016 Census, 48% of persons 15 years and over in Bathurst had attained some form of qualification with 16.1% of the population holding a Bachelor degree or higher.

# Economic Snapshot

**\$2.13 Billion**  
Gross Regional Product  
NIER 2017

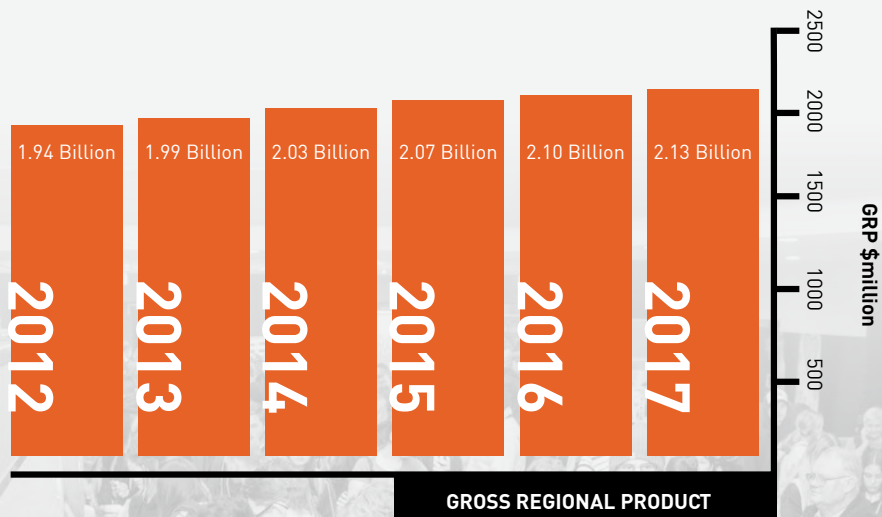
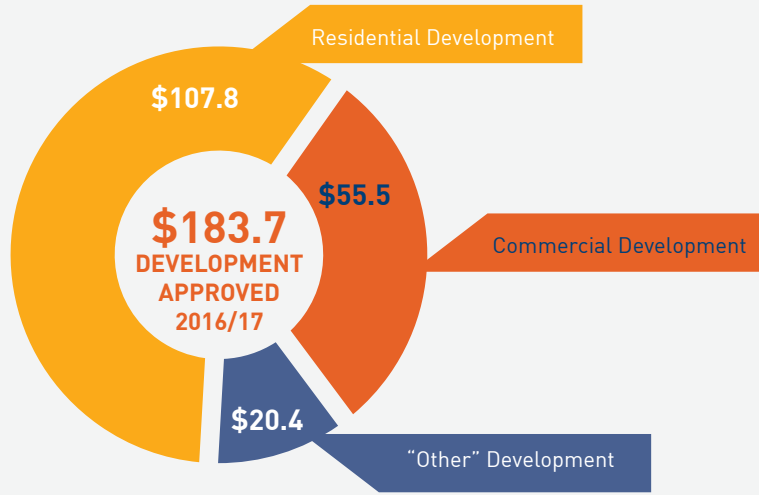
**42,900**  
Population  
ERP 2017

**19,515 local jobs**  
2017

**\$404,439**  
Median house price 2017

**3,432**  
Registered Businesses  
ABS 2017

**3.54%**  
Unemployment Rate  
ABS 2017



# Demographic Overview - 2016 Census

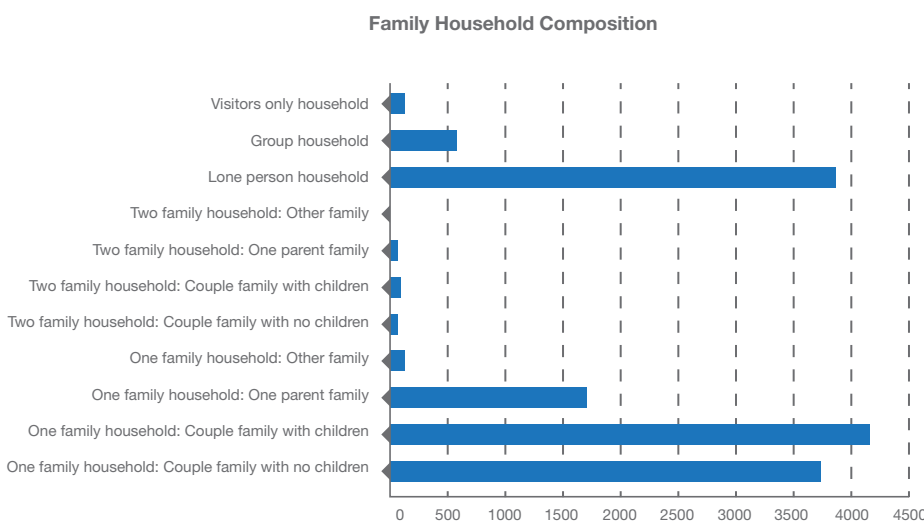
At the heart of any labour force or employment pool is the demographic make-up of the community. Shifting changes in demographic structures ultimately shift the available human capital within a region. The 2016 Census provides key insights into these changes.

**Table 1** describes the population in the Bathurst LGA compared to NSW. The median age of Bathurst residents is slightly lower than in the state overall. Older populations are typical of rural/regional communities, as the lure of a big city – in this case Sydney – pulls young residents away. However, this does not appear to be the case in Bathurst. The average household size in Bathurst is about the same as the state average, and both Bathurst and NSW have very similar proportion of males and females to the total population. People over the age of 60 also make up a similar proportion of the population in Bathurst as in NSW.

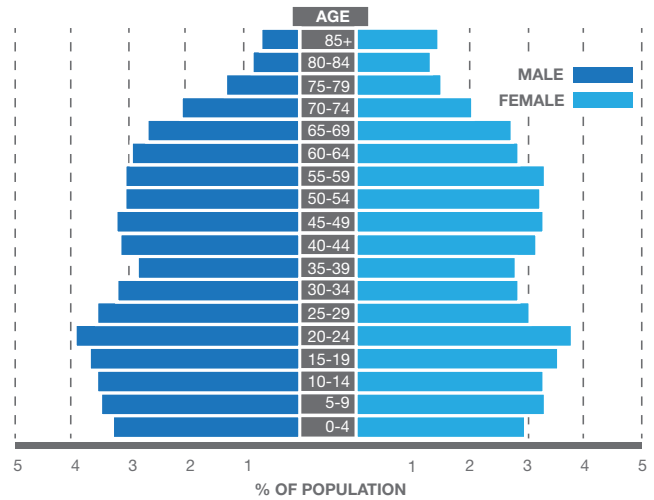
	Bathurst	NSW
Median age of persons	36	38
Proportion of males to total population	50.1%	49.3%
Proportion of females to total population	49.9%	50.7%
Over 60 as a proportion of total population	22.1%	21.8%
Average household size	2.4	2.6

**Table 1:** Population Statistics (2016) Source: ABS Data

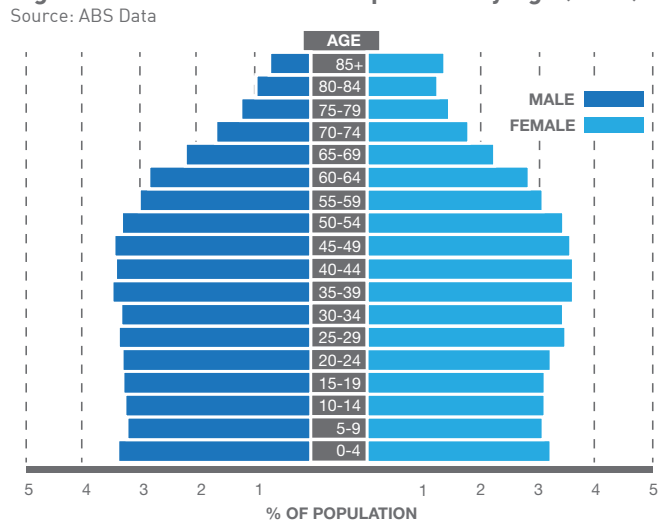
### Figure 3: Family Household Composition (2016)



**Figure 1: Bathurst Population by Age (2016)** Source: ABS Data



**Figure 2: New South Wales Population by Age (2016)**



**Figure 1** shows the age profile of Bathurst LGA. 20-24 year olds make up the largest percentage of Bathurst’s population with 15-19 year olds following closely behind. The rest of the population is distributed fairly evenly across age groups.

**Figure 2** shows the age distribution of the population of New South Wales. New South Wales has a more evenly distributed population than Bathurst but has similar proportions of people 64 and older.

**Figure 3** shows household composition in Bathurst. It is clear that coupled partners with or without children and lone-person households represent the great majority of household types.

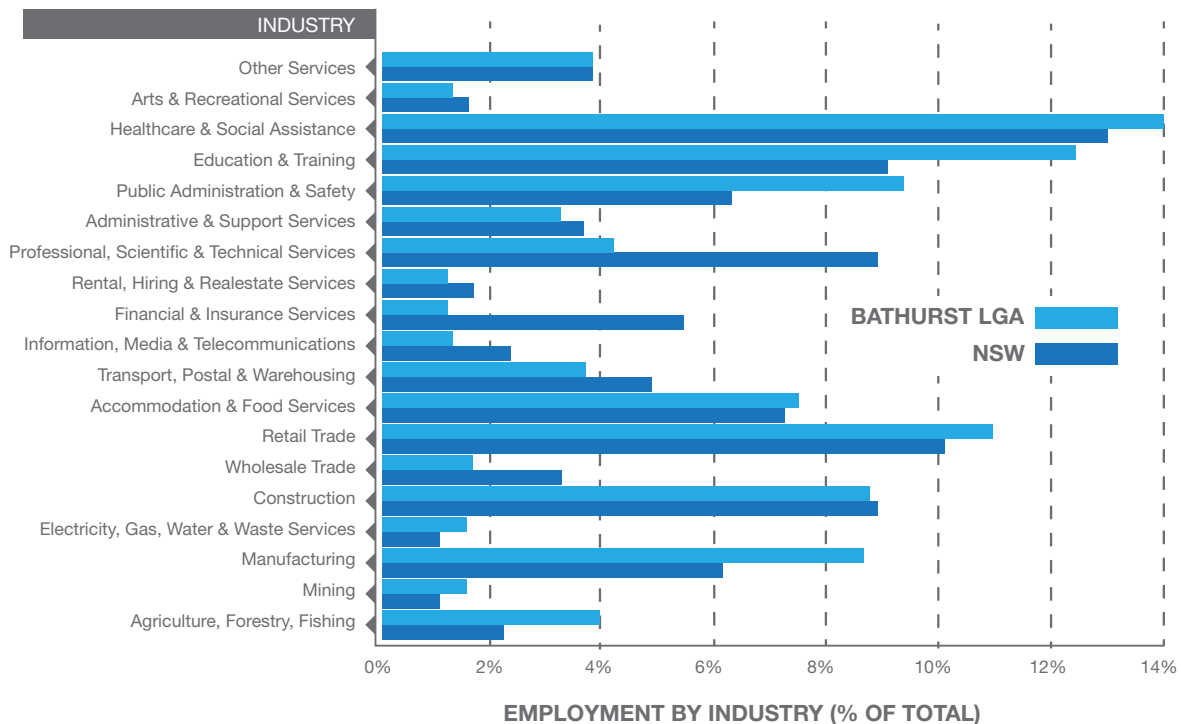
**Table 2** shows that Bathurst’s unemployment rate at the time of the 2016 Census (6%) was lower than the NSW average (6.3%). The participation rate in Bathurst (58.2%) was higher than in NSW (54.7%). Since higher participation rates are usually associated with periods of strong job growth, the economy in Bathurst in 2016 appears to be performing well compared with the NSW economy as a whole.

**Table 2: Labour Force Statistics (2016)** Source: ABS Data

Description	Bathurst (LGA)	NSW
Employer full time (number)	11,165	2,134,521
Employed part-time (number)	5,923	1,071,151
Unemployed (number)	1,162	225,546
Total labour force (number)	19,329	3,605,872
Unemployment rate (unemployed as a % of labour force)	6%	6.3%
Participation rate (labour force as a % of persons aged 15+)	58.2%	54.7%
Employed full time (as a % of total employed)	61.5%	63.1%
Employed part-time (as a % of total employed)	32.6%	31.7%

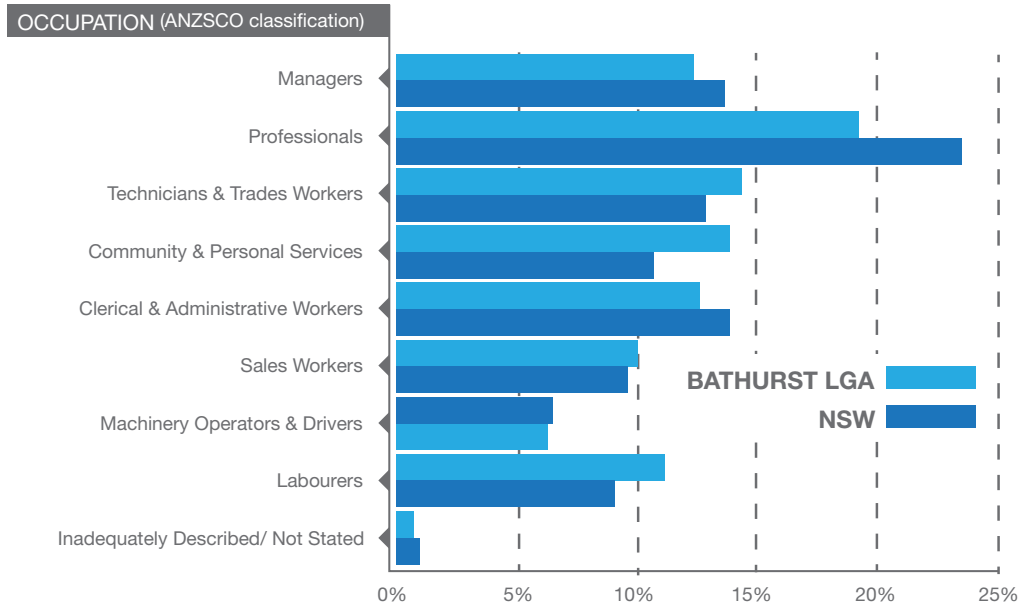
**Figure 4** shows employment by industry as a percent of the total employment in 2016 for both Bathurst and New South Wales. Bathurst has a much greater percentage of its population in agriculture forestry and fishing, education and training, public administration and safety, manufacturing and electricity, gas, water and waste services than New South Wales. New South Wales has a much larger percentage of the population working in wholesale trade, professional, scientific and technical services and financial and insurance services than Bathurst.

**Figure 4: Employment by Industry as a percent of the total (2016)** Source: ABS Data



**Figure 5** compares the relative share of workers in each occupation for Bathurst LGA and for NSW as a whole. In 2016, a greater proportion of workers in Bathurst were engaged as technicians and tradesmen, community and professional service, and labour workers than in the wider New South Wales region. The Bathurst LGA generally employs a comparable percentage of people as employed in NSW in most other occupations, excluding the professional category, where significantly fewer people are employed.

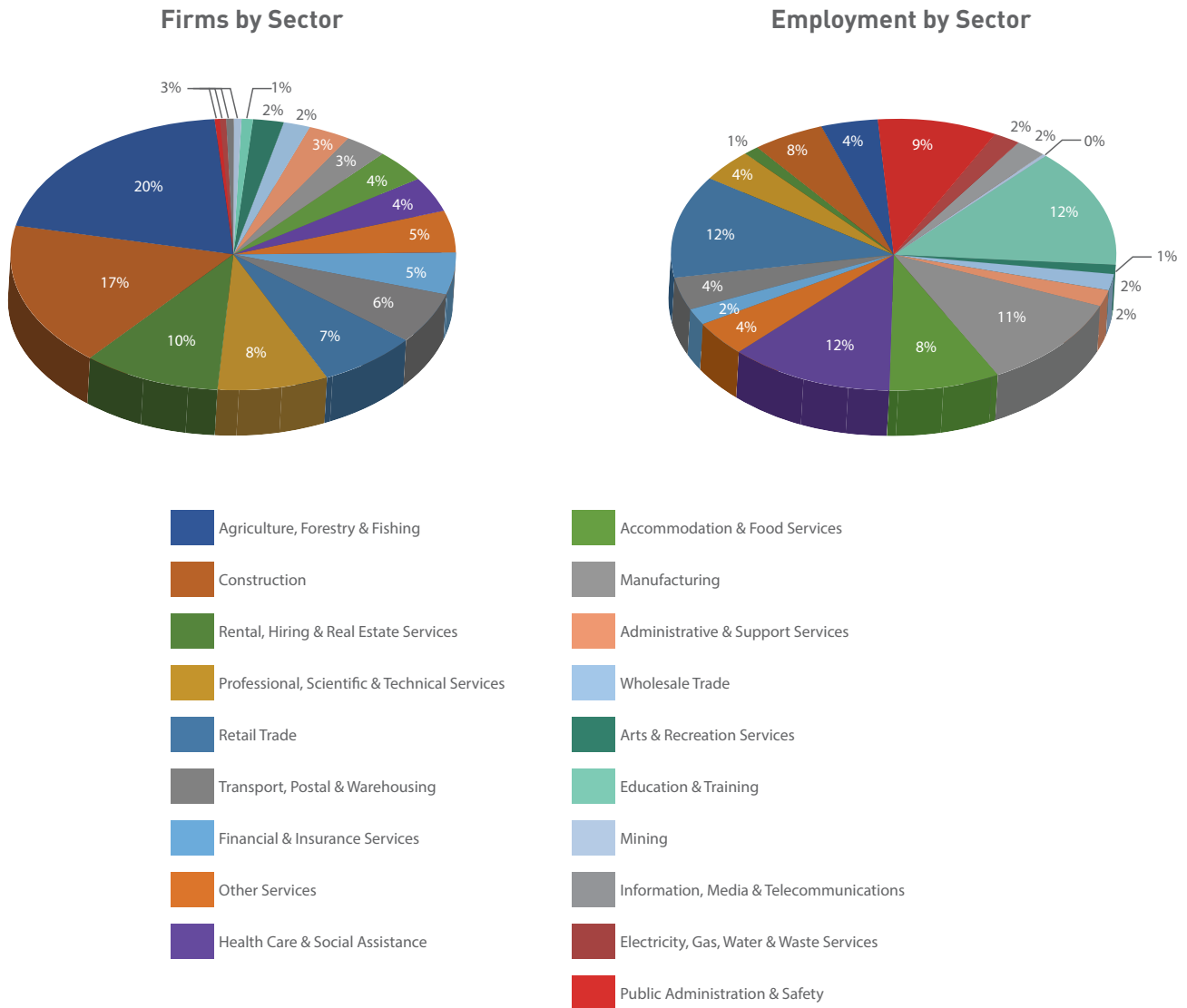
**Figure 5: Employment by Occupation** Source: DPC Data



# Industry Composition

Bathurst has a diverse economy, as seen in Figure 6, which shows the current employment breakdown.

**Figure 6: Industry Composition by Business Sector**

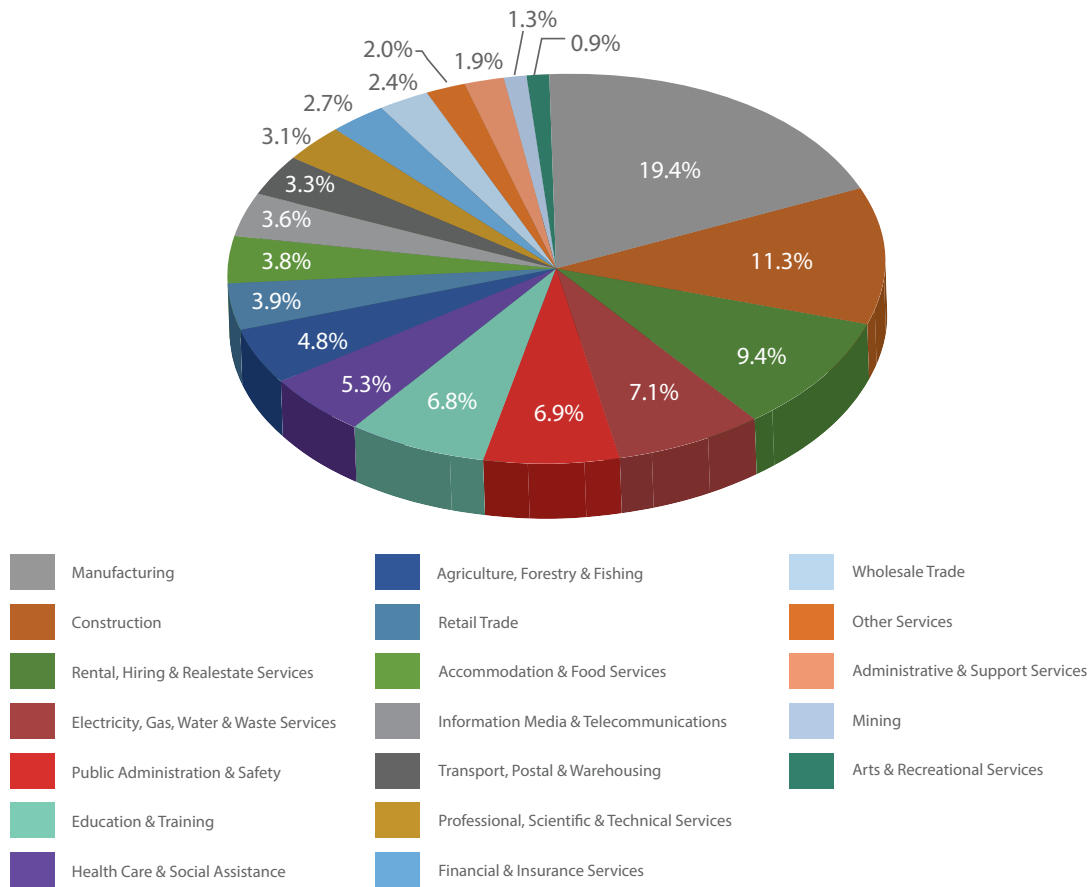


Source: 2016 Census Data, Regional Statistics by LGA, 2011-2016, Annual (2010-11 to 2015-16) Bathurst Regional Council

The relative contribution of various industries to Bathurst’s overall income can be evaluated by comparing the number of businesses in a sector to the employees in that sector. For example, if the number of firms in an industry sector comprises only 2% of the overall economy but 10% of overall employment, the sector would be characterised by fewer, larger firms; conversely, if 10% of firms support 2% of employment, then the sector would consist of many smaller firms. For example, agriculture, forestry and fishing makes up 20% of all firms but only 4% of total employment, therefore this industry contains many small firms. In contrast, education and training makes up only 1% of all firms but accounts for 12% of all employment and is characterised by few, large firms. The largest employing industries are retail trade, health care and social assistance, accommodation and food services, manufacturing, education and training, and public administration and safety.



Figure 7: Output by Industry (2016) Source: .id 2017



It is important to analyse industries by their output as well and find the overlaps in industries between different economic indicators. **Figure 7** shows the breakdown of industries by their output in Bathurst. Manufacturing makes up 19.4% of all industry output in Bathurst, 11% of all employment, and is also highly concentrated in the region. Education and training makes up 6.8% of output in Bathurst, 12% of employment and has a large concentration in Bathurst as well. Public administration and safety is another industry with a high percentage of output, employment and concentration in Bathurst. These industries are critical to the economy in Bathurst.

An additional characteristic to examine is how the economy is populated by firm size, measured by number of workers and number of firms. It is generally considered desirable to have a healthy representation of small and medium-sized businesses, especially when such a presence indicates widespread successful entrepreneurship. Under the right conditions, small firms can perform as “gazelles” – that is, they can be particularly effective at creating large amounts of jobs at a rapid pace. Creating the right conditions can lead to significant stimulation of the local economy. Bathurst’s concentration of small firms (from 1-4 employees) keeps pace with other communities in Australia, as well as New South Wales as a whole. Bathurst is also well represented in the 5-9 employee range. This data suggest that Bathurst has a strong foundation in terms of business demographics. Capturing any intrinsic advantages more fully is one key goal of the Economic Development Strategy. Examining the percentages of firms within each employee count provides context for how well a local economy is facilitating growth of smaller companies into more mature, stable employment generators (.id 2017).

**Table 3** shows projections of population growth in the Bathurst Regional Council LGA

**Table 3: Bathurst Regional Council Population Projection**

	2011	2016	2021	2026	2031	2036
Total Population	39,950	43,300	46,500	49,550	52,500	55,250
Total households	15,250	16,850	18,350	19,800	21,150	22,450
Average Household Size	2.48	2.43	2.40	2.37	2.34	2.32
Implied Dwellings	16,850	18,600	20,300	21,900	23,400	24,800

Source: NSW Planning and Environment 2016 New South Wales State and Local Government Area Population and Household Projections, and Implied Dwelling Requirements

The population of the Bathurst region is expected to grow from 43,300 people in 2016 to 55,250 people in 2036, adding 11,950 people. The data also suggests that some 6,200 new homes will be required to house this increased regional population to 2036.

### Industry Cluster Analysis

Industry composition is an essential consideration of every economic development plan. Existing industry base and future industry growth need not be inextricably linked, though current composition provides important context for assessing local growth prospects. Local effects that drive employment changes can be teased out of overall employment data by assessing Location Quotients (LQs).

While Public Administration, Education & Training and Electricity, Gas & Water Services are functions of a growing population base, Agriculture, Mining and Manufacturing are specialisations in the region compared to the NSW economy. These industry sectors have variable growth potential over the reporting period (2018-2022) as they have the highest LQs and therefore competitive advantages (For more information see Appendix page 44).

## Council's Economic Assets

### Mount Panorama

Mount Panorama is a premier motor car racing circuit with iconic international status, and is the Bathurst Region's single most important economic and tourism asset. The pit complex and paddock areas have been upgraded through substantial investment from Bathurst Regional Council, NSW Government and Federal Government. The sporting facilities in the precinct have diversified to accommodate uses other than motorsport including a world class BMX circuit, velodrome and mountain bike track, a planned international standard go-kart circuit, harness racing track, archery, shooting ranges and the National Motor Racing Museum. A Rydges hotel is also located on Mount Panorama. The hotel has 132 rooms and can host large functions and conferences.

Bathurst Regional Council has the legal right to host up to five full track events within the Mount Panorama circuit each year. Due to the races being held on what is normally a public road, the full track road closures and race events are governed by the Mount Panorama Motor Racing Act 1989. Currently, Mount Panorama is home to four major motor sport events annually, the Supercheap Auto Bathurst 1000, the Liqui-Moly Bathurst 12 Hour, the Hi-Tec Oils Bathurst 6 Hour and Challenge Bathurst.

In 2009, the four events that were held in that year contributed \$29.3M in value added to the Bathurst economy when flow-on effects are taken into account, which represented 1.9% of the total Gross Regional Product for that year. They created approximately 355 FTE equivalent jobs and generated approximately 19% of the total contribution from tourism to the Bathurst economy (Economic Impact of Mount Panorama 2009). Bathurst Regional Council wishes to increase the utilisation of Mount Panorama through the development of the Second Circuit. Through a process of advocacy and lobbying to both state and federal governments, Council hopes to attract a \$50M investment in new infrastructure which would result in the development of a second world class racing circuit, designed for major four and two wheeled motorsport events. A second circuit would provide Council with the capacity to host racing events on the second circuit of Mount Panorama all year round.

The second circuit would ideally be accompanied by a business park catering to motor research & development, and commercial business opportunities. Broader use of the Mount Panorama facilities would deliver all year-round economic benefit to the region

through jobs growth, infrastructure development and inbound tourism.

### Kelso Industrial Estate

The Kelso industrial area is of particular strategic importance to both Bathurst and the wider regional area. As Bathurst's main industrial precinct for medium and heavy development, it represents the opportunity to provide industrial related employment for its residents. The main industrial area is located only metres from the Sydney Road allowing easy access to markets and transport. Lot sizes in the Kelso Industrial Estate range from 6,381 square metres to 28,900 square metres. All services are provided to each lot including roads, water, sewer, drainage and telecommunications. Currently Council has 16 lots available for sale in this estate (2017).

### Bathurst Trade Centre

Servicing both the local and regional community, the Bathurst Trade Centre has a range of operations. Located at the starting point of the Mitchell Highway in the city's west, this industrial estate is easily accessible via freight and transport links.

There is a strong cluster of like businesses and the Centre is growing steadily. The lot sizes are generally smaller than those in the Kelso Industrial Estate; however as the developer of this area, Council is able to create larger lots on request and subject to land availability.

Council has recently approved the development of 15 lots in the Bathurst Trade Centre (average lot size of 3,360m<sup>2</sup>), which is expected to be completed by late 2017.

### Aerodrome

The Bathurst Aerodrome is a 195ha site and was built in 1935. Today, the airport is serviced by REX airlines, providing Regular Public Transport (RPT) service to Sydney (25 flights per week) utilising 34 seat Saab340 aircraft. Panorama Airways and Smartair provide charter services and a number of flying training schools operate at the Aerodrome, including the Australian Air Force Cadets. Bathurst Aerodrome is one of the closest regional airports outside the Sydney basin, which makes it a popular option as a destination for many pilots, mostly trainee pilots from Bankstown and Camden Aerodromes. The Aerodrome is a strategically significant precinct in terms of providing a transport mix for both travellers and for logistics, with the potential for the site to become an industrial freight and storage site.

Locally based aircraft are charged an annual fee, in lieu of landing charges. The airport has two primary runways: one sealed and one gravel. The sealed runway is 1705m long, 30m wide and is rated at a PCN of 12, with a full reconstruction of the runway pavement completed in February 2015. The gravel runway is 1315m long, 30m wide and is an unrated pavement. The airport also has one grass runway, 800m long, used for glider traffic. The sealed runway, taxiway and apron have lighting facilities which are pilot activated. Three aircraft maintenance facilities operate at the Aerodrome along with two AVGAS and one AVTUR fuel suppliers.

In 2015 Bathurst Regional Council received \$2.5M of matched funding under Round Two of the Australian Government's National Stronger Regions Fund to upgrade the Aerodrome. The upgrade will see the construction of a parallel taxiway, a large sealed aircraft parking area and sewer reticulation, a new fence around the perimeter of the airport, tie-down facilities for smaller aircrafts and new CCTV security. Bathurst Regional Council has also approved development of up to approximately 5,000 square metres of land at the Bathurst Aerodrome for hangar development. Features include access to power, water, septic, data/phone, long term leases, customised block sizes based on requirements, close proximity to Sydney, Badgerys Creek and Canberra airports as well as proximity to regional airfields. The aerodrome operations are informed by the Bathurst Airport Master Plan and the Airport Asset Management Plan.

### Sporting Facilities

Sports in general are well supported by the Bathurst community. Bathurst Regional Council, NSW State and Federal Governments have contributed significant funds over the past decade to build new facilities, such as a new heated Aquatic Centre, an Indoor Sports Stadium, Hockey Complex and a major upgrade of the track, pit complex and spectator facilities at the Mount Panorama circuit.

The Hockey Complex is an advanced facility which includes water and sand based fields as well as numerous grass fields. Bathurst has had a long association with competitive Hockey at the National level.

The city provides dedicated sports facilities for motor racing, Rugby League (part of Group 10), Rugby Union, AFL, Athletics, Cricket, Netball, Tennis, Football and Touch Football. There are over 70 different sporting groups and organisations in the region from the Academy of Dance, croquet, aero, pony clubs, through to football, rugby, cricket and cycling.

Bathurst Regional Council has entered into a medium term contract with Penrith Panthers to host one NRL game at Carrington Park each year. Carrington Park received \$850K worth of upgrades in 2016, demonstrating Council's ongoing commitment to hosting national and international level sport.

Cycling is increasingly considered a speciality sport of the Bathurst region with ideal road and community facilities around the city. The Bathurst Cycling Club is one of the oldest sports clubs in Australia, founded in 1884. Council has constructed a major facility for cycling which was officially opened in 2015. The Bike Park inclusive of a velodrome, an Olympic standard BMX track and a mountain bike track on Mount Panorama will lead to the region becoming one of Australia's leading venues for cycling events. Bathurst held the National BMX Championship in 2016, the Oceania BMX Championship in 2017 and numerous MTB events including the Central West Interclub Series and the Evocities MTB Series.

### Museums, Galleries, Visitor and Cultural Facilities (Council)

**The Bathurst Regional Art Gallery (BRAG)** is located within the Keppel Street café precinct and co-located with the library. The gallery has acquired a significant permanent collection of artworks and provides free access to residents and visitors to its changing exhibition program.

The gallery attracts touring shows from other galleries, stages its own curated exhibitions within the gallery and develops exhibitions which tour to other art museums and galleries in Australia.

**The Bathurst Library** is co-located with BRAG on the Keppel Street site. It services the region via the central library and mobile library services to schools and residents. The library has 1720sq. metres of space and provides a mix of book, DVD and music lending, access to computer services, a family history centre, relaxed reading spaces and activity spaces for community groups and young children. The library was fully renovated in 2018.

**The Bathurst Visitor Information Centre** is strategically located adjacent to the Great Western Highway in order to capture the passing tourist flow. For many visitors the centre provides the first port of call and the principal source of information about the cultural facilities on offer.

**The Bathurst Memorial Entertainment Centre (BMEC)** is located in the centre of Bathurst, adjacent to the Bathurst Regional Council administration building. It is an ideal location from the perspective of centrality; however there are site constraints in terms of redeveloping the existing facility in the future. The facility is adequate, but limited in its performance spaces and back of house provision. The range of performing art activities includes theatrical performances, musicals, dance and physical theatre. The Centre attracts both national and international acts.

Bathurst Regional Council is responsible for the day-to-day operations of three existing museums and is proposing to develop a fourth. The museums represent a diverse range of subject matters, from fossils to motor racing and Australia's political history.

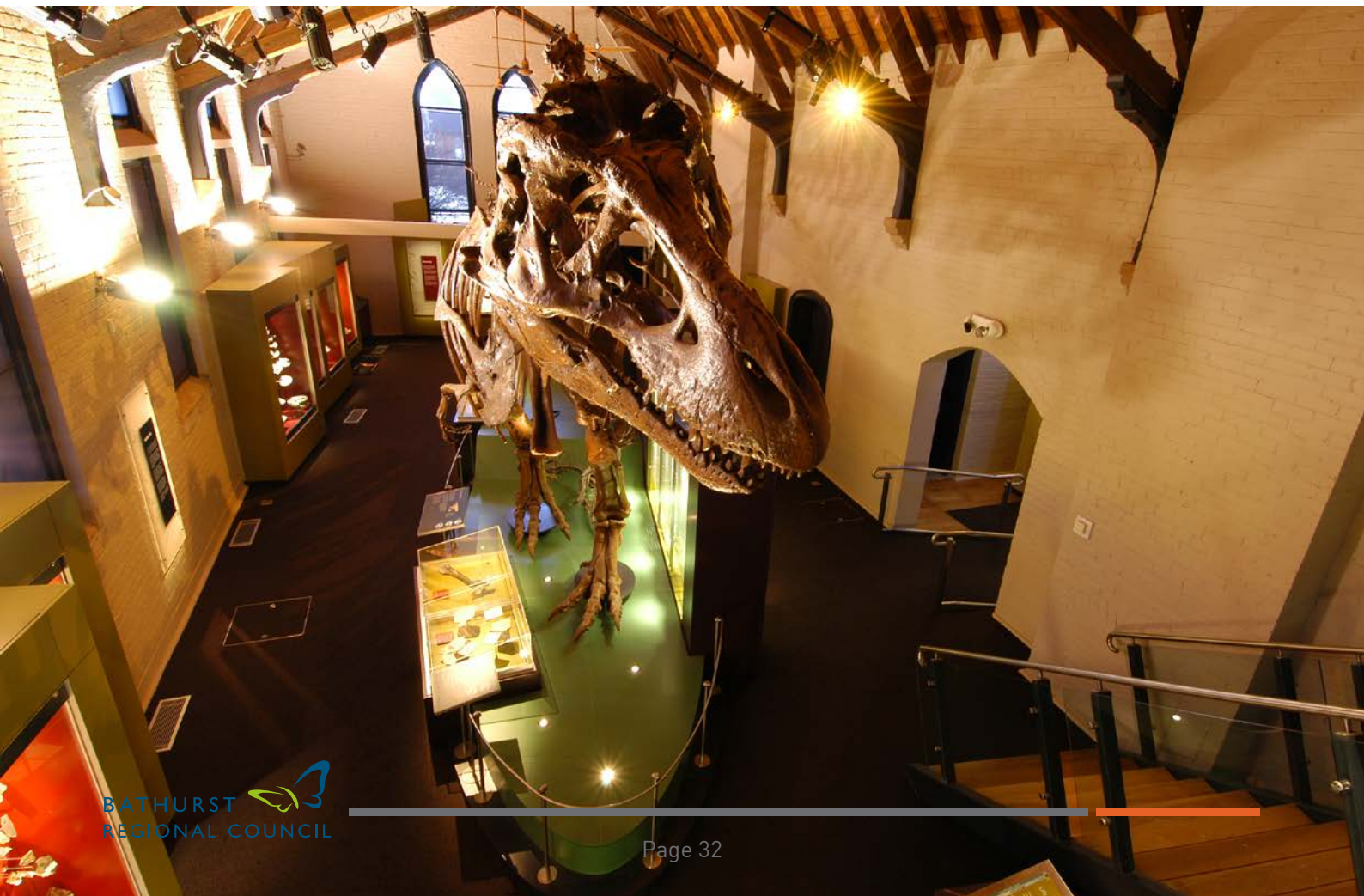
**The Australian Fossil and Mineral Museum**, incorporating the Somerville Collection, brings together fossil and mineral collections in one place. The collection is housed in the cleverly converted, historic Bathurst Public School building. It is estimated that in the order of 24,000 people visit the museum each year.

**The National Motor Racing Museum** is located at the base of the Mt Panorama car racing circuit and displays vehicles that represent the history of motor racing, including vehicles associated with the history of racing at Mt Panorama. It is estimated that in the order of 30,000 people visit the museum each year.

**The Chifley Home and Education Centre** is located on Busby Street in suburban Bathurst and constitutes the former home of Ben Chifley and his wife through their life, including the period that he was Prime Minister of Australia. Bathurst Regional Council has purchased the adjacent cottage and converted it into an information and education centre dedicated to the life and times of Ben Chifley. It is estimated that there are around 2,000 visitors per year.

**The Rail Museum** is proposed to house a gifted rail layout in the redeveloped Railway Institute Building located in the Railway Station precinct. The intention is to use the rail layout as the basis for a museum that tells the story of rail and its role in the history of Bathurst and inland NSW. The Institute Building is strategically located close to the Bathurst Railway Station and has easy access to Keppel Street, BRAG and the Library.

\* Museums & Galleries information taken from the Bathurst Cultural Vision 2017.



## Foundational Economic Features

### Road Freight Networks

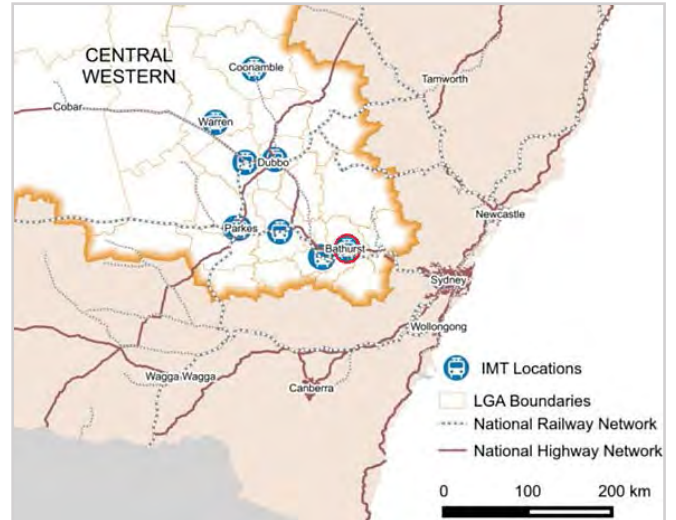
The Bathurst Region is well connected to the national road network. However, access is constrained over the Blue Mountains to Sydney, due to Higher Mass Limit (HML) restricted bridges. Bottlenecks on routes into Sydney were identified as barriers to productive use of road freight. There are a number of bridges with restricted mass limits on the route from Parkes to Bathurst and onwards to Sydney. Access restrictions over the Blue Mountains means that many operators use a smaller vehicle for the entire journey from the region to Sydney, due to the cost of de-stuffing and repacking along the route.

Upgrades to the Great Western Highway through the Blue Mountains and the \$48M upgrade to the Bells Line of Road (an alternative route to Sydney) will alleviate some of these concerns. However, due to predicted freight increases up until 2034, the Great Western Highway through Lithgow and Bathurst will experience major congestion without further expansion (RDA Central West Freight Study 2014).

### Rail & Intermodal Terminals

The major rail lines across the Central West are operated and maintained by three separate network managers. Numerous privately owned rail sidings, spur lines and loops are connected to the major networks. The Central West Line which runs through Bathurst and connects to the Port of Botany is managed by John Holland Rail.

There are two Intermodal Terminals (IMTs) that operate in the Bathurst Region, with the potential for a third to be developed in the Kelso Industrial Estate in the near future.



PwC Containerised Cargo Demand Assessment Central West NSW 2015

Under the current infrastructure framework in NSW, Intermodal Terminals are delivered by the private sector. Traditionally there has been little support provided by levels of government into the planning and delivery of freight Intermodal Terminals. The number of terminals in the Central West creates tough competition. Additionally, capacity generally exists within the Central West rail system however is constrained by capacity for train paths through the Sydney Metropolitan Network.

## THE IMPORTANCE OF REGIONAL FREIGHT MOVEMENT IN NSW

“Economic Growth in Regional NSW relies on the movement of goods through efficient and effective transport networks. The ability of NSW producers to move agriculture, industrial products and natural resources to domestic and export markets in a timely and efficient manner directly impacts on productivity and competitiveness - and hence the economic performance of regional NSW”

NSW Freight and Ports Strategy



NSW Rail Network by Operator  
PwC Containerised Cargo Demand Assessment Central West NSW 2015

The lack of capacity and reduced reliability results in transport cost increases and reduces the attractiveness of rail over road as a preferred choice. Sections of the network based on volume increases up to 2034 are likely to require capacity enhancement in the form of track structure / signalling upgrades, increased path availability through additional crossing loops, or a combination of measures. This may be especially significant in the Bathurst Region should a third Intermodal Terminal be developed.

**Intermodal Terminals operating in the Bathurst Region**

OWNER	PRIMARY USER	RAIL CONNECTION	ACCESS
Pacific National	PF Olsen	Central West Line	Closed – Port Botany
Grainforce	Grainforce, third party shippers	Central West Line	Open – Port Botany

The Intermodal Terminal operated by Pacific National is a closed access terminal, and therefore does not allow third party shippers. The Grainforce Intermodal Terminal is open access and is considered to have a natural catchment area of 100km, extending to Orange to the West, Bathurst to the North, approximately half of Lithgow Shire to the East and Oberon to the South.

The terminal is characterised by:

- Connection to the road transport network (HML 19 Metre Articulated B-Doubles), although mass limits apply over the Blue Mountains
- Strong connections to existing rail transport networks, as Bathurst lies on the Central West rail line
- Facilities to containerise grain on site
- An estimated cycle time into the Port of Botany of 24 hours

- A catchment area estimated to encompass 20,212 TEUs (Twenty-Foot Equivalent Units) in 2015

Sealink have also opened an additional Intermodal Terminal in Blayney. The catchment area of this terminal overlaps with the existing terminals in Bathurst. While the overlap is significant, it is unclear if the two terminals will draw freight volumes from the same commodity groups.

**Air Freight**

Regular Public Transport (RPT) flights operate between Sydney Airport (Mascot) and Bathurst, Orange and Parkes. These are operated by Regional Express Airlines (REX) utilising 34 seat Saab340 aircraft. Each flight carries on average approximately 25 kilograms of freight. With 61 flights per week in the Central West this amounts to 1.5 tonnes of freight per week or approximately 80 tonnes per year.

Toll Aviation operates air freight on behalf of Toll Priority. Toll Aviation has bases in Brisbane, Bankstown and Adelaide. A number of aircraft operate out of Bankstown for regional ports during weekdays. These include two Piper Chieftain twin-engine aircraft owned by AFS/Parkes Aviation and running to Bathurst, Orange, Parkes and Dubbo.

**Heritage**

The Bathurst Region has been inhabited by the Wiradjuri people for over 40,000 years. Today there are many clans/nations whom have relocated here and actively contribute to the economic, social, cultural and political life of the region. Bathurst is the oldest inland European settlement within the Australian continent, and therefore the city and villages within the region have significant historic claim, with a history rich in early settlement, mining and pastoralism. Large manufacturing facilities, together with education, health, retail, government agencies and agriculture have all shaped and will continue to shape the history of the people and places of the region. The Bathurst Regional Local Government Area has 330 listed heritage items and 10 heritage conservation areas and 994 places throughout the region that have been identified as having some level of heritage significance. Heritage includes both tangible aspects, such as buildings, memorials and landscapes; and intangible aspects, such as cultural practices, stories and conserved knowledge.

The historic environment is a proven source of benefit to local economies, particularly through tourism enhancement. Additionally, an attractive heritage environment assists in attracting external investment

as well as maintaining existing businesses of all types, not just tourism-related. Therefore, the heritage of the Bathurst Region is an important economic asset and is actively preserved by Council.

Adaptive reuse of heritage buildings is an important factor in creating sustainable communities. Heritage buildings add value to regeneration projects, both in terms of the economic and environmental advantage of reuse over new build and in adding character to a precinct. The economic value of heritage is recognised in the Bathurst Region Heritage Strategy 2018-2021.

### Land Development & Zoning

Bathurst prioritises sustainable development within the LGA. In 2014, Bathurst Regional Council developed the Bathurst Regional Local Environment Plan (LEP) which details the development and zoning standards for the LGA. The goals for development in Bathurst are outlined and include; ecological sustainable development with consideration to climate change and the management, preservation and growing of resources, protecting Aboriginal and European heritage, protecting and growing biodiversity conservation, growing rural, urban and suburban lifestyle living opportunities and communities, and minimising risk to communities from environmental hazards such as floods and fires. The Bathurst community recognises the importance of natural resources, the environment, community and cultural heritage in its economic development and has written its development strategy to reflect this.

Council continues to proactively zone sufficient land to cater for future long term growth of the City and allow for choice when locating developments. In the 2016/17 financial year, Council zoned:

#### Residential land

565.84 ha for general residential  
235 ha for rural residential development

#### Commercial land

5.12 ha of land for neighbourhood shopping needs  
66.13 ha of land for trade style businesses  
4.9 ha of land for CBD style business needs

#### Industrial land

104 ha of land for industrial developments

### Telecommunications & Internet Access Opportunities

With the recent implementation of NBN, a new broadband network, to all of Central West New South Wales, Bathurst is one of many LGAs now part of the most well-connected area in the country. For years the rural area of the country has been using outdated and slow telecommunications software which inhibited communication. With this new infrastructure, almost

every home and business now has access to high speed broadband software. This allows for teleconferences, video conferences, streaming and other new communication opportunities in the region.

### Megatrends

In 2012 the CSIRO identified seven mega trends:

1. Greater demand for resources
2. Threats to the natural environment
3. Impact of eastern economic trends on the west
4. Expanding technologies
5. Disruption and the service economy
6. New technological markets
7. Our aging population

These megatrends will have impacts on regional economies in one way or another. The Bathurst Region will not be immune from these trends and needs to be prepared for their influence.

### Aging Population

Unlike some other LGAs within the Central West, Bathurst has a smaller proportion of older residents. While Bathurst is comprised of a younger population when compared to other LGAs, the region will still face similar challenges in the provision of aged care services (medical, aged care facilities) as the proportion of older residents increases over time.

### Growth of Digital Technology & Innovation

The New South Wales Government recently provided \$270,000 for a start-up incubator in Bathurst. That money created 'Upstairs', a 24 hour workspace with high speed internet, meeting rooms, pitch space and 50 work spaces to nurture and encourage new businesses. Upstairs will also provide many new community programs including mentoring programs, coding classes for kids, robotics competitions and many more. This community facility was developed through the assistance of the Foundation Partners; Bathurst Regional Council, Charles Sturt University, Department of Industry, Jobs for NSW, Office of Regional Development and Reliance Bank. This represents the collaborative culture that exists within Bathurst which enables the development of technology and innovation. Council will also lead the development of a Smart City Plan for Bathurst, which will position the region as a national leader in technological innovation.

### Education

With over 60 educational institutions and a location quotient of 1.40 in 2016 (refer to the Appendix page 44), education and training is highly concentrated in Bathurst. Bathurst is home to Charles Sturt University (CSU), Western Institute of TAFE, the Conservatorium of



Music, two public high schools, public primary schools, private primary schools and 4 private colleges. Due to the extensive amount of educational opportunities, young Bathurst residents are more likely to remain in Bathurst for their education and hopefully for work as well. This means that residents can grow up in Bathurst, go to school in Bathurst and learn the skills for industries needed for Bathurst to thrive, and eventually work in Bathurst and contribute to the economy.

These educational institutions will need to fill the skills gap identified by the community in IT, engineering, professional services and care services skills.

### **Tourism**

As one of the oldest settlements west of the Blue Mountains, the Bathurst Region has lots of history, heritage and culture worth exploring, which is why the tourism industry has been identified by the community as an opportunity sector for growth. Not only is Bathurst home to the history of the Wiradjuri tribe and the gold rush, Bathurst has many other attractions for visitors as well. Mount Panorama is a world renowned racing facility and hosts many events throughout the year. The Bathurst Region has numerous museums and galleries, sporting facilities, wildlife sanctuaries, underground caves, and wineries that draw people in. Annual events like the Bathurst Royal Show, the Winter Festival and motor racing bring many people to Bathurst.

## **Key Observations**

Four industries have a large economic impact on the region in that they produce large amounts of output, employ a large percentage of the population and are high growth industries. These are education and training, health care and social assistance, public administration and safety, and manufacturing.

### **Education and Training**

Education and training is the second highest concentrated industry in Bathurst among level 1 ANZSIC industries with more than 60 educational institutions that employ 12% of the workforce. However, the community still believes there is a skills gap in IT, engineering, professional services and care services. Council should work with its educational partners to address these skill gaps.

### **Health Care and Social Assistance**

Health care and social assistance has a location quotient above 1, employs 12% of the workforce, and is growing at three times the rate of the population. In the SWOT analysis, the community identified specialised care as one of Bathurst's weaknesses. It will be important for Bathurst to consider how to develop specialised care as the industry grows at such a high rate.

### **Public Administration and Safety**

Public administration and safety employs 9% of the workforce, produces 6.9% of total output in Bathurst and has a location quotient of 1.42. It is also projected to grow at a rate of 1.09% from 2015 to 2020 in the Central West. However, these industries do not produce goods that Bathurst can export to other areas.

### **Manufacturing**

Manufacturing is a main industry in the economy and employs 11% of the workforce, produces 19.4% of total output in Bathurst and has a location quotient of 1.40. However, it is not a high growth industry sector. In fact, manufacturing employment decreased by 9.6% from 2011 to 2016 due to industry and local factors.

## Action Plan

The **Economic Development Action Plan** is critical to the economic growth of the Bathurst Region. The Action Plan allows Bathurst Regional Council, its partners and the broader community to strategically plan and facilitate actions that will activate the region's Economic Enablers. It recognises the role of other levels of government, industry groups, education and health services and other organisations in achieving economic prosperity. Implementation of the strategies and actions presented in this plan requires a dedicated, sustained and collaborative approach from all stakeholders and the community.

Monitoring and evaluating the objectives and actions of the Economic Development Strategy will be completed on an ongoing basis. An annual review of progress towards the outcomes sought from the Economic Development Strategy and associated Action Plan should be undertaken by Council's Economic Development section.

### Converting our Economic Enablers into Actionable Objectives

Council and its stakeholders will drive Bathurst's growth through activating our Economic Enablers:

- Infrastructure
- Planning
- Regional branding, marketing & tourism
- Networks and partnerships
- Local employment
- Smart City development

### Objectives

- ① Nurture economic and cultural infrastructure development.
- ② Planning processes that protect and grow a vibrant region.
- ③ Market-leading promotional campaigns and events.
- ④ Support local business growth, partnerships and skill development.
- ⑤ Grow local employment, investment and attract new businesses.
- ⑥ Develop Bathurst into a Smart City.

# ECONOMIC ENABLER: INFRASTRUCTURE

OBJECTIVE 1: Nurture economic and cultural infrastructure development.

NO.	ACTIONS	ACTION TIME FRAME	PARTNERS
1.1	Continue to develop community, recreational and cultural infrastructure that enhances the lifestyle of the Bathurst Region.	Long Term	Industry, government agencies, community groups, Heritage Reference Group
1.2	Advocate for the upgrade and development of rail transport networks, such as the expansion of regional Intermodal Terminals (IMTs), support for the proposed Inland Rail and capacity on the Central West Line.	Long Term	Government agencies, industry, CENTROC, RDA Central West
1.3	Continual attraction of funding and ongoing infrastructure planning for the development of Mount Panorama Second Circuit and the associated motorsport R&D industrial precinct.	Short Term	Industry (particularly automotive), government agencies, community groups, Supercars
1.4	Continued investment in sporting and recreational infrastructure to enhance lifestyle, attract more events and encourage local participation.	Long Term	Sporting clubs, government agencies, community groups
1.5	Activate the Cultural Vision 2036 actions inclusive of cultural facility upgrades, development of a Collections Management & Storage Facility and the Bathurst Railway Museum, and the creation of facility business plans.	Medium Term	Industry, government agencies, community groups
1.6	Facilitate sustained population growth and provisioning through the funding and upgrade of capital works programs and upgrades to Chifley and Winburndale dams.	Medium Term	Government agencies, community groups
1.7	Identify and develop (where appropriate) infrastructure partnership projects with neighbouring LGAs.	Long Term	Neighbouring Councils, government agencies, CENTROC
1.8	Strategic land development at the Bathurst aerodrome to attract aviation related investment and active pursuit of State/Federal funding to expand infrastructure.	Long Term	Industry, government agencies
1.9	Pursue the adaptive reuse of the former Bathurst TAFE site.	Medium Term	Industry, government agencies, community groups
1.10	Activate opportunities to improve community and commercial access to mobile telecommunications and NBN technologies, inclusive of the expansion of NBN fibre to industrial and residential precincts and the upgrade of mobile base stations.	Medium Term	Industry, government agencies, Bathurst Business Chamber, community groups, Central West RDA
1.11	Implement Council's asset management plans for infrastructure works and provide for ongoing review.	Long Term	Government agencies
1.12	Advocate for the ongoing development of access transport links inclusive of the Bells Line of Road, upgrade of daily return train services, the reduction of Higher Mass Limit (HML) restricted bridges within the region and further expansion of the Great Western Highway through Lithgow and Bathurst.	Long Term	Government agencies, CENTROC
1.13	Support demographic change of the Bathurst population through the attraction of private investment in aged care and childcare centres.	Long Term	Industry, ID Profile
1.14	Review, update and implement the Bathurst Region Signage Strategy as informed by the Bathurst Destination Brand and Destination Management Plan.	Medium Term	Government agencies
1.15	Continue Council's land development program to ensure adequate supply of residential, service trade & industrial land.	Long Term	Industry, Government agencies
Economic Outcomes	NBN fibre installation at identified industrial precincts (inclusive of the aerodrome).		
	Funding sourced from government agencies for the development of the aerodrome.		
	Development of new cultural facilities, inclusive of the Bathurst Railway Museum and the Collections & Management Facility.		
	Energy efficiencies are achieved across Council assets and the installation of LEDs in Bathurst street lights.		
	Water, telecommunications and other services keep pace with land releases and population growth.		
Development of the Second Circuit and accompanying industrial precinct on Mount Panorama.			

# ECONOMIC ENABLER: PLANNING

OBJECTIVE 2: Planning processes that protect and grow a vibrant region.

NO.	ACTIONS	ACTION TIME FRAME	PARTNERS
2.1	Ensure that the Regions' strategic planning and land use strategies accommodate long term business and residential needs.	Long Term	Government agencies, industry, community groups, Bathurst Business Chamber
2.2	Reduce multiple handling and streamline the planning approval process through improved definition and coordination of the activities of all agencies in public land management and planning.	Long Term	Government agencies, industry
2.3	Manage housing development pressures and mixed residential requirements through the adoption and rollout of the 2036 Housing Strategy.	Long Term	Government agencies
2.4	Implement the recommendations of the Bathurst Region Heritage Plan 2017-2020 inclusive of the Development of local urban design guidelines for the city of Bathurst and integrate those guidelines into Council's planning controls giving particular regard to: <ul style="list-style-type: none"> <li>Maintaining the integrity of heritage places, streetscape and vistas.</li> <li>Integrating new growth within heritage conservation areas.</li> <li>Promoting well designed urban renewal precincts.</li> <li>Improving city/village entrances and gateways.</li> <li>Adaptive reuse of major historic sites within the Bathurst CBD.</li> <li>Encourage the use of local artisans and tradespeople in undertaking heritage, restoration, rehabilitation and interpretative works.</li> <li>Engagement with the community in maintaining the heritage identity of Bathurst.</li> </ul>	Medium Term	Government agencies, community groups
2.5	Maximise opportunities to expand land resources for primary production purposes.	Long Term	Government agencies, industry, Central West RDA
2.6	Protect non-fragmentation of retail clustering within the CBD through the Bathurst CBD and Bulky Goods Business Development Strategy and the Local Environmental Plan.	Long Term	Government agencies, community groups, industry, Bathurst Business Chamber
2.7	Where appropriate for developments that significantly enhance and protect heritage and culture, waive DA fees and other application fees to encourage applications to be lodged and minimise the cost of the approval process.	Long Term	Government agencies, community groups, industry
2.8	Implement the adopted Rural Strategy through the Local Environmental Plan and provide for ongoing major review in each 10 year period.	Long Term	Government agencies
2.9	Continue the Bathurst CBD Main Street Improvement Fund.	Long Term	Community groups, industry
2.10	Update and adopt Council's Social and Community Plan, and implement the recommendations of the Bathurst Community Safety Plan 2015-2019.	Short Term	Community groups, government agencies
2.11	Minimise the fragmentation of agricultural lands, protect highly valued lands and encourage the consolidation of small holdings.	Long Term	Government agencies, industry, Central West RDA
2.12	Participate in the development and rollout of cross regional plans, inclusive of the Central West and Orana Regional Plan to ensure the Bathurst regions economic issues are identified and included.	Long Term	Government agencies, industry, Central West RDA, CENTROC
2.13	Provide a network of robust neighbourhood activity centres and convenience centres/stores to meet the needs of existing and future suburban populations.	Long Term	Industry, government agencies
2.14	Review the Bathurst CBD Car Parking Strategy 2013 to ensure adequate car parking areas are available to service new retailing and commercial developments, including regulation of time limits of existing on and off street car parking areas.	Medium Term	Industry, government agencies
2.15	Provide public transport infrastructure within activity centres to support local and intercity public transport services.	Long Term	Government agencies, industry, community groups
2.16	Improve the pedestrian and cycling environment to and within activity centres.	Long Term	Community groups
Economic Outcomes	<p>Achieve an average application approval time less than the average of NSW regional cities.</p> <p>Adoption and rollout of the 2036 Housing Strategy.</p> <p>Continuation of the CBD Main Street Improvement Fund.</p> <p>Continuation of community and industry involvement in heritage matters.</p> <p>Continued protection of heritage, CBD retail clustering and primary production in the Bathurst Region.</p> <p>Increased percentage of residents that utilise public transport and bicycles to get to work.</p>		

## ECONOMIC ENABLER: REGIONAL BRANDING, MARKETING & TOURISM

### OBJECTIVE 3: Market-leading promotional campaigns and events.

NO.	ACTIONS	ACTION TIME FRAME	PARTNERS
3.1	Implement the recommendation and actions within the Bathurst Region Destination Management Plan 2015 and promote the Bathurst Region as a key destination within NSW.	Medium Term	Industry, community groups, reference groups, government agencies
3.2	Develop and implement a destination brand across all touch points inclusive of a new website, brochures, Bathurst Visitor Information centre (BVIC) staff and buildings, signage and entry statements.	Short Term	Industry, community groups, reference groups, government agencies
3.3	Promotion of Bathurst lifestyle advantages through continued participation in relocation marketing campaigns inclusive of Evocities and CENTROC's Beyond the Range program.	Medium Term	Evocities, CENTROC, government agencies, community groups
3.4	Strategic partnerships with local education providers to promote Bathurst's role as an Education Hub and to retain students.	Long Term	CSU, TAFE, Skillset, VERTO, other tertiary & secondary providers, employment agencies, government agencies
3.5	Continuation and growth of Council's diverse events program and the development of an Events Strategy to guide future direction.	Medium Term	Industry, community groups
3.6	Redesign of the Lifestyle & Investment Packs incorporating the 2016 Census data and Destination Brand.	Short Term	Industry, government agencies, ID Profile
3.7	Engagement with tourism operators and reference groups to increase the depth of tourism product.	Long Term	Reference groups, community groups
3.8	Publish an image library that represents the destination and its assets, and providing industry with access to the library.	Short Term	Industry, community groups
3.9	Facilitate residential and business investment attraction through continual promotion of the Bathurst Business Hub website, Evocities "Invest" portal, RDA Invest NSW Central West website and relocation prospectus'.	Long Term	RDA Central West, government agencies, Evocities, industry, Bathurst Business Chamber, Central West Business HQ, CenWest Innovate
3.10	Destination messaging that articulates the value of Bathurst as Australia's first inland European settlement, promotes historical architecture and heritage tourism.	Long Term	Reference groups, community groups, government agencies
3.11	Review the structure of tourism within the Council with a view to improving collaboration, efficiency and outcomes across the various Council players charged with conducting tourism associated business.	Medium Term	Industry, reference groups
3.12	Support the attraction of filming and conferences to the Bathurst Region.	Long Term	Screen Central (CENTROC), RDA Central West, industry, community groups, reference groups
3.13	Maximise the potential for Bathurst to attract sporting events through strategic partnerships with sports marketing agencies.	Long Term	Sporting clubs, community groups, industry
3.14	Run regular Mayoral Welcome Wagon morning teas to welcome new residents to the Bathurst region.	Long Term	Community groups, Bathurst Business Chamber
3.15	Measure the economic impact of events in the Bathurst Region through economic impact studies.	Long Term	Industry, ID, economic consultants, community groups, reference groups, government agencies, Bathurst Business Chamber, Central West Business HQ, CenWest Innovate
3.16	Identify and take full advantage of government funding opportunities to upgrade existing tourism product.	Long Term	Government agencies, reference groups
Economic Outcomes	Sustained population growth of 1% per year as a minimum.		
	Installation of new city entrance, village, park signage and entrance billboards.		
	Achieve the target of 1M overnight and domestic day trips by 2022.		
	Inclusion of Bathurst's Destination Brand across Council marketing assets.		
	Increased residential relocations through the Evocities program.		
	Development and rollout of an Events Strategy and increased event visitation.		
	Development of new marketing assets including an image library and promotional lifestyle packs.		
Continuation of community and industry involvement in tourism matters.			

# ECONOMIC ENABLER: NETWORKS & PARTNERSHIPS

OBJECTIVE 4: Support local business growth, partnerships and skill development.

NO.	ACTIONS	ACTION TIME FRAME	PARTNERS
4.1	Facilitate the creation of industry cluster groups including manufacturing and a technology cluster, with the aim of sharing resources and strengthening supply chains.	Medium Term	Industry, Bathurst Business Chamber, Central West Business HQ, CenWest Innovate
4.2	Work with Village Progress Associations and businesses to investigate Place Activation in key precincts, inclusive of villages, industrial parks, Keppel St. William St. and George St.	Short Term	Bathurst Business Chamber, industry, Central West Business HQ, CenWest Innovate, Village Progress Associations
4.3	Support the Bathurst Business Chamber and relevant business houses through partnership programs (including the hosting of an After Hours networking event annually), event attendance and sponsorship of relevant award categories at the Business Awards.	Long Term	Bathurst Business Chamber, industry, Central West Business HQ, CenWest Innovate, Central West RDA
4.4	Develop an informed business community through the growth of the business database, provision of monthly eNewsletters and maintenance of the Business Hub website.	Long Term	Industry, government agencies, Registered Training Organisations, Central West Business HQ, CenWest Innovate
4.5	Represent and provide presentations (where required) at relevant conferences and events on business practices, innovation and branding.	Long Term	Industry, community groups
4.6	Facilitate contact between industry, developers, new business, relocators, training bodies and community groups where appropriate.	Long Term	Industry, Registered Training Organisations, community groups, Central West Business HQ, CenWest Innovate, Bathurst Business Chamber
4.7	Implement the actions from the Bathurst Manufacturing Study 2015 including the provision of grant information, contacts and reactivation of the manufacturing cluster.	Short Term	Industry, government agencies
4.8	Host leading business experts in Bathurst to share knowledge through industry forums.	Long Term	Industry, government agencies
4.9	Enter the Bathurst Region into relevant economic and regional development awards.	Long Term	Industry, community groups, government agencies, Bathurst Business Chamber
4.10	Partner with and support NSW and Federal Government programs, inclusive of the Small Biz Bus and the development of the Regional Economic Development Strategy (REDS).	Long Term	Government agencies, industry
4.11	Continue to provide access to the ID websites and ensure economic/demographic data is up-to-date across Council platforms.	Long Term	Industry, Bathurst Business Chamber, community groups, ID, government agencies
4.12	Support the development of business incubators, inclusive of the 'Upstairs Start-up Hub'.	Medium Term	Reliance Bank, CSU, Department of Industry, Jobs NSW, industry
4.13	Continue Council's business development programs inclusive of: <ul style="list-style-type: none"> <li>Bathurst Buy Local Gift Card</li> <li>Business Management workshops</li> <li>BizMonth</li> <li>Annual Business Leaders Lunch</li> </ul>	Long Term	Why Leave Town Promotions, industry
4.14	Promote local business through offering sponsorship opportunities for Council's programs and events.	Long Term	Industry, government agencies
4.15	Work in collaboration with Charles Sturt University, TAFE, VERTO, Skillset, industry and other key educational providers to disseminate training and development opportunities to the business community.	Long Term	CSU, TAFE, VERTO, Skillset, industry, Registered Training Organisations, community groups, Bathurst Business Chamber, Central West RDA, CenWest Innovate, government agencies
4.16	Investigate the activation of a night-time economy.	Medium Term	Industry, community groups, reference groups
Economic Outcomes	<p>Creation of manufacturing, technology and education clusters.</p> <p>Development of a Precinct Activation Plan, inclusive of villages and identified Bathurst city precincts.</p> <p>Stronger supply chains and cost reduction through collaboration and bulk purchasing models.</p> <p>Increased success in NSW and national awards to promote the Bathurst Region.</p> <p>Completion of the REDS for Bathurst and Oberon.</p> <p>Launch of a minimum of 15 new businesses from the Upstairs Start-up Hub.</p> <p>Increased participation from Businesses for business development programs inclusive of BizMonth (inclusive of the Lunch), Buy Local Campaign and the business database.</p> <p>Achieve a total of \$600,000 economic return to the local economy through the Buy Local Gift Card program.</p> <p>Achieve sponsorship targets each financial year.</p>		

## ECONOMIC ENABLER: LOCAL EMPLOYMENT

OBJECTIVE 5: Grow local employment, investment and attract new businesses.

NO.	ACTIONS	ACTION TIME FRAME	PARTNERS
5.1	Development of a structured, targeted and resourced business relocation program that fills existing product/service gaps and available commercial/industrial land at the aerodrome, trade centres and Mount Panorama.	Long Term	Industry (particularly automotive and aviation), Bathurst Business Chamber, community groups, Central West Business HQ, Central West Business HQ, government agencies
5.2	Enhance Bathurst's participation in high level discussions through providing submissions to relevant NSW Parliamentary and Federal Senate enquiries, and attend Parliamentary Hearings where required.	Long Term	Government agencies
5.3	Identify local businesses that are at risk and collaborate with stakeholders to develop a retention plan.	Long Term	Industry, government agencies, Central West Business HQ
5.4	Ensure the continued management and diversification of the Mount Panorama pit complex and circuit to generate revenue and create employment.	Long Term	Industry (particularly automotive), Supercars, government agencies
5.5	Provide support for innovative practices within the agriculture, food manufacturing and renewable energy sectors.	Long Term	Industry, Central West Business HQ, Bathurst Business Chamber, CenWest Innovate, RDA Central West
5.6	Maintain and strengthen Bathurst Regional Council's Aboriginal employment strategy.	Long Term	Community groups
5.7	Continue to run the Bathurst Jobs Expo in collaboration with industry to reduce unemployment, promote skill/career development and retain skilled students within Bathurst through the promotion of jobs.	Long Term	Recruitment agencies, Registered Training Organisations, TAFE, CSU, industry, tertiary education, community groups, Bathurst Business Chamber
5.8	Utilise the Evocities Evojobs portal to promote job opportunities and the attraction of specialist skills to the region.	Medium Term	Evocities, industry, government agencies
5.9	Conduct economic modelling and market research to identify industry trends (especially patterns of decline) and develop programs to address industry challenges.	Long Term	ID, government agencies, industry, Bathurst Business Chamber, Central West RDA, Central West Business HQ, CenWest Innovate
5.10	Explore potential trade and cultural exchange opportunities with Bathurst region sister cities.	Medium Term	Okhuma, Cirencester (potentially), Yanquan (potentially)
5.11	Development of a Youth Unemployment Program to reduce the youth unemployment rate.	Short Term	Industry, community groups, government agencies
5.12	Develop Relocation Prospectus' that attracts the attention of targeted businesses and industries.	Long Term	Industry, government agencies, Bathurst Business Chamber
5.13	Support programs that address Equal Employment Opportunity (EEO) and gender equality in the workplace.	Long Term	Industry, government agencies, community groups
Economic Outcomes	Sustained Gross Regional Product (GRP) growth of 1% per year as a minimum.		
	Unemployment rate below the national, NSW and regional NSW average.		
	An increase in the percentage of the workforce that are working closer to home.		
	Increased percentage and spread of businesses across different industry sectors.		
	Increased number of submissions to the Senate and Parliament to ensure that Council's voice is heard.		
	Lower youth unemployment.		

# ECONOMIC ENABLER: SMART CITY DEVELOPMENT

## OBJECTIVE 6: Develop Bathurst into a Smart City.

NO.	ACTIONS	ACTION TIME FRAME	PARTNERS
6.1	Develop a Smart Cities Plan and a Smart Cities Project Group.	Short Term	Australian Smart Communities Association (ASCA), industry, Bathurst Business Chamber, community groups
6.2	Actively seek State and Federal funding to support various Smart City projects.	Long Term	Government agencies, industry
6.3	Install a Free Wi-Fi network in the CBD and selected parks with accompanying analytics software that informs planning decisions and assists local businesses.	Short Term	Government agencies, industry
6.4	Work with the local business community to leverage the benefits of advertising, marketing and analytics through the CBD Wi-Fi network i.e. push notifications, foot traffic.	Long Term	Government agencies, industry
6.5	Become a member Council of the leading smart cities research associations and grow local, state and national awareness of Bathurst as a Smart City.	Long Term	Australian Smart Communities Association (ASCA), Future Ready, government agencies, Smart Cities Research Institute
6.6	Investigate the installation of mobile device and Electric Vehicle (EV) charging stations at various Council owned facilities and CBD precincts.	Short Term	Tesla, EV vehicle manufacturers, industry
6.7	Investigate ownership arrangements of street lighting and seek funding for the installation of smart lighting controls.	Short Term	CENTROC, industry, government agencies, Essential Energy, Australian Smart Communities Association (ASCA)
6.8	Promotion and support of innovative practices from local industry (such as Gunthers Lane) and encourage the attraction of technology related businesses and industries to Bathurst.	Long Term	Reliance Bank, industry, government agencies, Central West Business HQ, Bathurst Business Chamber, Central West Business HQ
6.9	Continued installation and investigation of renewable energy technologies in Council owned facilities to reduce pressures from rising energy costs.	Long Term	Renewable energy providers, industry, government agencies
6.10	Pursue funding for smart parking solutions within the CBD.	Medium Term	Industry, government agencies
6.11	Apply for funding to increase the uptake and extension of NBN mixed-use technologies in the Bathurst region as population and industrial precincts grow.	Medium Term	Government agencies, industry
6.12	Continue to investigate the development of the ACSTEI (Australian Centre for Science, Technology & Emerging Industries) Technology Park.	Medium Term	Industry, government agencies, Central West Business HQ, Bathurst Business Chamber, Central West RDA
6.13	Explore the establishment of a CBD CCTV network to be integrated into the CBD Wi-Fi architecture and the continuation of the CCTV Funding Program.	Short Term	Industry, government agencies
6.14	Ensure the Mobile Black Spot Database is up-to-date and seek funding to upgrade mobile base stations to address mobile black spots (especially in the villages) as the Bathurst regional population grows.	Long Term	Australian Communications & Media Authority (ACMA), Central West RDA, industry, community groups, government agencies, Village Progress Associations
6.15	Encourage and lead (where appropriate) the development of apps that enable greater liveability, access to services and tourism.	Short Term	Industry, reference groups, government agencies
6.16	Create an Internet Of Things (IOT) network to remotely manage assets and sensors.	Medium Term	Government agencies, industry
6.17	Explore emerging smart practices in town planning, workforce development and co-development with neighbouring councils.	Long Term	Neighbouring councils, industry, government agencies
Economic Outcomes	Development of a Smart City Plan.		
	Free CBD Wi-Fi Network installed in the CBD with the participation of local businesses.		
	Installation of EV charging stations.		
	Analytics and platforms that support planning decisions and the growth of local businesses.		
	Development of a CBD CCTV network and increased participation from businesses in the CCTV Funding Program.		
	Improved mobile and data services in the LGAs villages.		
	Integration of energy efficiency technologies, inclusive of smart controls within Bathurst street lights and the development of alternative energy precincts.		
Increased investment in Bathurst resulting from a dedicated Smart City marketing campaign.			



# Appendix

## Industry Cluster Analysis

Location quotients are calculated by comparing industry-level employment percentages to corresponding percentages within a “base area,” and obtaining a ratio from the comparison. The location quotient (LQ) can be calculated as:

$$LQ = \frac{\left( \frac{\text{Local Employment in Industry A, Year T}}{\text{Total Employment in Year T}} \right)}{\left( \frac{\text{Reference Employment in Industry A, Year T}}{\text{Total Reference Employment in Year T}} \right)}$$

For example, with the New South Wales statewide economy as the base or reference area, 2011 data shows:

- Bathurst’s employment for the electricity, gas, water and waste services sector is 231.
  - Total Bathurst employment is 17,519.
  - NSW total employment for the electricity, gas, water and waste services sector is 31,881.
  - Total NSW employment is 3,221,228.
- $LQ = ((231 / 17,519) / (31,881 / 3,221,228)) = 1.3$   
 → The Bathurst Region LQ for electricity, gas, water and waste services is greater than 1.0

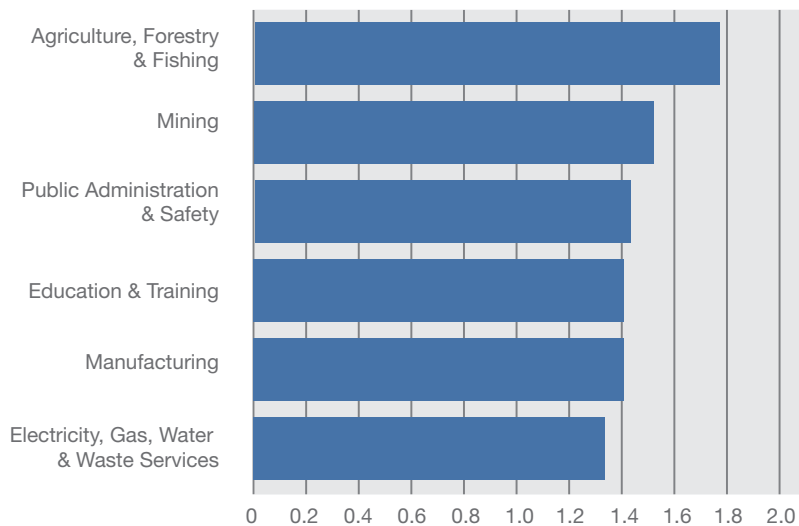
If an industry location quotient for a particular area is greater than 1.0, the implication is that the industry’s presence within that particular area is relatively more concentrated or stronger than the industry’s concentration in the base area. Industry LQs help define which industries make the regional economy unique and are potentially “export-oriented.”

The Australian Bureau of Statistics uses the Australian and New Zealand Standard Industrial Classification (ANZSIC) system to categorise industries based on similar productive activities. This classification system is set up hierarchically with 4 levels; level 1 (divisions), level 2 (sub-divisions), level 3 (groups) and level 4 (classes). Level 1 is the broadest grouping of business and level 4 is the finest. Figure 8 shows ANZSIC level 1 industry location quotients in Bathurst LGA, with New South Wales total employment as the base area.

In the Bathurst region Agriculture, Forestry and Fishing and Mining have the highest LQ. Public Administration, Education and Training have the next highest and this is typical of a large hub city.

These industries are more concentrated in Bathurst relative to New South Wales, and therefore have competitive advantages as well.

**Figure 8: ANZSIC Level 1 Industry Location Quotients (2016)** Source: ABS Data



Community Engagement Survey Figures (Page 19)

Figure 1: Breakdown of Rankings for Goal 1

Source: Bathurst Regional Council Survey

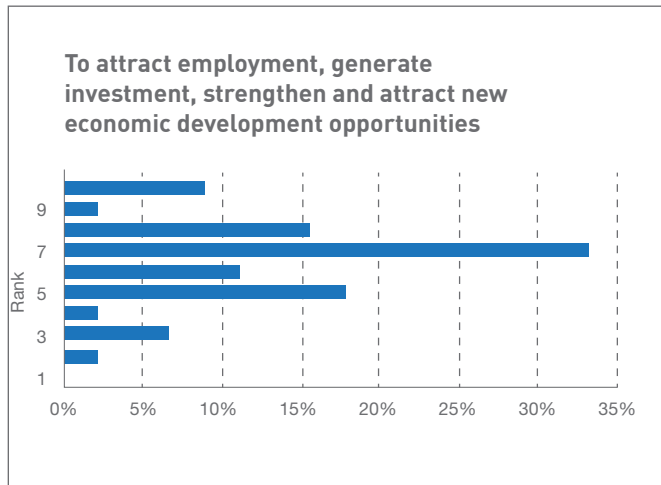


Figure 2: Breakdown of Rankings for Goal 2

Source: Bathurst Regional Council Survey

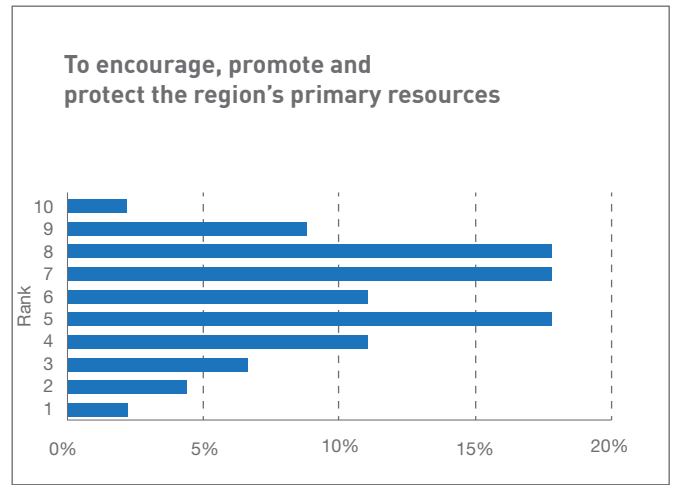


Figure 3: Breakdown of Rankings for Goal 3

Source: Bathurst Regional Council Survey

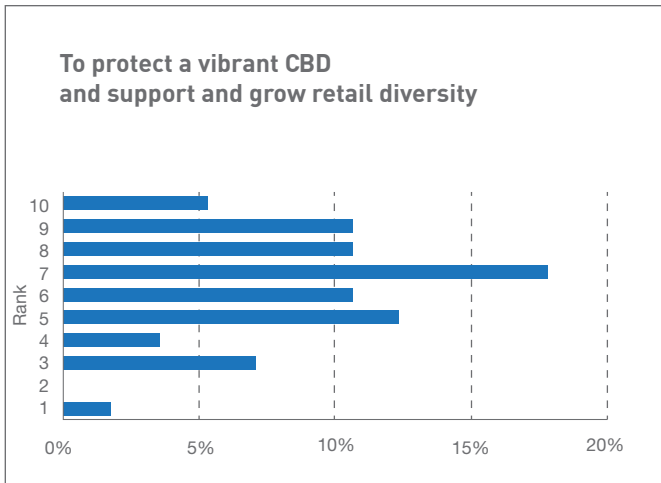


Figure 4: Breakdown of Rankings for Goal 4

Source: Bathurst Regional Council Survey

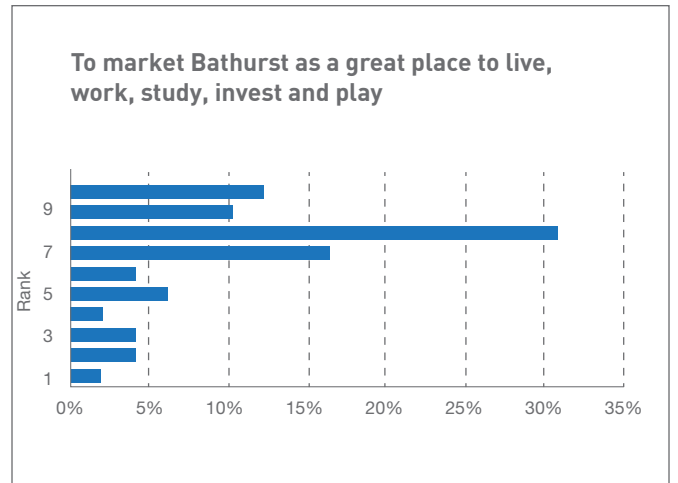


Figure 5: Breakdown of Rankings for Goal 5

Source: Bathurst Regional Council Survey

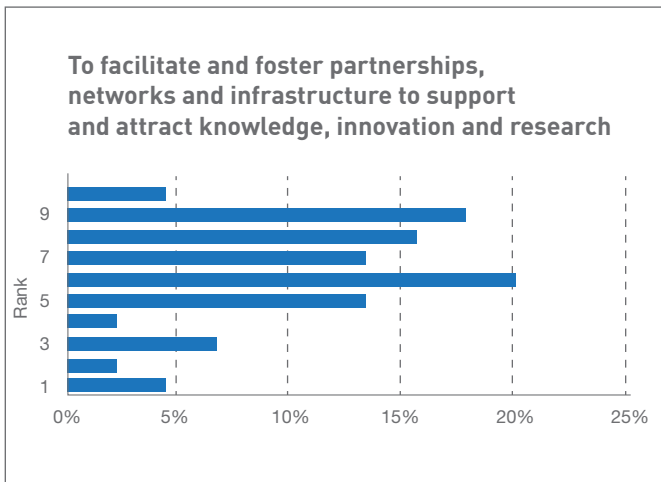
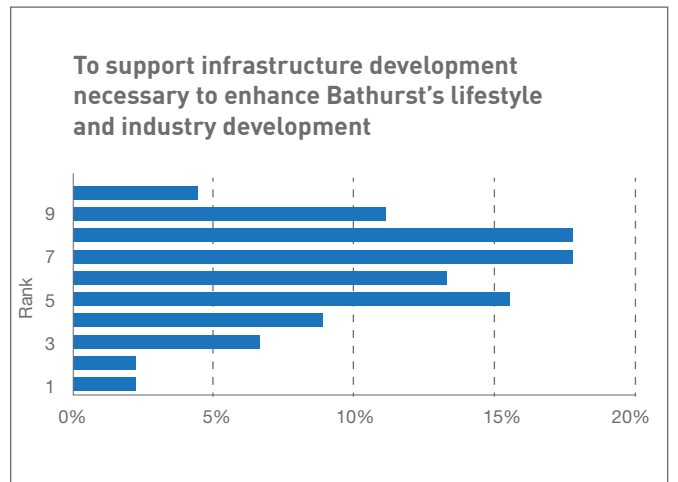
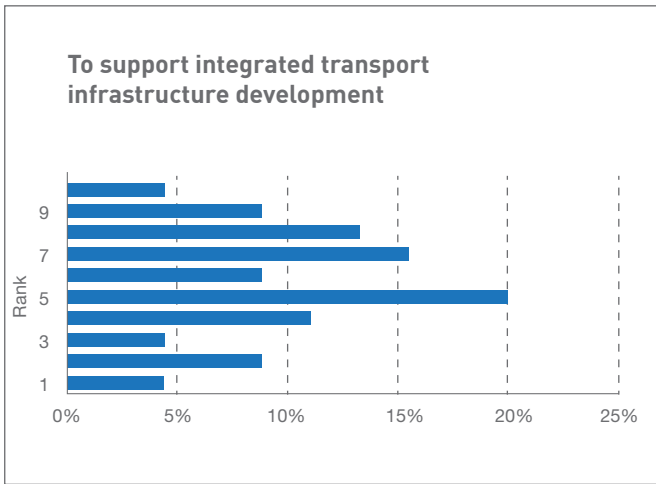


Figure 6: Breakdown of Rankings for Goal 6

Source: Bathurst Regional Council Survey



**Figure 7: Breakdown of Rankings for Goal 7**  
Source: Bathurst Regional Council Survey





**DIRECTOR CORPORATE SERVICES & FINANCE'S REPORT -  
ATTACHMENTS**

ORDINARY MEETING OF BATHURST REGIONAL COUNCIL

20 JUNE 2018

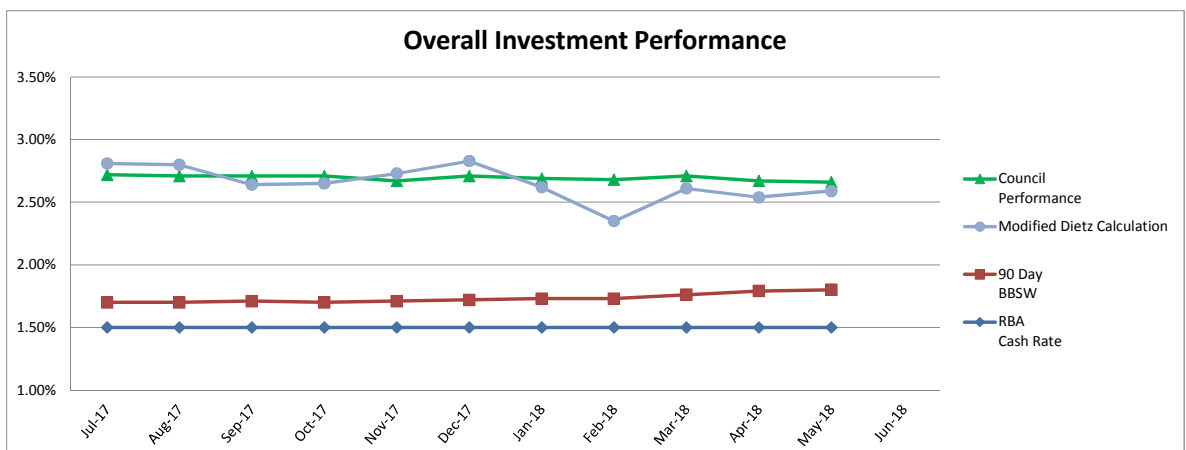
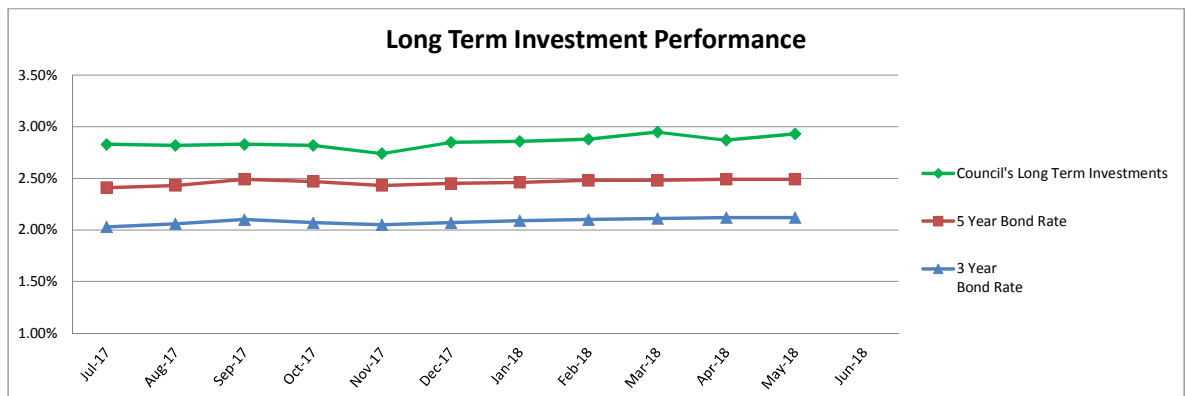
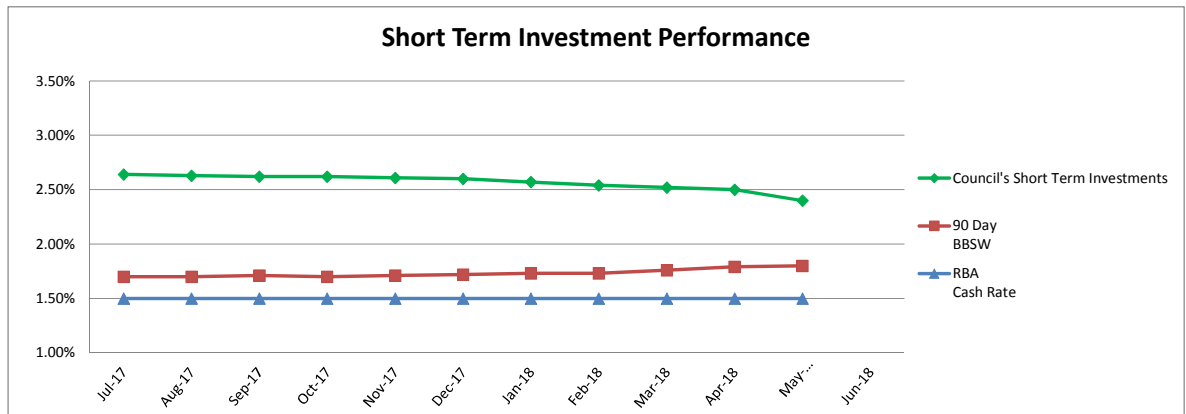
**BATHURST REGIONAL COUNCIL  
INVESTMENT PERFORMANCE**

**Investment Policy Benchmarks**

**Benchmark 1 - The performance of the portfolio shall be against the industry standard 90 Day Bank Bill Index or the official RBA Cash Rate**  
Council's current year to date performance compared to the two benchmarks is shown below. Council has outperformed both benchmarks.

Reserve Bank of Australia - Cash Rate	1.50%
AFMA - 90 Day Bank Bill Swap Rate (BBSW) Avg Mid	1.80%
Three Year Swap Rate - Commonwealth	2.12%
Five Year Swap Rate - Commonwealth	2.49%
Modified Dietz Calculation	2.59%

	Short Term			Long Term			Overall Performance	
	RBA Cash Rate	90 Day BBSW	Council's Short Term Investments	3 Year Bond Rate	5 Year Bond Rate	Council's Long Term Investments	Modified Dietz Calculation	Council Performance
Jul-17	1.50%	1.70%	2.64%	2.03%	2.41%	2.83%	2.81%	2.72%
Aug-17	1.50%	1.70%	2.63%	2.06%	2.43%	2.82%	2.80%	2.71%
Sep-17	1.50%	1.71%	2.62%	2.10%	2.49%	2.83%	2.64%	2.71%
Oct-17	1.50%	1.70%	2.62%	2.07%	2.47%	2.82%	2.65%	2.71%
Nov-17	1.50%	1.71%	2.61%	2.05%	2.43%	2.74%	2.73%	2.67%
Dec-17	1.50%	1.72%	2.60%	2.07%	2.45%	2.85%	2.83%	2.71%
Jan-18	1.50%	1.73%	2.57%	2.09%	2.46%	2.86%	2.62%	2.69%
Feb-18	1.50%	1.73%	2.54%	2.10%	2.48%	2.88%	2.35%	2.68%
Mar-18	1.50%	1.76%	2.52%	2.11%	2.48%	2.95%	2.61%	2.71%
Apr-18	1.50%	1.79%	2.50%	2.12%	2.49%	2.87%	2.54%	2.67%
May-18	1.50%	1.80%	2.40%	2.12%	2.49%	2.93%	2.59%	2.66%
Jun-18								



## BATHURST REGIONAL COUNCIL

## INVESTMENT PERFORMANCE

## Benchmark 2 - Credit and Maturity Benchmarks

## 2a - Overall Portfolio Credit Framework

To control the credit quality on the entire portfolio, the following credit framework limits the percentage of the portfolio exposed to any particular credit rating. Council has successfully met this criteria.

Short Term	Ratings	Maximum Holding %	Actual Holding %	
	A1+	100	23%	Complies
	A1	80	0%	Complies
	A2	60	47%	Complies
	A3	40	13%	Complies
	ADI	20	17%	Complies
			100%	
Long Term				
	AAA	100	0%	Complies
	AA+ AA AA-	80	36%	Complies
	A+ A A-	60	16%	Complies
	BBB+ BBB BBB-	40	43%	Does not comply
	ADI	20	5%	Complies
			100%	

Several institutions were downgraded recently

Several institutions were downgraded recently

## 2b - Institutional Credit Framework

To limit single entity exposure each individual institution will be limited by their credit rating. Council has successfully met this criteria.

Short Term	Ratings	Maximum Holding %	Actual Holding %	
CBA	A1+	45	0%	Complies
National Australia Bank Limited	A1+	45	8%	Complies
Bankwest	A1+	45	2%	Complies
Westpac	A1+	45	2%	Complies
Bank of Queensland Limited	A2	30	17%	Complies
Maritime, Mining & Power Credit Union	A2	30	6%	Complies
People's Choice Credit Union	A2	30	6%	Complies
IMB	A2	30	2%	Complies
G & C Mutual Bank Limited	A3	20	2%	Complies
Auswide Bank	A3	20	5%	Complies
Railways Credit Union Limited	ADI	15	3%	Complies
Long Term				
Commonwealth Bank	AA-	35	9%	Complies
Westpac	AA-	35	9%	Complies
Suncorp Metway	A+	30	1%	Complies
Rabobank	A+	30	1%	Complies
AMP	A	30	4%	Complies
Macquarie Bank Limited	A	30	1%	Complies
Bendigo & Adelaide Bank	BBB+	20	2%	Complies
Bank of Queensland	BBB+	20	5%	Complies
Police Bank Ltd	BBB	20	3%	Complies
Newcastle Permanent	BBB	20	4%	Complies
Members Equity Bank	BBB	20	1%	Complies
Greater Building Society	BBB	20	4%	Complies
Credit Union Australia	BBB	20	1%	Complies
Maritime Mining & Power Credit Union	ADI	15	2%	Complies
			100%	

## 2c - Maturity Profile

The investment portfolio is to be invested within the following maturity constraints. Council has successfully met this criteria.

	Short Term	FRTD	TCD	FRN	Min %	Max %	Actual %	
Within one year	39,000,000	0	0	5,000,000	40	100	59%	Complies
One to three years	0	6,500,000	3,000,000	12,550,000	0	60	29%	Complies
Three to Five Years	0	4,500,000	0	3,000,000	0	30	10%	Complies
Over Five Years	0	1,830,000	0	0	0	15	2%	Complies
	<b>39,000,000</b>	<b>12,830,000</b>	<b>3,000,000</b>	<b>20,550,000</b>			<b>100%</b>	

Recommendation: That the report be noted.

## Responsible Accounting Officer

.....  
Aaron Jones  
Director Corporate Services & Finance

.....  
Prepared By Lesley Guy

4-Jun-18

.....  
Reviewed By Tony Burgoyne

# BATHURST 2036 COMMUNITY STRATEGIC PLAN

Review as at 31<sup>st</sup> May 2018

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## **Council's 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.**

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## **Directions:**

The Directions to achieve this vision are the objectives of this Plan as outlined below.

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### ***Economic Prosperity***

- To attract employment, generate investment, strengthen and attract new economic development opportunities.
- To encourage, promote and protect the region's primary resources.
- To protect a vibrant CBD and support and grow retail diversity.
- To market Bathurst as a great place to live, work, study, invest and play.
- To facilitate and foster partnerships, networks and infrastructure to support and attract knowledge, innovation and research.
- To support infrastructure development necessary to enhance Bathurst's lifestyle and industry development.
- To support integrated transport infrastructure development.

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### ***Environmental Sustainability***

- To promote sustainable and energy efficient growth.
- To protect and enhance the region's landscapes, views, vistas, open spaces and the Macquarie River.
- To protect and enhance the region's biodiversity.
- To protect the region's unique heritage and history.
- To protect a unique identity.
- To protect and enhance water quality and riparian ecology.
- To minimise the City's environmental footprint.
- To encourage less car dependency.



- To secure a sustainable water supply and raise awareness on water issues.
- To encourage sustainable waste management practices, including opportunities for energy generation.

### **Liveable Communities**




- To encourage living, vibrant and growing villages and rural settlements.
- To encourage sustainable housing choice and quality design that engenders a sense of place.
- To improve equity of access to all members of the community in public and private domains.
- To provide a range of cultural facilities, programs, activities and events and to support and enhance cultural and social activities across the community.
- To support the provision of community services and facilities to meet the needs of specific community sectors and the community as a whole.
- To improve community safety.
- To encourage a supportive and inclusive community.
- To provide and support the provision of accessible, affordable and well planned transport systems.
- To support the provision of high quality medical care that meets the needs of the Bathurst community.
- To encourage and support the provision of a range of opportunities for life long education across the Bathurst community.
- To encourage youth engagement, participation and achievement across all areas of the Bathurst community.

### **Sound Leadership**

- To plan for the growth of the region and the protection of the region's environmental, economic, social and cultural assets.
- To guide the construction of new infrastructure, facilities and services and the management and upgrading of existing assets and service levels.
- To identify the needs of the community and encourage and support communication, interaction and support within the community.
- To maintain local public ownership of water and sewer assets.
- To ensure Council is supported by an adequate workforce and appropriate governance procedures.
- To be and develop good leaders.

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>160 / 165 97 %</p>	<p>Needs Attention</p>  <p>5 / 165 3 %</p>	<p>Urgent Attention</p>  <p>0 / 165 0 %</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. With a budget in excess of \$80m council's 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






CSP 2036 Objective Reference	Delivery Program Actions 2017-2021	Operational Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
3, 6 13, 14 19 28	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.  Monitor condition of footpaths.	600 lineal metres of footpath and or cycleway completed.  Less than 50 public requests regarding trip defects on paved footpaths.	Manager Bathurst Works  Manager Bathurst Works	200m Rankin St (Durham to Morrisett) 200m Stewart St (Durham to Morrisett) 200m Seymour St (Bentinck to Lambert) 200m Morrisett St (Rankin to George) 200m Bradwardine Rd (Suttor to Hwy)  37 complaints received to date.	
6, 7 8 22, 24 29	Maintain and improve the existing road infrastructure consistently throughout the network.	Improvement of road infrastructure to upgrade sub-standard sections of the sealed network.  Progressive renewal of gravel road surface throughout the network.	Reconstruction and resealing works as per major capital works and routine maintenance programs.  Completion of Roads to Recovery Program.  Unsealed Roads Gravel Resheeting program complete.	Manager Bathurst Works  Manager Bathurst Works	Tarana Rd Shoulders – complete Hen & Chicken Lane Underway – 80% complete. Minor gravel and seal remaining. 2km Freemantle Rd widen, stabilise and seal – 100% complete. 800m Wambool Rd reconstruct and seal – 100% complete. Dunkeld Rd reconstruction complete. Widen and seal Colleen Hagney Lane 2km 100% complete Widen and Seal 1km section of Lachlan Rd (complete)  Ridge Rd, Wambool Rd	

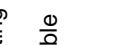



CSP 2036 Objective Reference	Delivery Program Actions 2017-2021	Operational Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
6, 7 9 19 28	Protection of urban areas on the Bathurst Floodplain	Undertake maintenance program in accordance with allocated budget.	Greater than 90% of the urban road network remains in condition index 1, 2 or 3.	Manager Bathurst Works	Latest ratings in May 2016. > 90% rated either 1, 2 or 3.	
	Protection of urban areas on the Bathurst Floodplain	Continue the planning for construction of flood mitigation works as outlined in the Bathurst Flood Management Plan.	Construction of Perthville Levee, Stage 1.	Manager Technical Services	At practical completion.	

## Recreation Services

CSP 2036 Objective Reference	Delivery Program Actions 2017-2021	Operational Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
4, 6, 8, 9, 10, 17, 20, 21, 28, 29	Plan for increasing population and ageing population in the provision of suitable recreational projects	Construct additional facilities as per budgets	Construction of additional 2 rugby league / union fields Hereford Street	Manager Recreation	<p>Contract for construction of 2 x rugby league fields awarded to Central West Civil.</p> <p>Turf grass has been installed to the 2 fields.</p> <p>Due to contractual issues with timing and quality of works, Council has taken works out of contractors hands to complete the construction of the 2 sports fields to a usable condition by end of March 2018.</p> <p>Fields were ready for season use by St Pats, however a full remediation to field No. 2 will not be able to proceed until after the Rugby season in October 2018.</p> <p>Tender awarded to Nick Harvey Constructions for the building of the Rugby League Clubhouse. Building works completed.</p>	
4, 6, 8, 9, 10, 17, 20, 21, 28, 29		Update sporting venues, including associated infrastructure as per budgets adopted in Annual Operational Plan.	Carrington Park Grandstand redevelopment / extension	Manager Recreation	<p>Funding not provided for in 2017/18. Council to commence preparation of design brief document in preparation of 2018/19 financial year funding.</p>	
			Reconstruction of 3 turf football fields – Proctor Park	Manager Recreation	<p>Tender for reconstruction of 3 fields closed in July 2017. Contract awarded to Renworx Pty Ltd.</p> <p>Works have reached practical completion. Anticipate first use of new fields by BDF to be 15 June 2018.</p> <p>Defects and final stages of sand infill drainage system to be implemented after the football season</p>	


CSP 2036 Objective Reference	Delivery Program Actions 2017-2021	Operational Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
			Restoration of Cricket Wicket Table George Pk No2	Manager Recreation	Works complete.	
			Replacement 2 x synthetic tennis court surfaces – John Matthews Tennis Centre	Manager Recreation	Contract for court resurface works awarded to Tuff Turf. On site works commenced in December however unforeseen issues were identified to the concrete sub surface. Delay in completion has resulted whilst concrete sub surface is being repaired.  Works completed on 23 Feb 2018.	
			Field drainage installation to field No1 Ashwood Park	Manager Recreation	Works completed.	
			Restoration of 4 netball courts – John Matthews netball complex	Manager Recreation	Contract awarded to L-Don Sporting Areas Pty Ltd.  Work completed end March 2018	
		To ensure that appropriate Environmental Management Plans for the Bathurst Region are current, relevant and provide long term strategies for the Region	Review and update the Bathurst Vegetation Management Plan	Manager Recreation	- Ecological field assessments completed in Nov 2017. - Community consultation completed in Jan 2018, included Councillor workshop, online survey, and community workshop - Anticipate completion of works in August 2018.	
	Continue environmental programs identified within the Bathurst Vegetation Management Plan	Meet the obligations to contain and control noxious weeds within Council controlled land	Develop 2017/18 spraying program by December 2017 & complete by April 2018.	Manager Recreation	- Complete. Noxious weeds were controlled across 40 properties from Dec 2017 - May 2018.	


CSP 2036 Objective Reference	Delivery Program Actions 2017-2021	Operational Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
		Continue ongoing environmental and maintenance works as identified in the Bathurst Vegetation Management Plan (VMP) to the Macquarie River and other areas, upon availability of resources	<p>Arrange for 16 Tree Planting and volunteer engagement activities.</p> <p>Revegetation of a section of the Macquarie River adjacent to Kefford Street</p> <p>Apply for grants to assist completion of VMP program.</p>	<p>Manager Recreation</p> <p>Manager Recreation</p> <p>Manager Recreation</p>	<p>Complete. 11 community tree planting events and 6 school planting events have been held since the commencement of the financial year to date.</p> <p>The contract to revegetate a section of the Macquarie River awarded to New Era.</p> <p>- Works Complete. Planting works completed Nov 2017 and summer maintenance program completed in May 2018.</p> <p>- Council has been awarded a grant of \$27,142.50 from the Local Land Services for an environmental project at the Inner Track Reserve, Mount Panorama. Planting and weed control completed. Follow up weed control programmed for Spring 2018.</p> <p>- Council applied for a NSW Environmental Trust grant of \$77,370 for revegetation and weed control along the Macquarie River.</p> <p>- Council applied for a Public Reserves Management Fund Grant of \$4,800 for weed control at Trunkey Sportsground and Mulgunnia Recreational Reserve.</p>	  
4, 21,23 28,29,30	Continue construction of new playgrounds in expanding residential areas and upgrade existing playgrounds and passive recreation areas.	Plan for the construction of new playgrounds in expanding residential areas in conjunction with Annual Operational Plan	<p>Undertake maintenance of previously completed vegetation projects.</p> <p>Installation of new playground at Jarrah Park</p>	<p>Manager Recreation</p> <p>Manager Recreation</p>	<p>Ongoing. Maintenance contracts have been awarded to water and weed recently completed vegetation projects, including Apex Jubilee Park and various sites along the Macquarie River.</p> <p>Playground installation completed in Sep 2017.</p>	 




CSP 2036 Objective Reference	Delivery Program Actions 2017-2021	Operational Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
4, 9, 17,21,22 29,30,		Continue to upgrade existing playgrounds as funding resources become available	Upgrade existing play equipment at Motor Racing Museum Playspace	Manager Recreation	Works completed	
4, 8,9,10,13 22 28,		Plan for and construct passive recreation areas as resources become available.	Upgrade to existing playground equipment, College Road Park	Manager Recreation	Works completed. Minor repainting works to be placed in Works Section Program, to be completed prior to end of financial year.	
4, 8,11,12, 17,20,22, 26 30,33	Maintain existing and future recreational areas.	Maintain existing levels of service to all parks, reserves, open space areas and other recreational facilities.	Construction of Freeman Circuit Park in accordance with landscape design. Park completed by June 2018.	Manager Recreation	Consultancy for the design of Freeman Park awarded to dsb Landscape Architects. Final design completed and adopted by Council in December 2017. Full design drawings and Specification documents being prepared.  Anticipated costs for works have come in higher than \$300,000 budget. Council is applying for a grant to assist in the construction costs of the Park. Funding to be re-submitted in the 2018/19 Management Plan deliberations to provide sufficient funds to construct the park.  Anticipate tenders to be called in July 2018 for the construction of the Park.  Ongoing as part of adopted maintenance service levels and funding provisions.	
4, 8,11,12, 17,20,22, 26 30,33	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.	Manager Recreation	Anticipate tenders to be called in July 2018 for the construction of the Park.  Ongoing as part of adopted maintenance service levels and funding provisions.	


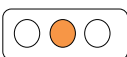
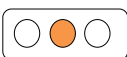





Water, Sewer and Waste

CSP 2036 Objective Reference	Delivery Program Actions 2017-2021	Operating Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
<p>6 8, 12, 15 22 28, 29, 31</p>	<p>Maintain and upgrade existing water and sewer infrastructure to meet the needs of all stakeholders into the future.</p>	<p>Operate, maintain, repair and upgrade Water Filtration Plant.</p> <p>Provide compliance reports to NSW Health as required</p>	<p>Meet the Australian Drinking Water Standards 99% of the time.</p>	<p>Manager Water and Waste</p>	<p>Water Filtration Plant daily operations are ongoing, with maintenance and repairs conducted as required. The chemical dosing infrastructure for the Manganese Removal Project is complete. The treatment processes are constantly monitored through a SCADA system and reviewed daily by staff.</p>	
					<p>Samples taken, testing completed and reports provided. Results are compliant with Australian Drinking Water Guidelines (ADWG) Council's Drinking Water Management System (DWMS) and licence and are posted on Council's website.</p> <p>To date this financial year, 735 samples have been tested against the ADWG chemical requirements, with 2 minor exceptions (over 99% compliance). For microbiology 1183 samples have been tested, with 64 minor exceptions (95% compliance).</p> <p>A 2016 Annual Report on the Drinking Water Management System has been submitted to NSW Health and an EPA Annual Return lodged as required.</p> <p>A complete review of the Drinking Water Management System risk management has been conducted with internal and external stakeholders.</p> <p>A sanitary survey was recently completed of the drinking water catchment within Bathurst Regional Council Local Government area. A report is being prepared and will be reviewed.</p> <p>Water distribution system operations are ongoing, with monitoring, maintenance and repairs conducted as required.</p> <p>Significant reservoir improvements have been completed, with further work planned, to continue to improve the integrity of the drinking water system around Bathurst.</p> <p>With 13 key reservoirs, a total of 169 issues were identified. 112 of these have been addressed (66%). A further 27</p>	




CSP 2036 Objective Reference	Delivery Program Actions 2017-2021	Operating Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
<p>6 12, 15 22 28, 29, 31</p>		<p>Respond effectively to discoloured water complaints within four hours.</p>	<p>Australian Drinking Water Guidelines compliance.</p>	<p>Manager Water and Waste</p>	<p>issues are underway but not yet complete (will bring work to 83% completed). 30 issues are yet to be commenced.</p> <p>Complaints regarding discoloured water are actioned within the required timeframe.</p> <p>The number of discoloured water complaints for May 2018 was 2, which were received and actioned. This included calls relating to discoloured water from water main breaks. The financial year to date total calls for discoloured water is 77.</p> <p>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.</p> <p>No breaches of the DWMS critical limits have occurred in 2017/18.</p>	

CSP 2036 Objective Reference	Delivery Program Actions 2017-2021	Operating Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
		Kelso Water Infrastructure Project	Project is underway	Manager Water and Waste	<p>Tenders have been called, assessed and reported to Council. Contractors (EODO) are well advanced, with work over 99% complete. Work on the reservoir pump station and rising and delivery mains are all part of the project. The reservoir base slab was poured on a single day. In December 2016, 34 wall panels were placed and in May 2017 the final two panels were installed. Post tensioning of the walls is complete. Commissioning has commenced for the new water mains. Further tests will continue through to April 2018. So far over 57,700 hours of contract work has taken place on the project and over 1400m<sup>3</sup> of concrete has been poured.</p> <p>The reservoir roof has been completed, and work on the chlorine dosing building is complete.</p> <p>Commissioning of the new system has commenced and is well advanced.</p>	
		<p>Eglington Village expansion</p> <p>Review and update plans as required.</p> <p>Continue implementation of Trade Waste Policy.</p>	<p>Project advances</p> <p>Best Practice Guidelines compliance.</p>	<p>Manager Water and Waste</p> <p>Manager Water and Waste</p>	<p>In order to cater for the doubling in size of Eglington, a number of new water and sewer trunk mains were required. So far, for East Eglington 70% of the required new trunk mains for water and sewer are in place. For West Eglington, 100% of the required new trunk mains for water and sewer are in place, with commissioning yet to take place.</p> <p>Project scoping was undertaken to identify what updating is required, and what approach should be taken to complete the work. Have selected the Drought Contingency and Water Supply Emergency Management Plan and the Demand Management Plan. A Consultant was appointed and work is complete. Reports have been presented to Council on the revised documents, which are on Council's website.</p> <p>Trade Waste Policy is current, has been approved by NSW Office of Water, and adopted by Council. As at the end of April there are 325 approvals in place, with 349 active businesses (93%).</p>	

CSP 2036 Objective Reference	Delivery Program Actions 2017-2021	Operating Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
6 12, 15 22, 28, 29, 31		Investigate, review and undertake further initiatives in the Best Practice Guidelines			<p>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.</p> <p>To date at the end of May 2018 DPI Water is yet to release their issues paper, and monitoring of this continues.</p>	
6 12, 15 22, 28, 29, 31		Prepare plans and estimates for works highlighted in the computer models.	Review outcomes and opportunities from the water and sewer models and reports.	Manager Water and Waste	<p>The water model has previously been reviewed some years ago, with several projects put into effect. The sewer model has been updated to include the expansion of Eglinton and Kelso.</p> <p>Work on comparing options to service the growth is well underway. Temporary (hired) flow gauging was installed during late 2016, to enable data to be collected for various weather events. Gauges have recently been removed, and a draft report has been commenced. The final report is due imminently.</p> <p>Water modelling improvements have been completed with gauges at 6 main reservoirs installed to allow for calibration during and after summer 2017/2018. The network has been monitored and logged during peak flows in February and March 2018. Calibration has taken place and the water model has been updated.</p>	
6 12, 15 22, 28, 29, 31		Prepare reports and studies for Winburndale Dam and Chifley Dam.	NSW Dam Safety Committee requirements addressed.	Manager Water and Waste	<p>Funds were available for the Winburndale Dam Safety Upgrade to call Expressions of Interest, and this is now complete. The EOI closed on 6 December 2016. A review and assessment has been conducted. Approval to move to the tender phase has been received. This is being progressed through Public Works. A Review of Environmental Factors (REF) has been updated and expanded to cover all work areas. A tender review panel is established and a tender evaluation plan is finalised.</p> <p>Subsequent to this, tenders have now been called during September 2017, and closed with 4 offers received. These are being assessed. Grant funding is also being sought through the NSW Safe and Secure Water Program.</p>	

CSP 2036 Objective Reference	Delivery Program Actions 2017-2021	Operating Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
					<p>An initial EOI resulted in Council being requested to submit a detailed business case, and this has now been submitted on 2 February 2018. No feedback has been provided as at the end of April 2018.</p> <p>A tender report should be available at a future 2018 Council meeting.</p> <p>The Chifley Dam Secure Yield Study (base case) has been completed, with the Climate Change (future scenario) study also now complete. This report is being reviewed.</p> <p>The Chifley Dam Dambreak Study has been completed and forwarded to the NSW Dam Safety Committee.</p> <p>The Chifley Dam Safety Emergency Plan is complete and in effect.</p> <p>The annual surveillance report has been completed and recommendations are being actioned.</p> <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>	
		<p>Work with CENTROC on Water Utilities Alliance goals</p>	<p>Collaboration conducted.</p>	<p>Manager Water and Waste</p>	<p>Waste Water Treatment Works operations are ongoing, with maintenance and repairs conducted as required. Plans for minor upgrades are underway. Daily and weekly sampling and monitoring of the plants performance are continuing, with internal and external testing performed.</p> <p>An Annual Return is completed following the end of the licence year (1 April). Over 95% of samples tested met the licence requirements, with only 3 minor breaches of the licence conditions in 2017/18 licence year.</p>	
<p>6 15 22 28, 29, 31</p>		<p>Operate, maintain, repair and upgrade Waste Water Treatment Works to comply with licence conditions.</p> <p>Continue program of sewer main CCTV and lining</p>	<p>Operation of Waste Water Treatment Works in accordance with licence.</p> <p>Maintain sewer mains.</p>	<p>Manager Water and Waste</p>	<p>Identification of appropriate locations for CCTV is ongoing through customer issues, staff advice and development proposals.</p> <p>Any issues found are scheduled for repair or replacement as required.</p>	

CSP 2036 Objective Reference	Delivery Program Actions 2017-2021	Operating Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
		Identify, plan and undertake construction works.	Renew water and sewer mains adjacent to road works or large developments.	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 services are relocated prior to RMS or BRC projects commencing, such as roundabouts.	
6 13, 16 22 29	Maintain and upgrade existing waste infrastructure to meet stakeholder requirements.	Replace waste collection vehicles on a 4 yearly cycle.	Vehicle fleet is up to date and able to adequately cater for city's needs.	Manager Water and Waste	The waste collection vehicle fleet is up to date.	
		Review Waste Management Centre fill plans & take necessary steps to ensure the optimum long term strategy is determined and enacted.	Monitor the existing air space and identify future land requirements.	Manager Water and Waste	This project recommenced in 2014/2015, after previously being completed in 2011/2012. An audit 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. Planning is underway to conduct a future aerial survey.	
6 13, 16 22 29	Reduce waste to landfill.	Work with NetWaste on waste projects and opportunities.	Collaboration conducted	Manager Water and Waste	Several ongoing projects are supported, with bi-monthly meetings attended. New projects or opportunities are assessed as they arise. 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.  The new recycling and organics collection tender was presented to Council in October 2014. The new service started in April 2016, with delivery of bins in March 2016. The contract is proceeding smoothly.  The roll out of information and education has commenced and will continue throughout 2018.	
		Food and Garden Waste Contractor to undertake collection and reprocessing as per Contract. Council to continue education and promotion of appropriate behaviours.	Promote recycling to maximise collection volumes.	Manager Water and Waste	Close to 30,000 new recycling and food and garden waste bins have been delivered to Bathurst properties during March 2016.  7,668 tonnes of food and garden waste have been sent for composting in the first 25 months (April 2016 to April 2018). The new service has been well received.	

CSP 2036 Objective Reference	Delivery Program Actions 2017-2021	Operating Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
		<p>Recycling Contractor to undertake collection and reprocessing as per Contract. Council to continue education and promotion of appropriate behaviours.</p> <p>Identify, assess and implement appropriate diversion opportunities.</p> <p>Work with Central West Care.</p>	<p>Promote recycling to maximise collection volumes.</p> <p>Opportunities considered.</p> <p>Monitor the operations of the Reuse and Recovery Centre.</p>	<p>Manager Water and Waste</p> <p>Manager Water and Waste</p> <p>Manager Water and Waste</p>	<p>Recycling collection is continuing, with the contractor JR Richards providing the recycling collection service and transporting to the Orange MRF for sorting and further processing at Visy in Sydney. Over 5,445 tonnes has been sent in the first 25 months of the new contract (April 2016 to April 2018).</p> <p>Combined totals show a diversion from landfill of over 13,114 tonnes, or 13.1 million kilograms.</p> <p>Wastewise education works are continuing, and the recycling contract education strategies are also underway.</p> <p>Numerous diversions are already in place, and working well. Further opportunities will be identified and assessed and implemented if appropriate to do so. New organics collection introduced.</p> <p>Monitoring of the operations throughout the year is continuing as required.</p> <p>Discussions occur with staff from Central West Care to assist with ideas for improving diversion and re-use of items before they are brought to the WMC for landfill.</p>	  

## Corporate Services & Finance

Looking after its staff and ensuring open and transparent government is the main priority at Bathurst Regional Council. Council employs around 370 staff in 20 locations and attracting and keeping good people is our priority. For the fourth year in succession, in the annual Employee Opinion Survey, Council rated above the Australian Local Government Industry Standard for employee satisfaction.



### Human Resources & Risk Management

CSP 2036 Objective Reference	Delivery Program Actions 2017-2021	Operational Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
25 32, 33	Manage Council's Health and Safety and support ageing workforce initiatives.	Manage random drug and alcohol testing across Council's operations.	5% of permanent staff tested quarterly.	Manager Human Resources	Random Drug and Alcohol testing occurred throughout the year with the following number of staff being tested -  Sep quarter 5.09% of staff tested. Dec quarter 5.21% of staff tested. Mar quarter 5.13% of staff tested	
32, 33		Review and update Workforce Plan to reflect current workforce profile and priorities.	Collect workforce data quarterly and employee opinion surveys bi-annually to monitor trends.	Manager Human Resources	The 2018 – 2021 Workforce Plan is currently being drafted.	
26 5	Provision of a range of education and training opportunities for Council's workforce.	Develop partnerships with key education providers to assist with resourcing the educational and training needs of the workforce	Staff training plans developed annually. Government funding accessed where eligible. Staff Education Assistance Scheme utilised.	Manager Human Resources	Draft Training Plan finalised and circulated for final approval.  Staff from OLG and Training Services NSW met with HR staff to discuss training funding specifically for local government staff. This funding is designed to develop existing staff's skills, increasing apprentice and trainee numbers and developing work ready skills.	
26 5	Develop opportunities for apprentices, trainees and work experience within all areas of Council's workforce.	Actively promote trainee / apprenticeship and work experience opportunities to the youth of the region.	Deliver and/or distribute information a minimum of 4 occasions per year.	Manager Human Resources	Ongoing meetings with Skillset, including a morning tea with Skillset staff and Council's apprentices, to further enhance the relationship between the two organisations.  Recruitment completed for two of Council's apprenticeships to start in 2018. Through	



	<p>Skillset, first year apprentices in Green keeping and Heavy Vehicle Mechanic have been appointed.                  A new traineeship was established and recruited through Skillset for a Water Industry Operations trainee. Currently reviewing opportunities for the creation of a further water trainee.                   Review of current trainee and apprentice positions on the organisational structure to determine recruitment opportunities for 2018.</p>					
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Property Development

CSP 2036 Objective Reference	Delivery Program Actions 2017-2021	Operating Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
<p>1, 6 28</p>	<p>Manage the development of new residential land releases to ensure appropriate level of supply available.</p>	<p>Complete development of residential land in accordance with Council plans.</p>	<p>Provision of land stock for residential needs.</p>	<p>Property Manager  Eng. Dept  Eng. Dept  Planning. Dept</p>	<p>Council is currently developing residential land stock at Sunny Bright estate and Windradvne 1100 estate, being a total of 455 lots.  Windradvne 1100 - Design, layout &amp; construction by mid-2019 for 180 residential lot development.  Sunny Bright - Design, layout &amp; construction by end-2018 for 275 residential lot development. First stage of 150 lots due Dec 2018.  Laffing Waters - Master Plan for overall 158 ha site. Tendered in 2018/2019. Construction by 2022.</p>	
<p>1, 6 28</p>	<p>Manage the development of new commercial and industrial land releases as required to meet the needs of new businesses.</p>	<p>Development in Bathurst Trade Centre and Kelso Industrial Park as required.</p>	<p>Provision of available land to meet demands. Council has a stock of undeveloped land and trade &amp; industrial use.</p>	<p>Property Manager</p>	<p>Kelso Industrial land – YTD 2017/2018 sale of 5 lots. 9 lots still available.  Bathurst Trade - Watt Drive - 17 lot development now due end - 2018. Exchanged on 5 lots as of May 2018.</p>	

## Financial Services



CSP 2036 Objective Reference	Delivery Program Actions 2017-2021	Operational Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
28, 29, 33	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 2017/18. Council did not apply for a special rate variation for 2018/19 Operating/Delivery Plan.	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>
28, 29, 33		Improve Council's cash flows.	Rates and Charges Outstanding Ratio less than 10%.	Manager Financial Services	As per 2016/17 Financial Statements achieved 5.68% (2015/16 5.85%), (2014/15 6.63%), (2013/14 8.19%).	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>
28, 29, 33		Ensure Council's level of debt is manageable.	Debt service ratio less than 10%.	Manager Financial Services	As per 2016/17 Financial Statements achieved 4.12% (2015/16 3.95%), (2014/15 4.10%), (2013/14 3.33%).	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>
28, 29, 33		Maximise invested funds within prudential guidelines.	Outperform monthly 90 day bank bill swap rate.	Manager Financial Services	At 31 May 2018: <ul style="list-style-type: none"> <li>Current year average earnings – 2.66%</li> <li>90 day Bank Bill Swap Rate – 1.80% (2016/17 average 1.77%)</li> </ul>	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>

## Governance

CSP 2036 Objective Reference	Delivery Program Actions 2017-2021	Operational Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
23, 32, 33	Provide Councillors, staff and the community with timely and accurate information to facilitate open and accountable government.	Provide Council Business Papers on a timely basis.  Provide access to Council documents on website.	Three days before each meeting  Review of documents on website	Manager Corporate Governance	Business Papers provided one week prior to meetings.  Documents are available on website and updated regularly.	
30, 32, 33	Ensure Council policies reflect community needs and organisational requirements.	Complete Annual Report to the community.  Monitor Policy Manual.	Completion by statutory deadline (30 November)  Individual Policies reviewed for relevance and compliance with statutory requirements	Manager Corporate Governance	Compilation of 2016/17 Annual Report has been completed.  Annual Report submitted 28 November 2017.  Manual monitored regularly and updated as required.  Last update issued 11 January 2018.	
32	Implementation of the Government Information Public Access Act (GIPA Act)	Provision of Contract Register on Council's website.  Respond to requests for information under GIPA Act in timely manner.	Register updated monthly.  Information requests (formal and informal) responded to in accordance with statutory guidelines.	Manager Corporate Governance	Register is updated after each Council meeting.  16 applications received. 14 applications completed.	

## Information Services

CSP 2036 Objectives Reference	Delivery Program Actions 2017-2021	Operational Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
4, 5, 6 17, 19, 20, 21, 23, 26, 27 28, 30	Improve long-term viability and availability of electronic data for both the current and long term.	Data Storage Upgrade  UPS Backup Power Supply	Ability to store additional GIS data  Less down time	MIS  MIS	Complete. New CIS server installed with additional space and increased processing capacity.  Planning for replacement unit.	
4, 5, 6 17, 19, 20, 21, 23, 26, 27 28, 30	Improve Communication between staff and residents independent of their physical location	Upgrade links to smaller sites  Spare Laptops  Improved ability to log requests	Reduced complaints from users  Improved Training  Reduced telephone calls	MIS  MIS  MIS	Ongoing.  7 spare Laptops in place and being utilised. HR has 10 dedicated training Laptops. Training ongoing.  Software identified, Purchase Order raised, being installed.	
		Improved network data sharing	Less requests to IT for assistance	MIS	Pilot for Office 365 being planned.	


CSP 2036 Objectives Reference	Delivery Program Actions 2017-2021	Operational Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
<p>4, 5, 6 17, 19, 20, 21, 23, 26, 27 28, 30</p>	<p>Provide secure mobile device access to network</p>	<p>Ongoing WiFi Improvement</p>	<p>More sites accessible</p>	<p>MIS</p>	<p>Ongoing.</p>	
<p>4, 5, 6 17, 19, 20, 21, 23, 26, 27 28, 30</p>	<p>Provide network/internet access via WiFi to all locations between Council locations</p>	<p>Ongoing WiFi installations</p>	<p>Better WiFi access</p>	<p>MIS</p>	<p>Ongoing.</p>	

### 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.


#### CULTURAL SERVICES Collections, Displays and Cultural Facility Management


CSP 2036 Strategy & Objective Reference	Delivery Program Actions 2017-2021	Operational Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
<p>6.3 11.9 20.1</p>	<p>To provide professional management, advice and quality facilities to ensure Council's collections are effectively managed</p>	<p>Continue to progress the proposal for an archival and collection facility for the Bathurst Region.</p>	<p>Continue liaison with identified partners.</p> <p>Visit other relevant locations where successful facilities have been built in regional areas to understand lessons learned.</p> <p>Seek funding sources and partners.</p>	<p>Collections Manager</p>	<p>The following liaison has occurred to date:</p> <ul style="list-style-type: none"> <li>Letters of support from partners and stakeholders received.</li> <li>Meeting held with Alex Bowen, Director Statewide Strategy and Planning, Department of Planning and Environment.</li> <li>January - meeting held to commence engagement with Indigenous groups.</li> <li>February – Seeking support letters from Bathurst Wiradjuri elders, Bathurst Lands Council.</li> <li>March - Received letter of support from Bathurst Land Council.</li> </ul> <p>The following visits have occurred to date:</p> <ul style="list-style-type: none"> <li>Planning and visit to Museum Discovery Centre, Castle Hill.</li> <li>Collection Manager visit to Grimwade Centre, Melbourne University – looking at conservation workshop needs for new facility.</li> </ul> <p>The following funding has been sourced to date:</p> <ul style="list-style-type: none"> <li>Application to the NSW Regional Fund submitted on 1 September 2017 for the construction of a Central Tablelands Collection Facility. Notification received in December that application has progressed to next stage.</li> <li>Manager Museums attended MGNSW workshop on 13 February 2018 around NSW digitisation project incorporating proposed</li> </ul>	


CSP 2036 Strategy & Objective Reference	Delivery Program Actions 2017-2021	Operational Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
		Removal and installation of exhibitions	Assist in preparation, installation and removal of exhibitions.	Collections Manager	<p>collections facility.</p> <ul style="list-style-type: none"> <li>Final preparation and submission of NSW Regional Fund – Round 2 application 28 March 2018.</li> <li>Collections Manager attended GLAM collection Digitisation Workshop in Newcastle.</li> </ul> <p>May: No activities, awaiting funding announcements.</p> <p>The following exhibition and display activities have occurred to date:</p> <p><b>BRAG:</b></p> <ul style="list-style-type: none"> <li>Removal <i>Softcore</i> and <i>Hill End</i> artist's exhibitions.</li> <li>Installation and removal <i>The Unflinching Gaze</i> exhibition.</li> <li>Installation and removal <i>BRAGS Art Fair</i>.</li> <li>Removal <i>Mandy Martin</i> exhibition return to Orange.</li> <li>Installation and removal <i>James Capper, Tracey Moffat</i> and <i>BRAG collection</i> shows.</li> <li>Installation <i>Harrie Fasher</i> and <i>Derek Kreckler</i> exhibitions.</li> <li>Installation <i>Harrie Fasher</i> and <i>Derek Kreckler</i> exhibitions.</li> <li>Transport <i>Mandy Martin</i> exhibition to Cowra</li> <li>Re-crate <i>Dr Andrew Burton</i> ceramics for UK return.</li> <li>Reframing and delivery of <i>BRAG</i> loan works to <i>Orange Regional Gallery</i>.</li> <li>Return of <i>Mandy Martin</i> from <i>Cowra to Mandurama</i>.</li> <li>Return of <i>Firth Smith, Ed Campbell</i> and <i>Andrew Burton</i> works.</li> <li>Takedown of <i>Harrie Fasher</i> and <i>Derek Kreckler</i> exhibitions.</li> <li>Installation of <i>David Serrisier, Cathe Stack, Martin Shaw, Stephen Little, Elizabeth Nelson, Mark Dober &amp; Noelene Lucas</i> exhibitions.</li> </ul>	



CSP 2036 Strategy & Objective Reference	Delivery Program Actions 2017-2021	Operational Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
					<p>May:</p> <ul style="list-style-type: none"> <li>• Transport of works from Forbes, Eugowra and Orange for <i>Rachel Ellis</i> exhibition.</li> <li>• Pack up <i>The End</i> festival material.</li> </ul> <p>NMRM:</p> <ul style="list-style-type: none"> <li>• Preparation, supply and move 25 vehicles and material at NMRM.</li> <li>• Updating vehicle signage.</li> <li>• Install decorative material at Rydges for Legends dinner.</li> <li>• Engage supplier for new motor bike plinths.</li> <li>• Update vehicle signage for 12 Hour weekend</li> <li>• Transport of Judd formula 1 Engine to Queensland</li> <li>• Arrival of 1972 Kawasaki H2 Superbike (Garry Thomas) display.</li> <li>• Reception of Stan Najar and appraisal of objects belonging to Alf Najar.</li> </ul> <p>May:</p> <ul style="list-style-type: none"> <li>• Audit and renewal of Peter Waggot engine loans.</li> <li>• Arrival of Alfa Romeo GTV Targa Tasmania rally car from Steve Brumby.</li> <li>• Assist with George Reed car loan to Winton raceway with Museum Coordinator.</li> <li>• Complete upgrade of motorcycle display plinths.</li> </ul> <p>AFMM:</p> <ul style="list-style-type: none"> <li>• Take down and storage of <i>Lego Wahluu</i>.</li> <li>• Install and takedown of <i>Meteorites</i> exhibition.</li> <li>• Preparation for Library Pop Up in exhibition space.</li> <li>• Installation of Mammoth Mini exhibition.</li> </ul> <p>May:</p> <ul style="list-style-type: none"> <li>• Emptying of Broken Hill showcase specimens, replacement of cracked glass door and reinstall of specimens.</li> <li>• Ongoing repairs of failing light circuit in Fossils Gallery.</li> </ul>	


CSP 2036 Strategy & Objective Reference	Delivery Program Actions 2017-2021	Operational Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
					<ul style="list-style-type: none"> <li>Curatorial research around the upcoming AFMM exhibition on the development of the Museum.</li> </ul> <p><i>Chifley Home &amp; Education Centre:</i> Preparation of Chifley Home for Heritage Trades Trail display of cooking.</p> <p><i>Library and Civic Centre:</i></p> <ul style="list-style-type: none"> <li>Removal of BRAG artworks and heritage items from Library for building works.</li> <li>Source and install war memorial images for CEW Bean display.</li> <li>Assistance with supply and install of Carillon Anniversary exhibition at BMEC.</li> <li>Facilitate with Bathurst District Historical Society the removal of the BRUSH car from BVIC.</li> <li>Commence cataloguing and condition reporting Carillon material for upcoming bell installation.</li> </ul> <p>May: Assist with supply and return of Cobb &amp; Co. Coach for Heritage Trades Trail from Waterworks.</p>	
	Responding to external requests for professional advice and assistance in development of Bathurst Railway Museum	Advice and assistance provided in a timely manner.	Collections Manager	<p>The following advice and assistance has been provided to date:</p> <ul style="list-style-type: none"> <li>Collaboration with Bathurst District Historical Society to source original records detailing attempt to develop a Bathurst Railway Museum in 1994 and determine potential railway history contacts and image sources.</li> <li>Sourcing of information from local community groups and Council's designated railway historians for Freeman Ryan Design.</li> <li>Ongoing consultation and subsequent provision of resources for Freeman Ryan Design and Integrated Design Group in the development of the Bathurst Rail Museum.</li> <li>Facilitate filmed interviews with individuals related to the content of the Rail Museum by Freeman Ryan Design.</li> <li>Undertake paint testing Railway Institute building for Development submission.</li> </ul>		




CSP 2036 Strategy & Objective Reference	Delivery Program Actions 2017-2021	Operational Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
20.1, 20.4	Ensure the efficient and effective management of Council's cultural facilities	Further develop object conservation partnership with Grimwade Centre, University of Melbourne	Undertake and complete identified collections conservation projects	Collections Manager	<ul style="list-style-type: none"> <li>Assist with Tender assessment for content of Museum and host Louise Teteris from the Australian Museum.</li> <li>Meeting and Oral history recording with Marcia Bonham.</li> <li>Receive bespoke railway bench from Cr Bobby Bourke.</li> <li>Receive two ex-Georges Plains railway staff exchanges from UTS Rail.</li> </ul> <p>May:</p> <ul style="list-style-type: none"> <li>Commence search for location for setup of layout and area to unpack, evaluate and process State Rail Heritage items.</li> <li>Complete Heritage Photographic survey and Heritage paint survey of Rail Institute building.</li> <li>Undertake consultancy for café setup and operation.</li> </ul>	
					<p>The following identified collections conservation projects have been undertaken to date:</p> <ul style="list-style-type: none"> <li>Meeting with Amy Heffernan to develop community conservation workshops, commencing late 2017.</li> <li>Collections Manager visited Grimwade Centre, Melbourne University in October to deliver objects for student conservation activities and undertook inspection of facility, as well as established projects for student visit in November.</li> <li>Grimwade Centre Post Graduate students hosted at Chifley Home where they worked on Textiles Collection treatment and storage and condition reporting on the house fabric.</li> <li>Initial planning for Heritage Conservation Workshop in 2018.</li> <li>Initial planning for Heritage Conservation workshop in 2018 involving Grimwade Centre Post Graduate students, Council staff from Cultural and Community Services and Environmental Planning and Building Services.</li> <li>Hosting and meeting with Professor Robyn Sloggett AM in January 2018 regarding Heritage Conservation Workshop in 2018.</li> </ul>	



CSP 2036 Strategy & Objective Reference	Delivery Program Actions 2017-2021	Operational Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
					<ul style="list-style-type: none"> <li>Plan and undertake joint Council and Grimwade Centre display at Bathurst Sustainability Expo. Staff and students of Grimwade provided Conservation assistance alongside the Collections Manager.</li> <li>Grace Barrand and Kate Ritchie commenced their three week placement with BRC Museum Collections. At Chifley Home they have researched, condition reported on and repaired the Yuan Chinese scroll, and repaired a timber dining chair and treated and rehoused corroded cutlery. Further activities will include Bathurst District Historical Society, Rockley Mill and the Carillon Collection.</li> </ul> <p>May: Grace Barrand and Kate Ritchie undertook assessment of the playing material in the Carillon then were joined by four other Grimwade representatives for a display of material conservation techniques at the Tremain's Mill Heritage Trades Trail site.</p>	
20.2, 26.1, 27.9		Develop strategies to fund Bathurst Regional Council cultural facilities	Source and apply for external funding.  Review operations for cost effectiveness.	All Cultural and Community Services Staff	<p>The following funding has been sourced to date:</p> <ul style="list-style-type: none"> <li>Application to the NSW Regional Fund submitted on 1 September 2017 for the construction of a Central Tablelands Collection Facility. Notification received in December that application has progressed to next stage.</li> <li>Advice received in January that Expression of Interest successful with final application due in April 2018.</li> <li>Business Case undertaken 2016/2017, currently being reviewed for funding application Round 2.</li> <li>Application to NSW Regional Cultural Fund (Round 2) submitted for the construction of a Central Tablelands Collection Facility 28 March 2018.</li> <li>Bursary for Julian Woods from RPGNSW to attend 2018 Regional and Public Galleries summit, Sydney (\$500).</li> </ul>	

CSP 2036 Strategy & Objective Reference	Delivery Program Actions 2017-2021	Operational Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
					<ul style="list-style-type: none"> <li>• Dobell Grant acquittal completed for The Unfinching Gaze (\$20,000).</li> <li>• MGNWSW Engaging Art Program acquittal completed (\$5,000).</li> </ul>	



Bathurst Regional Art Gallery

CSP 2036 Strategy & Objective Reference	Delivery Program Actions 2017-2021	Operational Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
<p>4.1 20.1, 20.6, 23.3, 26.1, 26.3, 26.4, 27.9</p>	<p>Provide a focus on the visual arts for the community by providing education and public programs, that challenge thinking and stimulate creativity, and to promote cultural enrichment through the development and care of the permanent collection, temporary exhibitions and research facilities.</p>	<p>Develop education and outreach programs at the gallery.</p>	<p>Staging of six (6) exhibitions with education and/or outreach programs.  At least 150 attendees to each of the six (6) education and outreach programs.  At least 4 schools, community groups and organisations accessing the <i>Art in a Suitcase</i> program.</p>	<p>Art Gallery Director</p>	<p>The following exhibitions and education programs have been undertaken to date:</p> <ul style="list-style-type: none"> <li>• <i>Soft Core</i> (9 June 2017 – 30 July 2017) – no programs</li> <li>• <i>The Unflinching Gaze: photo media and the male figure</i> (14 October 2017 – 3 December 2017) – 767 attending public program</li> <li>• <i>Montages: The Full Cut, 1999-2015 Tracey Moffatt &amp; Gary Hillberg, James Capper: Mark Maker, [Un]packed</i> (8 December 2017 – 28 January 2018) – 294 attendees, 69 students</li> <li>• <i>Art in a Suitcase: Five programs delivered.</i> Perthville Public School – 60 students Hampton Public School: 5 students</li> <li>• <i>Harrie Fasher: the Last Charge</i> (2 February 2018 – 2 April 2018)</li> <li>• <i>Derek Kreckler: Accident &amp; Process</i> (2 February 2018 – 2 April 2018) - Floor Talk: 33 in attendance.</li> <li>• <i>Guide and Front of House Volunteer Training</i> (three sessions): 44 in attendance.</li> <li>• <i>Art in a Suitcase:</i></li> <li>• <i>Carenne School: guided tour:</i> 9 students</li> <li>• <i>BRAG Teacher Networking Event</i> with talk by Harrie Fasher: 8 teachers in attendance.</li> <li>• <i>CSU Teacher Education students guided tour/visits x 3:</i> 62 students in attendance.</li> <li>• <i>Guide and Volunteers Training session #3:</i> 14 in attendance.</li> <li>• <i>School holiday workshops in conjunction with current exhibitions:</i> 6 workshops with 98 participants.</li> <li>• <i>Postcards to the End: workshops with Fiona Howle, Sacred Heart Church, Hill End</i> (21 &amp; 22 April): 2,100 participants</li> </ul> <p>May: Commencement of Generation Art Program (held weekly) with Year 10 students</p>	

CSP 2036 Strategy & Objective Reference	Delivery Program Actions 2017-2021	Operational Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
20.1, 20.6, 23.3, 23.5, 26.1, 26.3, 26.4, 27.9		Develop community access and inclusion in the Gallery's exhibition program through the development of a series of community focused exhibition.	Staging of three (3) exhibitions At least 3,000 attendees.	Art Gallery Director	from five Bathurst high schools: 11 participants per session  Planning and development of programs occurred during September, October and November 2017.  No activity in May	
20.1, 20.6, 23.3, 26.1, 26.3, 26.4		Provide opportunities for the professional development of locally based and locally connected artists through an exhibition.	Production of one (1) exhibition catalogues. At least 3,000 attendees.	Art Gallery Director	Bathurst Art Fair (28 September 2017 – 2 October 2017). Visitation: 2,213.  Harrie Fasher: <i>The Last Charge</i> opened 9 February (400 in attendance). Visitation to 28 February: 1,847.  Harrie Fasher: <i>The Last Charge</i> (9 Feb – 2 April) Attendance March = 1,600 Total attendance = 3,510  Harrie Fasher: The Last Charge catalogue produced with commissioned essay by John McDonald, Art Critic, SMH  Meetings held throughout March with Elizabeth Rogers, CEO, Regional Arts NSW; Tracey Callinan, RDO, Arts OutWest; Adam Dusien, Artistic Director, Artstate Bathurst; and Wiradjuri Elders regarding exhibition/ collaboration / advisory for Artstate Bathurst.  April: David Serisier: <i>White Dogs, Hoarfrost, Silver + Gold</i> opening & floor talk (90 in attendance). Visitation figures for April: 1,577  May: David Serisier: <i>White Dogs, Hoarfrost, Silver + Gold</i> : Visitation figures for May: 1,524.	
17.5, 17.6, 17.9 20.1, 20.6, 26.1, 26.3		Develop community understanding of the achievements of the Hill End Artists in Residency Program through exhibitions by artists who have participated.	Staging of four (4) Hill End Artists in Residency exhibitions At least 3,000 attendees.	Art Gallery Director	Planning and development of programs occurred during September, October and November 2017. The following exhibitions have been undertaken to date:  • Staging of 3 Hill End exhibitions in the gallery: <i>Mark Dober &amp; Elizabeth Nelson</i> :	



CSP 2036 Strategy & Objective Reference	Delivery Program Actions 2017-2021	Operational Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
20.1, 20.6, 23.3, 23.5		Provide community access to exhibitions of contemporary art that have a wide community appeal.	Staging of four (4) community access exhibitions. At least 3,000 attendees.	Art Gallery Director	<p><i>Edge of the Studio; Noelene Lucas: Gracious Adaptation; Cathie Stack: Landscape as the shaping force.</i> Visitation figures for April: 1,577. Visitation for May: 1,524.</p> <ul style="list-style-type: none"> <li><i>Postcards to the End</i> featuring the work of 90 participants in the Hill End AIR program along with works from the permanent collection) curated for The End Festival, Hill End (21 &amp; 22 April): Total visitation: 3,500</li> </ul> <p>The following exhibitions have been undertaken to date:</p> <p><i>Soft Core</i> (9 June – 30 July 2017). Visitation: 3,175.</p> <p><i>The Unflinching Gaze: photo media and the male figure</i> (14 October – 3 December 2017). Visitation: 3,643.</p> <p><i>Montages: The Full Cut, 1999-2015 Tracey Moffatt &amp; Gary Hillberg, James Capper: Mark Maker, [Un]packed</i> (8 December 2017 – 28 January 2018). Visitation: 2,533</p> <p><i>Derek Kreckler: Accident &amp; Process</i> - Opened 9 February (400 in attendance). Visitation to 28 February: 1,847.</p> <p><i>Derek Kreckler: Accident &amp; Process</i> (9 Feb – 2 April) Attendance March = 1,600. Total attendance = 3,510</p> <p><i>David Serisier: White Dogs, Hoarfrost, Silver + Gold and Stephen Little: Red Planet</i> opened 6 April. Visitation figures for April: 1,577 Visitation figures for May: 1,524</p>	
20.1, 20.6, 23.3, 26.1, 26.3	Develop community access to the permanent collection by the development of two (2) exhibitions.	Staging of two (2) permanent collection exhibitions. At least 3,000 attendees.	Art Gallery Director	<p>Planning and development of programs occurred during September, October and November 2017. The following exhibitions have been undertaken to date:</p>		





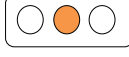
CSP 2036 Strategy & Objective Reference	Delivery Program Actions 2017-2021	Operational Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
20.1, 20.6, 23.3, 26.1, 26.3		Develop touring exhibitions of significant local artists on an as needs basis and/or based on the permanent collection.  Works from the permanent collection loaned to other galleries on an as needs basis	Staging four (4) touring exhibitions  Number of visitations.  Number of works loaned to other galleries.  Number of visitations.	Art Gallery Director	<ul style="list-style-type: none"> <li>Foyer: Ceramics from the permanent collection. Total attendance = 12,812 (library/foyer figures)</li> <li>Foyer: <i>Silver &amp; Gold from the permanent collection</i>. Total attendance: 23,300 (library/foyer figures)</li> <li><i>Postcards to the End</i> (featuring works from the permanent collection) curated for The End Festival, Hill End (21 &amp; 22 April): Total visitation: 3,500</li> </ul> <p>The following touring exhibitions and works loaned have occurred to date:</p> <p>TOURING:  <i>Mandy Martin: Homeground</i> tour: Orange Regional Gallery (17 September to 12 November 2017), Total Visitation: 3,453.                      Cowra Regional Art Gallery (10 February to 18 March 2018)                      Total attendance = 700                      April: <i>Postcards to the End</i> (featuring works from the permanent collection) curated for The End Festival, Hill End (21 &amp; 22 April): Total visitation: 3,500</p> <p>LOANS:  <i>Anne Zahalka, Scenic Skyway</i> on loan to Casula Powerhouse for inclusion in <i>Cultural Landscapes</i> (10 Feb 2018 - 18 March 2018)                      Total attendance = 7,046                      Loan of four works to Orange Regional Gallery Interiors exhibition.                      Visitation for April: 1619.                      Visitation for May: 1,348.</p>	
6.3 20.1, 22.1 29.1, 29.7, 29.8	Commitment to the ongoing maintenance of the Bathurst Regional Gallery facility.	Bathurst Regional Art Gallery general maintenance and facility upgrades.	The completion of identified general maintenance and facility upgrade requirements.	Art Gallery Director	Capital works at gallery to reline, insulate gallery walls and ceiling and repolish the gallery floors completed.  Bathurst Library Car Park Restoration Works continuing.	

CSP 2036 Strategy & Objective Reference	Delivery Program Actions 2017-2021	Operational Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
					Identification of capital works to be completed: <ul style="list-style-type: none"> <li>• Ceiling capping and replacement of fire doors due to warping.</li> <li>• Lining Rees Room walls.</li> <li>• Identification of need to upgrade kitchen to meet basic Council food safety compliance.</li> </ul>	

Bathurst Memorial Entertainment Centre

CSP 2036 Strategy & Objective Reference	Delivery Program Actions 2017-2020	Operating Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
1, 3, 4 20, 23, 26, 27 30, 33	<p>Provide access to high quality performing arts activities and events for the community as audiences and/or active participants through BMEC Programs.</p> <p>Utilise these programs to: challenge thinking; stimulate creativity; develop skills; strengthen networks; encourage engagement with the performing arts by young people and encourage their retained engagement into adulthood and old age; encourage familiarity with and fluency in performing arts genres; and to generally encourage a clear sense of community cultural identity.</p>	<p>The presentation of a diverse and high quality <i>Annual Season</i> including connections to the development of local engagement and participation.</p>	<p>Successful staging of programmed shows including attendance numbers, engagement activities and support for the development of local performing arts practice.</p>	<p>Manager BMEC</p>	<p>Two Annual season shows were presented in May with all both exceeding anticipated attendance: 514 patrons attended the one performance of Boys in the Band while 827 patrons attended the three performances of Patch Theatre's <i>Yo Diddle Diddle</i>.</p> <p>While in Bathurst Patch staff conducted three workshops in local Primary schools and delivered one teacher professional development session at BMEC.</p>	
		<p>Support of the <i>Local Stages Program</i> that assists and develops local artists across the performing arts.</p>	<p>Provision of Council support to the program to assist in the costs associated with the employment of the Local Stages Creative Producer, venue hire and technical labour.</p> <p>Development of local and regional programs which offer participatory opportunities for local and regional performing artists.</p>	<p>Manager BMEC</p>	<p>Play readings for the Central West Short Play Festival residency program were presented over the weekend of the Bathurst Writers' &amp; Readers' Festival. Three successful showings which received positive feedback.</p> <p>The Bathurst Writers' &amp; Readers' Festival was presented over the weekend of 4-6 May. Disappointingly attendance was down this year. It is believed this was due to change of date and venue. The event had to be moved from BMEC to CSU as the Sydney Writers' Festival changed its dates and BMEC was unavailable due to prior bookings. Overall attendance 2018: 1075 Overall attendance in 2017: 1522 See report.</p> <p>Acquittal for Create NSW multi-year Annual Program funding 2017 completed.</p>	



CSP 2036 Strategy & Objective Reference	Delivery Program Actions 2017-2020	Operating Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
		<p>The provision of other programs including:</p> <ul style="list-style-type: none"> <li>• Program for Young People &amp; Families and the Creative Learning Project</li> <li>• Inland Sea of Sound Festival</li> <li>• Aboriginal Performing Arts Program</li> </ul>	<p>Type and number of programs, performances, workshops and associated activities including attendance numbers.</p> <p>Development of relationship with local Primary and High Schools and the Tertiary sector.</p> <p>Development of relationship with the local, regional and national Aboriginal and Torres Strait Islander communities as it relates to local community identity and performing arts development.</p> <p>Sustained relationships with regional partners such as CSU, Mitchell Conservatorium, and others.</p> <p>Key state, national and international connections</p>	Manager BMEC	<p>Two Writing workshops for secondary students were held on 4 May as part of Bathurst Writers' and Readers' Festival. 54 Students attended. Teacher Feedback has all been positive.</p> <p>In March the BMEC Manager confirmed an agreement to cooperate with Rhoda Roberts, Artistic Director of Homeground, the first nations festival held at the Sydney Opera House each year.</p> <p>The 2018 Inland Sea of Sound Festival will be held on 30 November and 1 December, the weekend after Homeground to allow for the sharing of first nations artists between the two events.</p> <p>The relationship with CSU continues to be regular, in depth and sustained. Contact points exist across all BMEC programs.</p> <p>\$500 grant received from Head of Campus Grants programs for Bathurst Writers' &amp; Readers' Festival which was held at CSU on May 4-6.</p> <p>Planning continues with the Mitchell Conservatorium about a joint production for the 2018 Season.</p> <p>The BMEC Manager, as Chair of Regional Arts NSW, spoke at the Bathurst Launch of Arstiate in the Wattle Foyer on Monday 28 May. The Mayor and the State Member for Bathurst also spoke.</p>	


CSP 2036 Strategy & Objective Reference	Delivery Program Actions 2017-2020	Operating Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
<p>6 20, 22 29</p>	<p>Utilise the BMEC 5/10/20 Year Masterplan as a basis to plan for building maintenance, upgrades and the integration of BMEC into the broader BRC Cultural Plan.</p>	<p>BMEC general maintenance and facility upgrades</p>	<p>The identification of general maintenance and facility upgrade requirements.</p> <p>The completion of identified general maintenance and facility upgrade requirements</p>	<p>Manager BMEC</p>	<p>Annual service of the facility's boiler, hot water system &amp; kitchen ovens was performed by Macarthur Gas. All was reported to be in normal working order</p> <p>Patch panels, splitters and nodes have been purchased for the last stages of the City Hall and Theatre, Ethercon network reticulation.</p> <p>The replacement of two faulty smoke detectors located in the dressing room and Theatre stalls exit stairs has been undertaken.</p> <p>A smoke and heat detector in the green room has been removed for reprogramming. The detector has sent two separate false alarm calls to emergency monitoring services. The detector is located next to the air-conditioning unit, were it is triggered by dust when the unit is activated.</p> <p>New shelving has been installed for the cool room in the kitchen. The old shelving did not meet health regulation standards.</p> <p>Quarterly service to the BMEC lift was carried out by Liftronic. The lift seems to be operating as normal. The lift technician suggested that the phone in the lift will need to be taken off the copper network soon. Suggestions of a sim card operated phone with battery backup would be the best option in an emergency.</p>	
<p>6 19, 20, 21, 22 28, 29</p>	<p>Utilise the BMEC 5/10/20 Year Masterplan as a basis to plan for building maintenance, upgrades and the integration of BMEC into the broader BRC Cultural Plan.</p>	<p>Commence reviewing of the long term options of BMEC</p>	<p>Position paper developed.</p>	<p>Manager BMEC</p>	<p>The BMEC Manager and Operations Manager commenced work on a position paper in December. External assistance will be required to finalise the paper.</p>	

## Bathurst Library

CSP 2036 Strategy & Objective Reference	Delivery Program Actions 2017-2021	Operational Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
20.1, 23.7, 26.1, 26.6 27.5 30.5	Provision of a public library space and related services that meets the needs of the community.	Continuing to promote and operate the Bathurst Library as a free and accessible space that services the community.	Number of visitations: >15,000 per month > 180,000 per year  Programs and events held: > 12 per month > 144 per year  Promotional activities: > 20 per month > 240 per year  Number of interest groups using the Library. Refurbishment complete.	Manager Library Services	Note: Library closed for refurbishment from Monday 18 December 2017 to Sunday 28 January 2018. Pop-up libraries open during library closure.  12,429 visitations (YTD 124,311) with 22,159 items borrowed (YTD 219,502)  30 programs and events held with 1,084 attendees (YTD 183 programs with 7,780 attendees)  73 media activities (YTD 476): 4 newspaper columns, 4 radio shows, 42 Facebook posts, 23 Twitter posts  2 known interest groups used the library Refurbishment completed.	
11.5 26.1, 26.6	Improve access to Local History resources.	Provision of relevant Local Studies resources.  Provide training to staff in relation to location and access to Local History resources.	Audit of Local Studies resources undertaken.  Number of staff and type of training undertaken. (numbers will vary depending on training availability)	Manager Library Services	Growing local studies vertical files and gathering local history research.  13 Library staff attended State Library training delivered in-house	
17.3, 17.5, 17.6, 17.9 20.1, 26.1, 26.6	Provide outreach Library Service to the broader community.	Provision of a range of outreach services that target the rural villages, isolated individuals and educational facilities.	Number of visits to rural villages: 7 villages visited over a 6 week period.  Number of visits to isolated individuals: 10 visits per month 120 visits per year  Number of visits to schools and other educational facilities: 6 schools visited over a 6 week period	Manager Library Services	Note: Villages and schools are visited during school terms only, with about 48 visits to villages and 40 visits to schools per year.  5 villages visited this month (YTD 41 visits)  19 visits to isolated individuals (YTD 130 visits)  5 schools visited (YTD 42 visits to schools)	



Australian Fossil and Mineral Museum


CSP 2036 Strategy & Objective Reference	Delivery Program Actions 2017-2021	Operational Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
4.1, 5.1 20.1, 20.2, 20.4, 20.6, 23.1, 23.5, 26.1, 26.2, 26.4 30.8	Support the operation of the Australian Fossil and Mineral Museum.	The development of the AFMM Strategic Plan to guide the operations of the museum into the future.	Appoint external consultant.  Undertake research and consultation with key stakeholders and community.  Develop final Strategic Plan.	Manager Museums	The following actions have been undertaken to develop the final Strategic Plan to date: <ul style="list-style-type: none"> <li>The AFMM Strategic Plan 2018-2028 Discussion paper has been written, printed and tabled at the Somerville Board meeting held on Friday 3 November.</li> <li>Working party presentation to Councillors in February looking at the Discussion Paper and update on timetable.</li> <li>Museum Coordinator has been appointed to lead the project.</li> </ul> May: <ul style="list-style-type: none"> <li>The AFMM Strategic Plan 2018-2028 Request for Quotation has been compiled and sent to potential consultants.</li> <li>Selection panel for selecting consultant has been formed.</li> <li>An exhibition to celebrate the achievements of the AFMM is currently being developed with the intention of encouraging community consultation in the strategic planning process.</li> </ul>	
	Undertake actions identified in the Retail Review	Undertake modifications to the physical retail space.  Transfer POS system to standardise across museums.  Develop and implement new reporting format across all museums.	Manager Museums	The following has been undertaken in relation to modification to the physical retail space to date: <ul style="list-style-type: none"> <li>Work has continued on shop displays. The shop display has been cleaned and rearranged with a "mammoth" feature table to coincide with the Mini Mammoth exhibition.</li> </ul> May: <ul style="list-style-type: none"> <li>The new POS system has been ordered and the changeover of systems is underway. Installation of the system including software and hardware is continuing. Investigation into the POS system is ongoing.</li> <li>New stock and reporting data will be available once new POS system is installed.</li> </ul>		

CSP 2036 Strategy & Objective Reference	Delivery Program Actions 2017-2021	Operational Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
<p>6.3 20.1, 22.1 29.1, 29.7, 29.8</p>	<p>Commitment to the ongoing maintenance of the facility.</p>	<p>AFMM general maintenance and facility upgrades.</p>	<p>The completion of identified general maintenance and facility upgrade requirements.</p>	<p>Manager Museums</p>	<p>Maintenance and facility upgrade undertaken in May included:</p> <ul style="list-style-type: none"> <li>• Restoration work of gutters and guttering structures continuing.</li> <li>• Ground maintenance.</li> <li>• Pest management for carpet infestation.</li> <li>• The replacement of cracked show case glass has been completed.</li> <li>• Slate on the roof has been repaired, to address the roof leak between the bell tower and the mineral gallery.</li> <li>• Barbara Hickson has made initial inspection of the site for CMP.</li> <li>• Cleaning and tidying of back office.</li> <li>• Preliminary clean of store.</li> </ul>	





National Motor Racing Museum


CSP 2036 Strategy & Objective Reference	Delivery Program Actions 2017-2021	Operational Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
<p>4.1 20.1, 20.2, 23.3, 23.5, 26.1</p>	<p>Development of broader visitor market to the National Motor Racing Museum.</p>	<p>Investigate and undertake a range of promotional mechanisms for NMRM</p>	<p>Undertake a range of promotional mechanisms to promote the NMRM including but not limited to:</p> <ul style="list-style-type: none"> <li>• Quarterly e-newsletter</li> <li>• Advertisement in race programs and industry publications</li> <li>• Joint advertising with other museums including Lithgow/Bathurst billboard and at least 3 other joint advertising in targeted tourism publications</li> </ul>	<p>Manager Museums</p>	<p>The following promotional mechanisms have been undertaken to date:</p> <ul style="list-style-type: none"> <li>• Ongoing joint advertising with AFMM billboard on Great Western Highway Lithgow to Bathurst Regional Council.</li> <li>• Joint advertising in Discovery magazine.</li> <li>• E-Newsletter and Facebook promotion is scheduled to resume following Museum Coordinator training.</li> <li>• Joint advertising in the Bathurst Community Directory.</li> <li>• Advertising in Old Bike Australasia – issue 73</li> <li>• Museum visit and circuit tour for BBC Radio Journalist.</li> <li>• The quarterly e-newsletter has been reviewed and rewritten to be issued in May to launch the Museum's 30<sup>th</sup> year.</li> </ul> <p>May:</p> <ul style="list-style-type: none"> <li>• Participation in Historic Winton 2018 event with the George Reed Special. Editorial coverage in Event program and on-track commentary.</li> <li>• New NMRM flyer had been designed and distributed to BVIC as well as Cootamundra, Young and Cowra Visitor Centres.</li> <li>• New NMRM billboard has been designed.</li> </ul>	
<p>4.1, 5.1, 11.9 20.1, 26.4,</p>	<p>Promote use of museum by wider range of visitor groups.</p>	<p>Provide a range of public programs/activities and exhibits that encourage increased visitation to the museum</p>	<p>Undertake specific public programs at NMRM including Father's Day and International Museum Selfie Day to encourage local visitation and engagement</p> <p>Work with external partners to loan 8 significant objects</p>	<p>Manager Museums</p>	<p>Surveys completed as part of International Museums Selfie Day event on Wednesday 17 January 2018.</p> <p>The following public programs have been undertaken to date:</p> <ul style="list-style-type: none"> <li>• Father's Day event took place on Sunday 3 September 2017. 500 people attended the event with rides in the replica cars offered on the day.</li> <li>• Museum Self Day took place on Wednesday 17 January 2018. Over 600 people attended the National Motor Racing Museum on the day.</li> </ul>	

CSP 2036 Strategy & Objective Reference	Delivery Program Actions 2017-2021	Operational Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
			to the museum annually to change the museums content and encourage visitation		<p>The following loans have taken place to date:</p> <ul style="list-style-type: none"> <li>1977 XC Falcon #2 driven by Colin Bond and Alan Hamilton – part of the famous 1-2 finish at Bathurst 1000 behind team owner Allan Moffat and Jacky Ickx. Kindly loaned by David Bowden October 2017.</li> <li>1998 EL Falcon #4 driven to victory at Bathurst in 1998 by Jason Bright and Steven Richards for Stone Brothers racing. Kindly lent by Mark Eddy July 2017.</li> <li>2001 AU Falcon (Marcus Ambrose) "4". Ambrose was signed by Stone Brothers Racing to drive a Ford Falcon AU. Kindly loaned by Darren Wells February 2018.</li> <li>2000 VT Holden Commodore driven by Russell Ingall, Perkins Engineering No. "PE-036". Kindly loaned by Mark Pappendal January 2018.</li> <li>Gregg Hansford 5 Kawasaki motorbikes and trophies. Hansford was ranked fourth for the most Grand Prix wins by an Australian. Kindly loaned by Garry Middleton January 2018.</li> <li>Arrival of 1972 Kawasaki H2 Superbike (Garry Thomas) display.</li> <li>Reception of Stan Najar and appraisal of objects belonging to Alf Najar.</li> </ul> <p>May:</p> <ul style="list-style-type: none"> <li>NMRM 30<sup>th</sup> Anniversary year is being planned.</li> <li>George Reed Special attended Historic Winton (Vic) on 26-27 May.</li> <li>Loan of Targa Tasmania 1999 Alfa-Romeo from Steve Brumby.</li> <li>Loan of 1977 BMW 2002 Turbo DRM Touring Car from owner Anthony Alford.</li> </ul>	
6.3 20.1, 22.1 29.1, 29.7, 29.8	Commitment to the ongoing maintenance of the facility.	NMRM general maintenance and facility upgrades	The completion of the identified general maintenance and facility upgrades	Manager Museums	<p>The following general maintenance and facility upgrades occurred during May:</p> <ul style="list-style-type: none"> <li>Completed upgrade of motorcycle display plinths.</li> <li>Electrical and data fitout in Immersive Room</li> <li>Design and construction quotes for new</li> </ul>	




CSP 2036 Strategy & Objective Reference	Delivery Program Actions 2017-2021	Operational Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
					foyer counter and merchandising areas. <ul style="list-style-type: none"> <li>• Installation of a projector and screen in the meeting room.</li> </ul>	




## Chifley Home



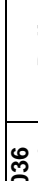
CSP 2036 Strategy & Objective Reference	Delivery Program Actions 2017-2021	Operational Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
<p>6.3 11.6, 11.9 20.1, 20.2, 20.6, 23.3, 23.5</p>	<p>Implement recommendations in Chifley Home &amp; Education Centre Strategic Management Plan.</p>	<p>Strategic Management Plan reviewed, actions prioritised and costed.</p>	<p>The development of an action plan.  Work completed in line with action plan and related timelines.</p>	<p>Manager Museums</p>	<p>Work is continuing on reviewing and developing a new action plan.  Action pending new action plan, to be completed.</p>	
<p>6.3 20.1, 22.2 29.1, 29.7, 29.8</p>	<p>Maintain heritage significance of Chifley Home.</p>	<p>Identify and Implement preventative conservation activities.</p>	<p>Undertake preservation and conservation planning in partnership with the Grimwade Centre for Cultural Materials Conservation, University of Melbourne.</p>	<p>Manager Museums</p>	<p>The following conservation activities have occurred to date:</p> <ul style="list-style-type: none"> <li>• Collections Manager visited Grimwade Centre, Melbourne University in October 2017 to deliver objects for student conservation including objects from Chifley Home</li> <li>• Grimwade Centre Post Graduate students were hosted at Chifley Home where they worked on Textiles Collection treatment, storage and conditioning reporting on the house fabric.</li> <li>• Plan and undertake joint Council and Grimwade Centre display at Bathurst Sustainability Expo. Marcelle Scott, Amy Heffernan and Kiki Damer Lawler provided Conservator Assistance alongside the Collections Manager. Objects from Chifley Home were used as examples for conservation.</li> <li>• Grace Barrand and Kate Ritchie commenced their three week placement with BRC Museum Collections. At Chifley Home they have researched, condition reported on and repaired the Yuan Chinese scroll, repaired a timber dining chair and treated and rehoused corroded cutlery. Further activities will include Bathurst District Historical Society, Rockley Mill and the Carillon Collection.</li> </ul>	
<p>4.1, 5.1 11.5, 11.6 20.1, 20.2, 20.6</p>	<p>Continue public engagement activities to encourage new and returning visitors.</p>	<p>Provide a range of temporary exhibitions and public programs</p>	<p>To undertake specific public programs at Chifley Home including International Museum Selfie Day and</p>	<p>Manager Museums</p>	<p>The following public programs have occurred to date:</p> <ul style="list-style-type: none"> <li>• Museum Selfie Day took place on</li> </ul>	

CSP 2036 Strategy & Objective Reference	Delivery Program Actions 2017-2021	Operational Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
			<p>Heritage Week activities to encourage local visitation and engagement</p> <p>Develop and undertake 2 temporary exhibitions in the Education Centre</p>		<p>Wednesday 17 January 2018. Over 150 people attended Chifley Home on the day.</p> <ul style="list-style-type: none"> <li>Planning for Heritage Week Exhibition in May is ongoing.</li> </ul> <p>The Great Strike of 1917 Exhibition continues in the Education Centre.</p> <ul style="list-style-type: none"> <li>May: Bathurst Heritage Trades Trail, Chifley Home exhibition, Feeding the family. A walk through of food production, from a woman's perspective. Period aprons and clothing were on display along with kitchen implements and once modern gadgets.</li> </ul>	

COMMUNITY SERVICES

CSP 2036 Strategy & Objective Reference	Delivery Program Actions 2017-2021	Operational Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
<p>6.3 21.1, 23.6, 26.4, 26.5 28.2, 30.7, 32.2</p>	<p>Provision of a range of Children/s Services that include: 1. Long Day Care (Sallywags and Little SALLYWAGS Child Care services) 2. Family Day Care 3. Vacation Care</p>	<p>Provide ongoing opportunities for professional development of Children's Services staff.</p>	<p>No of staff completing training. 50% of training opportunities attended, to be related to the National Quality Standards.</p>	<p>Manager Community Services</p>	<p>39 staff members have completed training year to date <b>Family Day Care:</b> 1 staff member completed Educator and Appraisal Performance review training. 1 staff member completed training on CCSS Child Care Subsidy and Harmony Web training <b>Sallywags:</b> 5 staff completed First Aid Training and 3 staff undertook Cultural Awareness Training <b>Little SALLYWAGS:</b> Two Educators attended numeracy training, 1 Educator completed Transition Toddlers and Coordinator completed Intentional Teaching webinar. 30% of policies have currently been reviewed. 4 National Quality areas reviewed. <b>Sallywags:</b> Completion of compliance documents drafted as required for roll out of in child care package from 1 July 2018. <b>Family Day Care:</b> First Aid and Incident Injury Trauma policies reviewed and combined <b>Little SALLYWAGS:</b> Administering First Aid policy is reviewed and centre record keeping procedures under review. <b>Vacation Care:</b> Family related documents under review to ensure conducive with Child Care Subsidy requirements. 100% of resources obtained reflect the National Quality Standards. 100% of resources purchased year to date reflect Quality Area 1 – Educational program and practice <b>Sallywags:</b> Indigenous resources purchased to further scaffold the centre's learning programs. <b>Family Day Care:</b> No resources purchased <b>Little SALLYWAGS:</b> Children's art supplies purchased <b>Vacation Care:</b> No resources purchased</p>	
		<p>Update policies and procedures to ensure alignment with: 1. Education and Care Services National Quality Standards. 2. Education and Care Services National Regulations and Law Framework 3. The Early Years Learning Framework Continue to develop and review Service Quality Improvement Plans (QIP). Provision of appropriate resources and learning environments that reflect the National Quality Standards.</p>	<p>50% of policies reviewed. 4 National Quality areas to be reviewed.</p>	<p>Manager Community Services</p>		
			<p>75% of resources obtained to reflect the requirements of the National Quality Standards</p>	<p>Manager Community Services</p>		

CSP 2036 Strategy & Objective Reference	Delivery Program Actions 2017-2021	Operational Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
		Promotion of Children's Services.	3 promotional mechanisms developed and implemented for each child care service.	Manager Community Services	<p>10 promotional strategies have been used for Children's Services year to date.</p> <p><b>Sallywags:</b> Child from preschool room entered Waste to Art competition. Effective promotion of the service through this community initiative.</p> <p><b>Family Day Care:</b> Two Family Day Care Educators have been nominated for the 2018 Excellence in Family Day Care by individuals whom recognise their commitment to the position.</p> <p>An additional Educator received an award for House of the Week, supported by Nicoll &amp; Ireland and 2BS.</p> <p><b>Little Sallywags:</b> There service hosted a Biggest Morning Tea pop in breakfast for families, in support for Cancer Council.</p> <p><b>Vacation Care:</b> Promotion through local school for the July holiday period.</p>	
22.1, 22.2, 22.3 30.5, 30.6	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 Community Safety Committee.	<p>4 meetings with administration support provided to the Bathurst Regional Community Safety Committee.</p> <p>2 campaigns developed and implemented as per actions identified in the Bathurst Community Safety Plan 2015-2019.</p>	Manager Community Services	<p>Community Safety Committee meeting held 17 May.</p> <p>6 Committee meetings have been held year-to-date.</p> <p><i>Don't Invite Crime</i> campaign implemented up until December 2017.</p>	
		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.	<p>Undertake annual review and evaluation of actions.</p> <p>Ensure continuing public awareness raising and promotion of DIAP.</p> <p>Identification of relevance and effectiveness of actions.</p>	Manager Community Services	Circulated monthly to all Council Departments for reporting.	



CSP 2036 Strategy & Objective Reference	Delivery Program Actions 2017-2021	Operational Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
21.1, 21.2, 21.3, 23.7, 23.8, 25.1, 26.3, 26.4, 26.5, 26.7 33.4, 33.5	The provision of the Kelso Community Centre 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.  Encourage and facilitate the use of the Kelso Community Hub by outside service providers to meet the needs of the community.	Facilitate 2 meetings with Kelso Community Hub stakeholders.  3 Kelso Community Hub update reports to Council.  10% increase on 2016/2017 utilisation by external services providing target services and programs.	Manager Community Services	No stakeholders meeting held in May. 3 stakeholders meeting held year to date.  No Council reports in May.  4 Reports presented to Council year to date. 69 individual uses of the Hub by one-off and repeat services/programs took place throughout May 2018.  472 individual uses of the Hub by one off and repeat services / programs year to date.  There has been a 100% increase in external and program Hub usage from May 2017.  Currently further services are negotiating utilisation of the Hub.	
	Develop and provide programs and activities that meet the identified needs of the community.	20 children per day accessing the breakfast program 5% increase of young people accessing afterschool programs per session 5% increase of young people accessing holiday activities. 4 Community celebrations per year.	Manager Community Services	Breakfast program in May amounted to 232 young people being serviced. There was an average of 19 young people attending breakfast club daily in May. 2,264 young people accessed breakfast program year to date. 131 young people attended after school programs in May. Young people accessing afterschool programs has increased by 0% per session 897 young people attended school holiday programs year to date. Young people accessing holiday activities has increased by 4.1% per session. 6 community events have been held at the Hub year to date. The Hub serviced a total of 1,134 people throughout the month of May. 8,705 people were services through the Hub year to date.		
27.1, 27.3, 27.4, 27.5, 27.6, 27.7, 27.9 30.2, 33.2,	Value and support opportunities for young people to participate in local government decision making.	Providing support for the Bathurst Regional Youth Council and their related activities, programs and events	Facilitation of 6 Bathurst Regional Youth Council meetings, including attendance numbers.	Manager Community Services	Youth Council meeting held in 8 May. 5 Youth Council meetings have been held year-to-date.  Youth Network meeting held 16 May.	







CSP 2036 Strategy & Objective Reference	Delivery Program Actions 2017-2021	Operational Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
33.3			Undertaking of 2 youth initiatives, activities, programs and events including attendance numbers.		6 Youth Network Meetings have been held year-to-date.	

Tourism

CSP 2036 Objective Reference	Delivery Program Actions 2017-2021	Operational Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
4.1, 4.3, 4.4, 4.6, 4.7, 4.8, 20.2	Effectively promote and market the Bathurst Region as a key destination	Promotion of the Bathurst Region via channels as outlined in the 18month-three year marketing plan (refer Destination Management Plan)	Type and number of placements promoting Bathurst Region including digital, social, print and public relations.  Minimum of one ad placement each month across at least one media channel	BVIC Manager	Advertising and editorial undertaken in the following media in May: <ul style="list-style-type: none"> <li>Blue Mountains iMag</li> <li>Blue Mountains Life</li> <li>'Autumn to you' and BHTT radio campaigns, 2BS and Brock FM.</li> <li>Weekly 'What's On' every Thursday afternoon, 2BS Gold.</li> <li>"What's On" distributed electronically to 461 email recipients, 191 postal recipients</li> <li>92 posts promoting Bathurst events/tourism partners posted on Facebook.</li> <li>10 images posted on Instagram.</li> <li>Twitter account. 33 Tweets sent.</li> <li>Arranged ABC Sydney BHTT interview – 6 May</li> <li>BHTT PR campaign – Res Publica</li> <li>BHTT advertising - Leonards</li> </ul>	
		Includes but not limited to working with other Council facilities and departments, other councils, other Bathurst businesses and regional organisations.	Cash investment by industry.  One co-operative marketing campaign per annum has industry buy-in  Council facilities promoted in visitor guide, online and in monthly eDMs  State-wide distribution strategy of guides is developed & evidence of guides being sent is recorded.	BVIC Manager	\$66.32 in tourism partnership fees paid in May. \$38,181.32 YTD  Consumer eDM database 11 new subscribers plus 808 gained through Leonards Advertising BHTT microsite  Planning meeting for 2018 Heritage Trades Trail, 7 May.  Commitment from National Trust and Mayfield Garden to invest in new Regional App. (\$20K+) Mayfield script completed and edited  Completed and submitted Tourism Awards submission, category 9, Regional Tourism Awards  Coordinated visiting journalist (Ella's List) with CENTROC.	

CSP 2036 Objective Reference	Delivery Program Actions 2017-2021	Operational Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
		<p>Promotion of the Bathurst Region to niche and specialist markets (eg education market – Japanese students) or as identified in the Destination Management Plan (DMP).</p>	<p>Number of groups hosted. In 2017, 4 Japanese groups were hosted. (129 host families / 327 students) 2018 target is 142/ 359.</p> <p>Repeat bookings taken.</p> <p>Bookings are recorded and estimated economic benefit is calculated.</p>	BVIC Manager	<p>Organised recruitment for Assistant language Teacher – Ohkuma.</p> <p>Working with Bookeasy and Bedigital on implementation of online booking engine for BVIC and Visitbathurst site</p> <p>Mt Panorama circuit – app script completed and edited.</p> <p>Bathurst Heritage trades Trail, 12-13 may. 1145 tickets sold, 91% increase over 2017</p> <p>Meeting with Artstate committee – 29 May</p> <p>BVIC prepared packs for Probuc Groups (150)</p>	
<p>4.1, 4.4, 4.6, 4.7 20.2</p>	<p>Provide visitors and prospective visitors to the area with quality information and services.</p>	<p>Provide a diverse range of current and relevant publications and information that highlights and promotes the facilities, events and activities of the region.</p>	<p>Development of and distribution of combined and promotional collateral (visitor guide) consistent with destination brand</p> <p>Review of promotional collateral to ensure brand consistency</p>	BVIC Manager	<p>Monthly "What's On" fully rebranded for May edition</p> <p>Facebook Page Likes increased 4.9% to 6,588. YTD increase 73.2%</p> <p>Instagram followers increased 2.2% to 1,666.</p> <p>Twitter feed achieved 3,746 impressions and 87 engagements</p> <p>Updated Attractions and Accommodation Information sheets.</p> <p>Updated 'Attractions and Activities' booklet</p> <p>Updated 'Event Planner' booklet</p> <p>May events calendar had 51 events.</p> <p>Autumn Colour tours average tour attendance increased by 86.3%</p> <p>Weekly 'What's On' every Thursday afternoon, 2BS Gold.</p> <p>Promotion of events on Facebook in May included BHTT, Autumn Colours, Graham Lupp Book, Getting Hitched, Winter Festival, potential royal visit and ongoing promotion of tourism partners.</p>	
		<p>Support local event organisers through the access and inclusion of annual online calendar of events.</p>	<p>Currency of information.</p> <p>Calendar is updated weekly.</p> <p>Number of events increases.</p> <p>Increase number of events listed by 10%</p>	BVIC Manager		

CSP 2036 Objective Reference	Delivery Program Actions 2017-2021	Operational Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
		<p>Develop the number and quality of services and facilities provided through the visitor information centre.</p> <p>Working with local operators in the provision of visitor services.</p>	<p>Presentation of high quality services.</p> <p>Retail sales increase by 10% annually. In 2017, \$186,529 sales were recorded (YTD April). 2018 target is \$188,394.</p> <p>Monthly 'What's On' published online and print.</p> <p>Staff development program.</p> <p>All staff attend 3 professional development including relevant conferences annually.</p> <p>Number of tourism partners.</p> <p>Partners increase by 10% annually. In 2017, 130 partners. 2018 target is 143.</p> <p>Provision of support is provided to local operators.</p> <p>Quarterly partner meetings are held.</p> <p>Staff conduct quarterly familiarisation programme.</p>	<p>BVIC Manager</p> <p>BVIC Manager</p>	<p>Met with Australian Jazz Convention Committee – 23-24 May.</p> <p>2500 visitors to BVIC as at 16 May – door counter failure.</p> <p>608 phone enquiries in May.</p> <p>9,803 VisitBathurst page views for May, +16% on same period last year.</p> <p>\$5,807.27 retail revenue for May, 1.5% increase on 2017.</p> <p>Staff attended Visual Merchandising workshop – Cowra, 1 May</p> <p>May 'What's On' contained 51 events, distributed to 461 subscribers online and 191 postal recipients.</p> <p>Bookeasy setup almost complete.</p> <p>Ongoing development of new tourism website</p> <p>140 tourism partners for 2017/2018 as at 30 May (3 added in month of May) consisting of 19 Associate, 96 individual, 23 multiple and 2 Platinum. Includes 19 new partners this FY.</p> <p>6 meetings between BVIC Manager and current/prospective partners in May.</p> <p>Assisted partners regarding Tourism Awards submissions</p>	 

Destination Management						
CSP 2036 Objective Reference	Delivery Program Actions 2017-2021	Operational Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
4.1, 4.3, 4.4, 4.6, 4.7, 5.1 20.2	Utilise the Destination Management Plan as a basis for marketing, promotion and tourism development	Develop, adopt and implement a recognised destination brand.	Brand workshop. Adoption by Council. Brand launch. Brand activation.	Destination Development Manager	The following actions occurred during May regarding brand activation: <ul style="list-style-type: none"> <li>Appointment of specialist Public Relations agency for 6 month period &amp; positive results are being recorded.</li> <li>65 media clippings received, total circulation 1,560, 547; Ad value \$222,870 and PR value \$ 668,611.</li> <li>Appointment of agency to prepare relevant editorial for destination website.</li> </ul> The following actions occurred during May: <ul style="list-style-type: none"> <li>A marketing plan and marketing action sheet has been prepared.</li> </ul>	
		Develop and implement 18 month-three year marketing plan.	Adoption by Council.			
4.1, 4.4, 4.6, 4.7 20.2	Establish a Tourism Reference Group, which consists of a cross section of the industry	Publish image library for industry to access.	Incorporated in refreshed consumer focused website.	Destination Development Manager	The following actions occurred during May: <ul style="list-style-type: none"> <li>Two-day photo shoot was undertaken 18/19 April to capture hero images for promotion and industry access</li> <li>Existing quality images collated into shared folder for use by industry</li> </ul> The following actions occurred during May: <ul style="list-style-type: none"> <li>Tourism Reference Group meeting held 7 May</li> <li>Attendance 80%</li> <li>Australian Regional Tourism – active participation in organisation of 2018 Convention as subcommittee member.</li> <li>Attendance teleconferences on same.</li> <li>Attendance at Destination Network Country &amp; Outback – launch of Destination Management Plan 21 May in Dubbo</li> <li>Delivery and promotion of 2<sup>nd</sup> annual Bathurst Heritage Trades Trail 12 -13 May. Very positive results with 91% increase on ticket sales, increase from 35% out of region visitors to 49.2%, and very positive PR results with 110 articles published and a total value of \$498,823 in Equivalent</li> </ul>	
		Improved collaboration between industry groups and Council	Conduct monthly Tourism Reference Group meetings. Attendance at meetings averages 80% Positive feedback from stakeholders (Council, media, industry). Comments, print and online stories are registered. Greater industry buy-in to tactical marketing activities (current benchmark is 0)			




CSP 2036 Objective Reference	Delivery Program Actions 2017-2021	Operational Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
4.1, 4.3, 4.4, 4.6, 4.7, 4.8, 5.1 20.2	Connect with industry	Provide training and professional development for industry. Host ongoing tourism forums annually.	Delivery of workshops. 4 workshops annually Minimum 10 attendees + positive feedback in surveys	Destination Development Manager	Advertising Value for the region. Professional development programme for 2019 has been planned & include in the marketing action plan.	
4.1, 4.3, 4.4, 4.6, 4.7, 5.1 20.2	Set and measure benchmarks	Publish annual market intelligence report to strengthen knowledge and guide investment.	Number of surveys conducted 4 per year with Economic Development Officer and Bathurst Business Chamber.	Destination Development Manager	Collaborative project with WRI and Centroc has been discussed. Development of methodology and collection is being developed.	

### Environmental, Planning & Building Services

Council has prepared and adopted interim Planning controls for the local government area and continues to prepare a new comprehensive Local Environmental Plan and Development Control Plan. These plans will be based on the adopted Bathurst Region Urban and Rural Strategies. Council is still awaiting the endorsement of the Rural Strategy by the NSW Government.


#### Strategic Planning

CSP 2036 Objective Reference	Delivery Program Actions 2017-2021	Operational Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
1,2,3 8,9,10,11,1 2,13 17,18,21,24 28	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	LEP/DCP – Housekeeping – various matters, planning proposal being prepared. LEP/DCP – Open Space Housekeeping Amendment – rezone various parcels of land to open space. Adopted by Council. Gazetted. LEP – Moveable and Monumental heritage – planning proposal being prepared. LEP/DCP – Limekilns Road – Adjust R1, RE1 and RU1 zone boundaries – planning proposal prepared. Gateway determination received. DCP – Reservation of land adjacent to Eglinton School – School expansion to open space. Council resolved not to amend the DCP. DCP – Implement recommendations of the Hill End Archaeological Management Plan. Adopted by Council. DCP – Gateway Enterprise Park and Adrienne Street Industrial area – Amend Map No. 8 to provide for connectivity between the Gateway Enterprise Park and Adrienne Street. Adopted by Council.	
1,3 8,9,10,12,1 3 18,21,24 28	Investigate relevant land use and planning issues of the Bathurst Region.	Prepare studies and plans.	Studies/plans considered and adopted by Council	Manager Strategic Planning	City of Bathurst Housing Strategy 2036 – Stage 1 and Stage 2 consultation completed. Draft Strategy being finalised. Cultural heritage assessments of Mount Panorama Wahlen. Go Kart Track and anthropological draft reports received. Campground completed. 2 <sup>nd</sup> circuit – investigations underway. Field work completed. Durham/Stewart Street Intersection Treatment Option Study – Investigate options to upgrade the intersection medium-long term. Consultants appointed. Study underway. Draft report received. Comments from RMS received. Awaiting further draft report. Bathurst 2040 Open Space Strategy – Provision of open space within the Bathurst Urban Area – Consultants appointed. Study underway. Visioning consultation completed.	

<p>6 28,29</p>	<p>Review and update Council's section 94 plans.</p>	<p>Revise existing or prepare new s94 Plans.</p>	<p>Draft plans considered and adopted by Council</p>	<p>Manager Strategic Planning</p>	<p>Stormwater Management Plans – Underway. Consultants appointed. Eglington Open Space &amp; Drainage – include land adjoining Eglington School – Council resolved not to amend plan. Bathurst Region Open Space – Review land values and contribution rates. Valuation report received.</p>	
<p>11</p>	<p>Implement the Bathurst Regional Heritage Strategy 2014-2017.</p>	<p>Provide a Heritage Advisory Service.  Provide heritage incentive funding programs to protect, maintain, enhance and promote the regions heritage assets.</p>	<p>Heritage Advisor available for on-site visits once a fortnight.  Adequate funding is provided to approved projects and projects completed.</p>	<p>Manager Strategic Planning  Manager Strategic Planning</p>	<p>Statistics collated – July 2017 to date: 1. Total site visits – 116 2. Heritage/Urban Design advice – 41 3. Pre DA advice – 43 4. DA assessment advice – 32  Local Heritage Fund – 77 projects offered funding. 2017/18 fund being finalised. Applications for 2018/19 fund called. Interpretation Fund – 12 projects offered funding. 2017/18 fund being finalised. Applications for 2018/19 fund called. Main Street Fund – 19 projects offered funding. 2017/18 fund being finalised. Applications for 2018/19 fund called.</p>	
		<p>Prepare and implement projects for the interpretation and display of cultural heritage and history information.  Prepare research/studies into the regions heritage values</p>	<p>New interpretative information made available.  Studies/plans considered and adopted by Council.</p>	<p>Manager Strategic Planning  Manager Strategic Planning</p>	<p>Kings Parade Interpretation – completed. Launch 15 December 2017. Pillars of Bathurst 2018 – 2018 nominations finalised. Nine new “Pillars” launched 6 May 2018. Aboriginal Interpretation Strategy – awaiting finalisation of Mt Panorama investigation Bathurst Main Street Review – William, George, Howick &amp; Keppel Streets completed. Residual CBD drafted. Awaiting photography and collation. Funding application for signage strategy lodged with NSW OEH.</p>	



Development Assessment

CSP 2036 Objective Reference	Delivery Program Actions 2017-2021	Operational Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
<p>1,2, 3, 6, 7 8, 9, 10, 11, 12, 13, 14, 15, 16 17, 18, 19, 22 28,29</p>	<p>Ensure the assessment of developments and other applications, in accordance with planning instruments, development control plans and policies, occurs within appropriate timeframes.</p>	<p>Process all development applications within statutory time frames set out in the Environmental Planning and Assessment Act 1979.</p>	<p>Reduce number of Development applications exceeding 40 days.</p>	<p>Manager Development Assessment</p>	<p>Figures for May 2018                      59 – No of applications (DA/CDC/MOD) received                      52 – No of applications determined                      12 – No of determinations (gross) over 40 days (22.64%)                      28.56 – Average approval time                      35.96 – Average approval total time</p>	







Environment						
CSP 2036 Objective Reference	Delivery Program Actions 2017-2021	Operational Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
<b>Animal Rangers</b>						
21, 22, 23 30	Meet Council's Responsibilities under the Companion Animals Act (1998) by continuing to provide education and community opportunities with regards to responsible pet ownership.	Complete Responsible Pet Ownership education programs.	Community Pet Desexing program conducted twice annually	Manager Environment/ Senior Ranger	Program was completed 20 November 2017 to 1 December 2017 with 110 animals desexed. Next program is scheduled for 4-15 June 2018, with all available places booked by mid-May 2018.	
			Dog Expo completed by June 2018.	Manager Environment/ Senior Ranger	Event held on Saturday 14 April 2018. Dr Joanne Righetti, a respected animal behaviourist, was the keynote speaker. Eight local businesses were also in attendance; free sausage sizzle was very popular as was the face painting for children.	
			Responsible pet ownership education campaign completed by June 2018.	Manager Environment/ Senior Ranger	Weekly radio interviews conducted by Senior Ranger.	
		Maintain and enhance areas for off-leash recreation of dogs.	Maintain the Keiford St Off-leash area to current standards.	Manager Environment/ Rangers	Contractor engaged to complete the works for the financial year.	
22 30	Meet Council's Responsibilities under the Companion Animals Act (1998) and the Impounding Act (1993) by reducing the occurrence of stray companion animals and livestock; the holding of impounded animals including livestock; holding and disposal of abandoned vehicles; and, continuing to upgrade the Small Animal Pound to meet current and upcoming standards.	Investigate animal related complaints, including after-hours matters and operate the animal pound.	Number of complaints and enquiries responded to within adopted corporate standard (95%).	Manager Environment/ Rangers	99% for May 2018. July to May 2018 – 97% responded to within corporate standards.	
		Maintenance of Small Animal Pound Facilities and improve security of impounding facilities.	Continue maintenance and progressive upgrade of security during 2017/2018	Manager Environment/ Senior Ranger	Modifications to existing building completed in July including new staff hand washing facilities. Development consent for transportable office granted, office delivered and installed. Plumbing and electrical works completed. Office now in use.	
		Maintenance of Stock Impounding Facilities.	Maintain the stock impounding facilities and meet requirements of stock handling, transport and disposal.	Manager Environment/ Senior Ranger	Ongoing.	
<b>Parking Control</b>						
3 22 29, 30	Meet Council's responsibilities under Road Rules (2008) and the Fines Act (1996) and reduce the amount of contestable penalty	Continue to monitor and enforce parking regulations and educate the community in relation to Parking Control.	Adequate turnover in CBD parking.	Manager Environment/ Parking Rangers	Monitoring undertaken daily. New full time Parking Ranger appointed and commenced in mid-March. More frequent monitoring of both on and off street parking is now undertaken.	



CSP 2036 Objective Reference	Delivery Program Actions 2017-2021	Operational Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
	notices being issued.					
<b>Environmental Management</b>						
6 8, 9, 10, 12, 13, 16 18, 22, 27 28, 29, 30, 33	Meet Council's responsibilities under the Protection of the Environment Operations Act and Local Government Act in relation to environmental protection.	Respond to enquiries and complaints.	Respond to enquiries and complaints within adopted corporate standard (95%).	Manager Environment/ Environmental Officers	99% May 2018.  July to May 2018 – 97% responded to within corporate standards.	
5, 6 8, 9, 10, 12, 13, 14, 15, 16 18, 22, 23, 27, 29 28, 29, 30, 33	Continue to improve the community's awareness and capacity with regards to environmental sustainability through the delivery of targeted education programs	Identify and conduct minor environmental projects.  Conduct community environmental education programs.	Minor environmental projects completed by June 2018.  Complete ongoing community education programs including 'Enviro Mentors' by June 2018.	Manager Environment  Manager Environment / Environmental Officers	Ongoing.  Ongoing. Enviromentors program completed over a two week period in August 2017 with presentations at 10 schools.	
		Conduct the annual Sustainable Living Expo.	Conduct the annual Sustainable Living Expo in March 2017.	Manager Environment/ Environmental Officer	2018 event held on 24 March featuring "Sticks and Wombat" to highlight a sustainable theme building. 3600 people attended, with performances by Shoalhaven "Zoo to You" and "Junkyard Beats" also very popular 2 awards received for 2017 event.	
		Conduct the annual Bathurst Region schools 'Sustainable Schools' program.	Complete the annual 'Sustainable Schools' by June 2018.	Manager Environment / Environmental Officer	2017 program is now complete and newsletter was distributed in early December 2017. Invitations to participate in the 2018 program were sent in April 2018, projects awarded in May 2018 to 14 schools.	
		Communicate environmental messages via a range of on-line and traditional media sources.	Regular communications with residents during the 2017/2018 year.	Manager Environment/ Environmental Officer	Regular communication through the @Sustainable Bathurst page. Features in Bathurst City Life to promote events and other programs have also been printed.	
		Coordinate a targeted education program for builders and Council Staff	Conduct a targeted education program by June 2018.	Manager Environment / Environmental Officer	Negotiations to utilise a very successful program developed by City of Wollongong have not been finalised.	
8, 9, 10, 12, 13, 16 30,	Meet Council's statutory reporting requirements under the Local Government Act (1993).	Conduct appropriate research and data collection to complete State of the Environment	Complete the Bathurst 2017 State of Environment Report	Manager Environment / Sustainability Strategy Officer	Report is complete and was presented to Council at its ordinary meeting in November 2017.  Report is available on Council's website.	

CSP 2036 Objective Reference	Delivery Program Actions 2017-2021	Operational Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
9, 10, 12, 13, 14, 15 22 30	Meet Council's obligations under the Local Government Act (1993) and community expectations to manage, develop, restore, enhance and conserve the environment.	Reports.  Implement the Urban Waterways Management Plan.  Support the Central West Environment and Waterways Alliance Project.	Complete the 2017 Regional State of Environment by 30 November 2017.  Implement priority project/s identified in the Urban Waterways Management Plan by June 2018.  Support the Central West Environment and Waterways Alliance Project Support Officer in 2017/2018.	Manager Environment/ Sustainability Strategy Officer  Manager Environment/ Sustainability Strategy Officer  Manager Environment	Report is complete and was presented to Council at its 13 December 2017 Ordinary Meeting. Report is available on Council's website.  Investigative works for a project in Sawpit Creek completed in August 2017. Report received in December 2017. Maintenance works undertaken at Sawpit Creek site and Hawthornden Creek and Blayney Road Common in February, March, April and May 2018.  Financial support granted for 2017/18, meetings attended by staff.	
		Improve the management of Bathurst Region road reserves by preparing a Roadside Vegetation Management Plan and updating Council's Roadside Vegetation Management Guidelines.	Roadside Vegetation Management Plan completed by June 2017. Council's Roadside Vegetation Management Guidelines updated by June 2018	Manager Environment/ Sustainability Strategy Officer	Final draft was presented to Council at its 13 December 2017 Ordinary Meeting. Resolved to place the RVMP on public exhibition. Public Exhibition closed on 28 January 2018. Four submissions received (2 late). The final report was adopted by Council at its Ordinary Meeting in April 2018. The updated maps are now available on Council's website.	
		Implement the Pest Bird Management Plan.	Implement priority project/s identified in the Pest Bird Management Plan by June 2018.	Manager Environment/ Environmental Officer	Ongoing CBD pigeon control program occurring. Trials commenced at Waste Management Centre facilities and commercial premises; trial at the Waste Management Centre was not successful. Control program implemented in CBD at end of April with 149 removed on night 1 and 87 removed on night 2.	
		Implement the Biodiversity Management Plan.	Implement priority project/s identified in the Biodiversity Management Plan by June 2018.	Manager Environment/ Sustainability Strategy Officer	Biodiversity Community document has been graphically designed, awaiting images to be finalised. No specific projects in last quarter. Implementation of overall plan ongoing.	
		Support the continuation of the Revolving Energy Fund.	Implement Revolving Energy Fund projects in 2017/2018. Council Energy Consumption per resident reduced	Manager Environment/ Sustainability Strategy Officer	Request for quotation sent to five companies for the installation of a 35kW solar array with battery storage at the Bathurst Visitor Information Centre. Project awarded to Epho in April 2018. Works to commence in May 2018.	
8, 13	Continue to evaluate, report and reduce energy demand and greenhouse gas emissions in Council operated facilities.	Support the continuation of Energy Audits of Council facilities and implement simple and cost effective energy efficiency	Conduct energy audits at priority Council facilities and implement identified energy efficiency	Manager Environment/ Sustainability Strategy Officer.	Ongoing. New ceiling and roof have been installed at Bathurst Airport terminal, which will result in a considerable reduction in energy consumption.	

CSP 2036 Objective Reference	Delivery Program Actions 2017-2021	Operational Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
		measures	measures in 2017/2018.		Lighting upgrades have occurred in Post Office building, Council Chambers and bathrooms on 1 <sup>st</sup> floor of Civic Centre.	
<b>Environmental Health Management</b>						
22, 25, 26 30, 31	Meet Council's obligations as part of the Food Regulation Partnership, the Food Standards and the Public Health (Swimming Pools and Spa Pools) Regulation (2000).	Continue to improve Council and community knowledge with regards to food health, public bathing areas and domestic wastewater disposal.	Develop and distribute Environmental Health Fact Sheets. Attend Environmental Health Seminars.	Manager Environmental Health Officer	Ongoing. Food newsletter sent in October 2017.	
		Respond to enquiries and complaints.	Conduct monitoring of all Bathurst Region public swimming pools and spa pools by June 2018.	Manager Environmental Health Officer	Ongoing. Letters sent in February advising the program would commence soon, with inspections undertaken in March 2018.	
		Ensure Council's ability to meet the obligations as required under NSW Legislation.	Respond to enquiries and complaints within adopted corporate standard (95%).	Manager Environmental Officers	100% May 2018 July to May 2018 – 97% responded to within corporate standards.	
		Continue to conduct a program of inspections of Food premises, B&B's, Home-based food premises, domestic waste water disposal units, and skin penetration premises to ensure compliance with regulations and educate the community about relevant regulations.	Implement an Environmental Health Secondment program by June 2018.	Manager Environment.	Not currently funded.	
			Conduct a program of inspections of food premises etc during 2017/2018.	Manager Environmental Health Officer	Ongoing. Food inspections conducted daily. One EHO position was vacant for 7 months, with a new EHO commencing in January 2018. Skin penetration inspections undertaken in January, February, March and April 2018.	

## Economic Development

CSP 2036 Objective Reference	Delivery Program Actions 2017-2021	Operational Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
1, 2, 3, 4, 5, 6, 7 28, 29, 30, 8, 11, 13, 16	Implementation of the Economic Development Strategy 2017-2020 and associated programs and actions.	Ensure appropriate training is identified, developed where necessary and information disseminated to relevant industry sectors.	Continued development of Business Management Workshops. Promote training through Bathurst Business Hub website, Business eNewsletters etc.	Manager Economic Development	July – May business eNewsletters sent.	
		Facilitate contact between industry, developers, government, new business, relocators, training bodies and community groups where appropriate	Continued support and partnerships with the Business Chamber, AusIndustry, BEC, CSU, RDA and NSW Department of Industry.	Manager Economic Development	Partnership with the Business Chamber, BEC and CSU for BizMonth campaign. BizMonth sponsored by Commonwealth Bank, Verto and Rydges Mt Panorama. Jobs Expo sponsored by TAFE NSW and CSU.	
		Actively foster and support small, micro and home based business	Work with employment agencies and business groups to grow Evojobs and the Jobs Expo. Grow BizWeek & Bathurst Buy Local Campaign.	Manager Economic Development	849 jobs uploaded year to date. Jobs Expo held 9 August with 2,000 attendees. 4,760 Buy Local Gift Cards purchased - \$303,465 loaded. BizMonth held in September 2017.	
		Host regular Mayoral functions	Host Business Lunches, Welcome Wagons, Business Chamber and other Mayoral business events.	Manager Economic Development	Ongoing. Bizmonth Business Lunch held 15 September 2017 – 200 attendees. Business Chamber Christmas party hosted at BVIC, 12 December 2017. Welcome Wagons held 8 November 2017 and 11 April 2018.	
		Promote new and innovative practices within industry sectors	Foster local business growth through the online promotion of relevant opportunities, growth of Councils business database and social media engagement.	Manager Economic Development	934 businesses on Council's database. Online promotion of Jobs Expo and BizMonth. 1,529 followers on the Business Hub Facebook page.	
		Facilitate the development of infrastructure to support & attract knowledge, innovation & research.	Facilitate the availability of high speed internet and mobile telecommunications	Manager Economic Development	Bathurst received 2 funded base stations in Round 1 and 1 funded base station in Round 2, mobile black spots program. CBD Wi-Fi grant application successful, Federal Smart Cities Fund. Formation of Council's Smart City Project Group	

			<p>infrastructure. Support the development of economic precincts.</p> <p>Prepare Relocation Prospectus' where necessary. Support the development of business incubators to launch business start-ups.</p> <p>Encourage business start-up, investment, business relocation and respond to all enquiries.</p>	<p>Manager Economic Development</p>	<p>Agreement from Council to participate in the "Upstairs" Start-up Hub, including financial support. MOU in place.</p> <p>Prospectus prepared for the Qantas Pilot Training Academy.</p>	
	<p>Leverage key marketing programs that have the potential to attract investment.</p>	<p>Evocities meetings attended and all enquiries replied to. Bathurst Region website updated on a monthly basis.</p>	<p>Manager Economic Development</p>	<p>219 enquiries responded to year to date. Ops meetings attended 23 August, 22 November 2017 and 21 March 2018. Steering Committee meetings attended 24 August, 23 November 2017 and 22 March 2018.</p>		

2017-2018 Section 356 Donations  
Report as at 31 May 2018

Details	Reference	Date	Standard Annual Donations	Specific Donations	Sundry Donations	Mt Pan Fee Waived	BMEC Donations	TOTAL
			\$	\$	\$	\$	\$	\$
<b>Annual Budget Spent to date:</b>			<b>63,020.00</b>	<b>60,514.00</b>	<b>24,193.00</b>	<b>36,083.00</b>	<b>72,751.00</b>	<b>256,561.00</b>
2BS Junior Sports Awards	Operation Plan	21/07/2017	-5,000.00					-5,000.00
Macquarie Philharmonia - Platinum Donation	Operation Plan	21/07/2017	-2,500.00					-2,500.00
Sofala & District AH&P Association	Operation Plan	21/07/2017	-350.00					-350.00
Sofala Progress Association	Operation Plan	21/07/2017	-2,000.00					-2,000.00
Bathurst Information and Neighbourhood Centre	Operation Plan	21/07/2017	-800.00					-800.00
Bathurst City & RSL Band Association Inc	Operation Plan	21/07/2017	-5,000.00					-5,000.00
Evans Arts Council	Operation Plan	21/07/2017	-2,770.00					-2,770.00
3rd Bathurst (All Saints Cathedral) Scout Group	Operation Plan	21/07/2017		-490.00				-490.00
Bathurst Refugee Support Group Inc	Operation Plan	21/07/2017		-3,000.00				-3,000.00
Bathurst Gardener's Club Inc.	Operation Plan	21/07/2017		-1,600.00				-1,600.00
Bathurst Early Childhood Intervention Service Inc.	Operation Plan	21/07/2017		-2,683.64				-2,683.64
National Serviceman's Association of Australia (NSAA)	Operation Plan	21/07/2017		-1,420.00				-1,420.00
The Allegri Singers	Operation Plan	21/07/2017		-2,000.00				-2,000.00
Quota International of Bathurst - QuoCKa reading	Operation Plan	21/07/2017		-1,000.00				-1,000.00
Miss Trail's House & Garden	Operation Plan	21/07/2017		-2,000.00				-2,000.00
Peel Residents Association Incorporated	Operation Plan	21/07/2017		-450.00				-450.00
Bathurst Seymour Centre Inc	Operation Plan	21/07/2017		-2,500.00				-2,500.00
Glenray Industries	Operation Plan	21/07/2017		-1,500.00				-1,500.00
Bathurst & District Poultry Society Inc	Operation Plan	21/07/2017		-3,000.00				-3,000.00
Holy Trinity Church - Parish of Kelso	Operation Plan	21/07/2017		-2,000.00				-2,000.00
Bathurst Arts Trail - Spring Spectacular	Operation Plan	21/07/2017		-1,000.00				-1,000.00
Hill End & Tambaroora Gathering Group	Operation Plan	21/07/2017		-400.00				-400.00
Bathurst Young Mob	Operation Plan	21/07/2017		-1,000.00				-1,000.00
Turon Art Group Sofala	Operation Plan	21/07/2017		-1,000.00				-1,000.00
Monkey Hill UHF Repeater	Operation Plan	21/07/2017	-800.00					-800.00
Bathurst Edgell Jog	Operation Plan	21/07/2017		-6,000.00				-6,000.00
Central Tablelands Woodcraft (CAOS)	DCS&F 19/07/17 Item 5	26/07/2017			-500.00			-500.00
WRAS Annual Subscription/donation	Operation Plan	31/07/2017	-2,255.00					-2,255.00
Denison College - Student Information Night	S356 Policy	1/08/2017					-555.82	-555.82
BMEC - CPSA July Meeting	Operation Plan	1/08/2017					-878.64	-878.64
School Maths Program	S356 Policy	1/08/2017					-237.55	-237.55
Challenge Community Services	DCS&F 19/07/17 Item 8	1/08/2017			-576.00			-576.00
City Colts Water Account	Operation Plan	23/08/2017	-1,357.04					-1,357.04
City Colts Rates	Operation Plan	23/08/2017	-2,605.44					-2,605.44
Bathurst Public School - Mid Year Concert	S356 Policy	31/08/2017					-1,779.18	-1,779.18
Mitchell Conservatorium Winter Showcase	Operation Plan	7/09/2017					-1,063.36	-1,063.36
BMEC - CPSA Aug Meeting	Operation Plan	7/09/2017					-1,082.05	-1,082.05
Home Modification Tip Fees	Operation Plan	5/10/2017	-76.27					-76.27
2018 District Probus Friendship Day	DCS&F 18/10/17 Item 6	26/10/2017			-1,000.00			-1,000.00
BMEC - Bathurst Eisteddfod	Operation Plan	26/10/2017					-30,000.00	-30,000.00
BMEC - Arts out West - Jimmy Little Gathering	S356 Policy	26/10/2017					-312.82	-312.82
BMEC - CPSA Aug Meeting	Operation Plan	26/10/2017					-606.36	-606.36
Home Modification Tip Fees	Operation Plan	7/11/2017	-188.00					-188.00
BMEC - CPSA Oct Meeting	Operation Plan	15/11/2017					-925.91	-925.91
BMEC - CPSA Nov Meeting	Operation Plan	15/11/2017					-935.00	-935.00
Mitchell Conservatorium - Band workshops	Operation Plan	15/11/2017					-288.36	-288.36
Meadow Flat Public School - presentation night	S356 Policy	15/11/2017			-60.00			-60.00
Bathurst West Public School - presentation night	S356 Policy	15/11/2017			-60.00			-60.00
Rockley Public School - presentation day	S356 Policy	15/11/2017			-60.00			-60.00
Accessible Living Options - International Day of People with Disability (IDPWD)	DCS&F 16/11/17 Item 8	29/11/2017			-1,485.00			-1,485.00
Bathurst City Mens Bowling Club - Carillon Fours	DCS&F 16/11/17 Item 7	29/11/2017			-1,000.00			-1,000.00
Panorama Long Track Committee - 2017 Australian Long Track Masters	DCS&F 18/10/17 Item 5f	30/11/2017			-3,000.00			-3,000.00
2017 Brock Commodore Owner's Association of Australia National Event	DCS&F 17/05/17 Item 5	30/11/2017				-1,749.00		-1,749.00
2017 Brock Commodore Owner's Association of Australia National Event	DCS&F 17/05/17 Item 5	30/11/2017				-902.73		-902.73
Home Modification Tip Fees	Operation Plan	7/12/2017	-22.00					-22.00
Mitchell Conservatorium - Band workshops	Operation Plan	7/12/2017					-432.55	-432.55
Eglinton Country Fair	DCS&F 13/12/17 Item 8	20/12/2017			-500.00			-500.00
Mitchell Conservatorium - LED screen for Carols by Candlelight	Operation Plan	20/12/2017					-3,300.00	-3,300.00
The Scots School - Blue, Black & Gold ball	S356 Policy	1/01/2018					-140.36	-140.36
BMEC - CPSA Dec Meeting	Operation Plan	1/01/2018					-1,061.82	-1,061.82
Bathurst Public School - presentation day	S356 Policy	1/01/2018					-193.64	-193.64
Carenne School - presentation day	S356 Policy	1/01/2018					-204.64	-204.64
The Scots School - presentation day	S356 Policy	1/01/2018					-433.45	-433.45
Bathurst Arts Council - Showcase Concert for the Youth Arts Awards	Operation Plan	1/01/2018					-1,090.91	-1,090.91
Home Modification Tip Fees	Operation Plan	17/01/2018	-63.64					-63.64
Home Modification Tip Fees	Operation Plan	14/02/2018	-28.64					-28.64
Eglinton Public School - EOY Concert	Operation Plan	1/02/2018					-757.64	-757.64
BMEC - CPSA Feb Meeting	Operation Plan	28/02/2018					-1,064.09	-1,064.09



**2017-2018 Section 356 Donations  
Report as at 31 May 2018**

Details	Reference	Date	Standard Annual Donations \$	Specific Donations \$	Sundry Donations \$	Mt Pan Fee Waived \$	BMEC Donations \$	TOTAL \$
Sporting Assoc Grant	Operation Plan	1/03/2018	-20,000.00					-20,000.00
Rebellion on the Turon	DCS&F 19/07/17 Item 6	14/03/2014			-500.00			-500.00
CSU/All Saints Cathedral - Commemoration for Nurses	DCS&F 07/02/18 Item 6	21/03/2018			-400.00			-400.00
City Colts Water Account	Operation Plan	28/03/2018	-475.80					-475.80
BMEC - CPSA Mar Meeting	Operation Plan	28/03/2018					-1,000.45	-1,000.45
CWA Public Speaking Competition 2018	DCS&F 21/03/18 Item 7	31/03/2018			-300.00			-300.00
Home Modification Tip Fees	Operation Plan	11/04/2018	-57.27					-57.27
Bathurst AH&P Association 150th commemoration	DCS&F 21/03/18 Item 9	11/04/2018			-9,090.91			-9,090.91
Rotary Club of East Bathurst - RYDA	Operation Plan	30/04/2018				-4,333.00		-4,333.00
Lifeline CW - Soar Ride & Shine (in-kind support)	DCS&F 18/10/17 Item 5c	30/04/2018			-10,000.00			-10,000.00
Lifeline CW - Soar Ride & Shine (traffic mgt)	DCS&F 18/10/17 Item 5c	30/04/2018			-7,500.00			-7,500.00
Bathurst War Memorial Carillon Public Trust Fund	DCS&F 21/03/18 Item 8	30/04/2018			-1,987.00			-1,987.00
BMEC - Bathurst Eisteddfod	Operation Plan	30/04/2018					-7,856.91	-7,856.91
Austin Healey National Rally	DCS&F 15/03/17 Item 6	30/04/2018			-1,500.00			-1,500.00
Home Modification Tip Fees	Operation Plan	16/05/2018	-25.45					-25.45
Cancer Council - Stars of Bathurst Dance	DCS&F 21/02/18 Item 5	31/05/2018					-909.09	-909.09
State Wind Orchestra & Bathurst RSL Band	S356 Policy	31/05/2018					-227.27	-227.27
Saint Ignatius College Education Seminar	S356 Policy	31/05/2018					-50.73	-50.73
Conservation in Action Conference	DCS&F 21/03/18 Item 5	31/05/2018					-4,545.45	-4,545.45
BMEC - Bathurst District Historical Society wedding dress exhibition	Operation Plan	31/05/2018					-11,215.00	-11,215.00
BMEC - CPSA Apr Meeting	Operation Plan	31/05/2018					-1,064.09	-1,064.09
Bathurst BMX Club - NSW State Series	DCS&F memo 26/03/18	31/05/2018			-2,036.36			-2,036.36
<b>Amount Spent</b>			<b>-46,374.55</b>	<b>-33,043.64</b>	<b>-41,555.27</b>	<b>-6,984.73</b>	<b>-74,213.14</b>	<b>-202,171.33</b>
<b>Available Balance before commitments</b>			<b>16,645.45</b>	<b>27,470.36</b>	<b>-17,362.27</b>	<b>29,098.27</b>	<b>-1,462.14</b>	<b>54,389.67</b>
<b>Committed:</b>								
NAB B2B Cyclo Sportif	Operation Plan			-8,500.00				-8,500.00
Bathurst Remembers / AVAMS / Communications and Resources Project	Operation Plan			-5,000.00				-5,000.00
Bathurst AH&P Association	Operation Plan		-6,000.00					-6,000.00
City Colts Water Account	Operation Plan		-2,061.72					-2,061.72
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
Mitchell Conservatorium - BMEC Concerts	Operation Plan						-1,915.73	-1,915.73
BMEC - Bathurst Youth Council	Operation Plan						-2,000.00	-2,000.00
BMEC - CPSA Monthly Meetings	Operation Plan						-2,381.59	-2,381.59
Home Modification Tip Fees	Operation Plan		-538.73					-538.73
Bathurst Street & Custom Motorcycle Show	Operation Plan			-13,970.00				-13,970.00
GRIP Leadership	DCS&F 18/10/17 Item 5d						-331.60	-331.60
<b>Amount Committed</b>			<b>-16,600.45</b>	<b>-27,470.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-6,628.92</b>	<b>-50,699.37</b>
Adjustment between Funds			-45.00	-0.36	17,362.27	-25,407.97	8,091.06	
<b>Available Balance</b>			<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>3,690.30</b>	<b>0.00</b>	<b>3,690.30</b>

Summary Remaining Budget	\$
Standard Annual Donations	0.00
Specified Donations	0.00
Sundry Donations	0.00
Mt Pan Fee Waived	3,690.30
BMEC Donations	0.00
<b>Total Remaining</b>	<b>3,690.30</b>

Summary	\$
Total Budget	256,561.00
Less: Amount Spent	-202,171.33
Less: Amount Committed	-50,699.37
<b>Total Remaining</b>	<b>3,690.30</b>

## BATHURST GOLF CLUB SUBMISSION TO THE 2018/19 MANAGEMENT PLAN

### INTRODUCTION

Following previous representations to, and meetings with, Council during 2017 regarding the raw water rating structure, Council has issued, in draft form, its Revenue Policy for 2018/19.

In it, Council is proposing an increase in the second tier level, previously 18 – 32ML, to 18 – 45ML. At the most recent meeting with Councillors and representatives of BGC in February, discussion centered on increasing the second tier to at least 60ML. Further, the dollar value proposed for usage, over 45ML, sees an increase of 11.25%, as against a general water rate increase of 5%.

### FINDINGS

- 1 From 2006/7 to 2012/13 inclusive, Bathurst Golf Club was categorised as its own entity for the purpose of raw water charges. From 2013/14 onwards, Bathurst Golf Club was categorised as a Community Club, along with Magellan and Bathurst Community Club. Both of these Clubs are essentially Bowling Clubs, with no more than two greens to be watered. By comparison, the Bowling Clubs have a maximum of 3000m<sup>2</sup> to be irrigated, whereas the Golf Club has approximately 40ha. We also understand that the Bathurst Harness Racing Club is now categorised similarly.

The only other comparable category of raw water charges is a category for large Industrial users. It is this category that has been used for comparison purposes, as it most closely equates to the volume of raw water used on an annual basis.

For the purpose of the analysis and comparisons, a notional annual usage of 60ML and 80ML has been used. (See attached spreadsheet)

- 2 At the current level of water rates, the annual usage whereby the value is equal for both the Golf Club and the large industrial user (tipping point) is 43ML. Less than this volume, it is cheaper for the Golf Club. More than 43ML, it is cheaper for the large industrial user.

The proposed rate change has now moved this tipping point amount from 43ML to about 57ML. More than 57ML, it will be cheaper for the large industrial user.

3. Further, the proposed rating price for the 3<sup>rd</sup> tier, ie > 45ML sees an 11.25% increase over the dollar rate of 2017/18. Generally, all water rates have been increased for 2018/19 by 5%. It should be noted however, that the raw water rate for industrial users is only proposed to be increased by 2%.
4. If BGC were to use 80ML pa, the total water bill in 2017/18 is \$100620, and it is proposed, under the new rating structure, to be \$102270. Conversely, an industrial user in 2017/18 would pay \$84200, and in 2018/19 would pay \$84800.
5. If however the second tier were to be increased from the proposed 45ML to 65ML, then the total cost to BGC would be \$90070

## DISCUSSION

The Golf Club is very concerned that, once the annual volume of raw water usage exceeds 57ML, the Club is still paying more for raw water than a large industrial user. To put it another way, a not for profit community based sporting club is paying more for water than a multi national industrial business. The Golf Club believes that this is grossly unfair.

**The Golf Club is also very concerned that raw water charges for the highest tier are proposed to rise by 11.25%, yet the general water rate increase for all other categories is rising by about 5%**

The Golf Club is making every effort to minimize water usage, by installing more efficient sprinkler heads, replacing damaged and old fibro pipes that are prone to breakage and leakage, and progressively installing drought tolerant Santa Ana couch on the fairways. The Club is very grateful for the 3 x \$15000 grants made available by the Bathurst Council to assist with these works.

The Club is currently investigating alternate sources of groundwater to supplement the raw water supplied by Council and is currently applying for State Government Grants to assist in this. The Club is also partnering with Skillset to develop a Water Sustainability Management Plan, incorporating all aspects of stormwater harvesting, creek rehabilitation, on site storage, groundwater usage and irrigation techniques.

Until such time that the Club is self sufficient in water, the Club still needs to have access to approximately 80ML of raw water annually. The rising costs associated with this are becoming a financial burden on the Club, to the extent that it is no longer sustainable. The Golf Club urgently needs the Bathurst Council to review the raw water charges applicable to the Golf Club.

The Golf Club is also very cognisant of the fact that any review of the water rate structure will have flow on effects to others in the same rating category. However, in this instance, the rating category is for Community Clubs, with the two Bowling Clubs, the Harness Racing Club and the Golf Club as the only ratable assessments. Both of the Bowling Clubs and the Harness racing Club only use a fraction of the water that the Golf Club uses. Therefore, any change to the rating structure, above the minimum level, will have no impact on these Clubs.

## CONCLUSION

The Bathurst Golf Club is seeking a change to the proposed raw water rating structure to future-proof the sustainability of the Club.

The BGC would like the second tier to rise from 18 – 45ML to 18 – 65ML, and for the dollar value of the 3<sup>rd</sup> tier to be reviewed.

The BGC is conscious of the excellent relationship it has with Council, and is very much looking to a favourable outcome in this matter.

BGC  
May 2018

ANALYSIS AND COMPARISON OF RAW WATER CHARGES FOR THE PERIOD 2006/7 TO 2017/18 FOR BATHURST GOLF CLUB AND INDUSTRIAL USERS

	2006/7	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	18-60ML	18-65ML
<b>GOLF CLUB RATE/kl</b>															
All	0.60	0.65	0.80	0.80	0.60	0.60	0.63	0.67	0.71	0.71	0.75	0.77	0.81		
First 18ML					0.60	0.60	0.63	0.67	0.71	0.71	0.75	0.77	0.81		
18 - 32ML						0.80	0.84	0.89	0.94	0.94	0.99	1.02	1.07		
Balance					1.20	1.20	1.26	1.33	1.40	1.40	1.47	1.51	1.68		
18 - 45ML															
18-60ML															
Balance															
<b>60ML Value</b>	\$ 36,000.00	\$ 39,000.00	\$ 48,000.00	\$ 48,000.00	\$ 61,200.00	\$ 55,600.00	\$ 58,380.00	\$ 61,760.00	\$ 65,140.00	\$ 65,140.00	\$ 68,520.00	\$ 70,420.00	\$ 68,670.00	\$ 59,520.00	\$ 64,870.00
<b>80ML Value</b>	\$ 48,000.00				\$ 79,600.00							\$ 100,620.00	\$ 102,270.00	\$ 93,120.00	\$ 90,070.00
<b>INDUSTRY RATE/kl</b>															
All	0.70	0.75	0.80	0.85	0.85	0.88	0.90	0.95	0.99	0.99	1.04	1.04	1.06		
<b>60ML Value</b>	\$ 42,000.00	\$ 45,000.00	\$ 48,000.00	\$ 51,000.00	\$ 51,000.00	\$ 52,800.00	\$ 54,000.00	\$ 57,000.00	\$ 59,400.00	\$ 59,400.00	\$ 62,400.00	\$ 62,400.00	\$ 63,600.00		
<b>80ML Value</b>	\$ 56,000.00				\$ 70,400.00							\$ 83,200.00	\$ 84,800.00		

**NOTE** Assume notional annual consumption of 60ML/80ML

For 60ML annually, Golf Club percentage increase over the period 2006/7 to 2017/18 is 95.6%

For 60ML annually, Large Industrial percentage increase over the period 2006/7 to 2017/18 is 48.6%

For 80ML annually, Golf Club percentage increase over the period 2006/7 to 2017/18 is 109.6%

For 80ML annually, Large Industrial percentage increase over the period 2006/7 to 2017/18 is 48.6%

At the current water rates, the annual usage whereby the value is equal between the Golf Club and an Industrial user is approx 43ML Less than this volume, it is cheaper for the Golf Club. More than this volume then it is cheaper for the Industrial user.

CPI increase over the period is approx 28.8% (Source ABS data from ABS website)



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# BATHURST EDGELL JOG

PO Box 195  
BATHURST 2795

Phone: 0450 486 778  
[www.bathurstedgelljog.org.au](http://www.bathurstedgelljog.org.au)

General Manager  
Bathurst Regional Council  
Russel Street,  
Bathurst NSW 2795

16<sup>th</sup> May 2018

Attention Mr David Sherley, Mayor Graeme Hanger, Councillors.

Re: Bathurst Edgell Jog – Funding for 2018-2021

Dear Mr Sherley,

Our Committee thank you for the opportunity to speak with your staff and the sitting Bathurst Mayor and Councillors on 28<sup>th</sup> March 2018 to discuss the situation of the Bathurst Edgell Jog.

In the meeting the Committee expressed our concern of the continuance of the event due to the increasing costs associated with ensuring a safe, family friendly fun /run /walk, particularly with Traffic management which now costs over \$14000 .

During the meeting there was a feeling from the Councillors that the Event was significant for the City and this year – the 43<sup>rd</sup> year – there should be additional funding over the \$6000, currently supported through the Section 356 funding, up to \$13000 for three years, allowing the Committee to increase Social Media promotion, schools participation and so on.

The Edgell Jog Committee were concerned last week when the Draft Financial Papers showed that the support remained at \$6000 with no additional funding which will put the Edgell Jog in serious jeopardy this year and beyond.

We ask that you reconsider the extent of funding for the Bathurst Edgell Jog. Below is a summary of the Edgell Jog and the benefits it brings to our City.

Your support is greatly appreciated.  
Yours Faithfully,

Ray Stapley

Edgell Jog Committee Member

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*The fun run for all the family*

## Bathurst Edgell Jog – 23<sup>rd</sup> September 2018

### 43<sup>rd</sup> year

**Committee Members:** Lou Shehade (43 years) Jim Hallahan(41 years) Ian Pellow (40 years) Ray Stapley (24 years) Janneke van der Sterren (6 Years) Kate Lynch 6 years , Alisha Atkinson (4 years) Margaret Miller (2 year) Greg Griffiths (2 year) Bob Niven(36 years)

### 2018 the Bathurst Edgell Jog is at a critical turning point due to the ever increasing costs to run the event.

- Major concerns started in 2009 when Bathurst Traffic Services run by Garry Jackman, lost the contract to provide Bathurst Regional Council with Traffic Management Services and as such had to close their business. This Company had provided their services to provide a safe Fun Run as a donation after regulations in OHS required trained Traffic controllers for vehicle management not just Lions club members as in the past.
- The Edgell Jog Committee had to find another provider which was Mid West Traffic Management (MWTM) from Orange who donated their services the first year but had to commence charging.
- **The cost in 2015 was \$9372** of which Bathurst Regional Council donated **\$5000 from the 356 Fund.**

**Cost in 2016 was \$10100 of which \$6000 was donated by Bathurst Regional Council.**

**The cost in 2017 was \$14657 -\$6000 donated by Bathurst Regional council**

- Our local Police have been an excellent help over the years providing their staff, generally up to 6, to control the highway crossings but have now scaled back over the last 2 years and requested that the Traffic Management Company control both crossings pushing cost to over \$14,000 in 2017 - \$1000 was donated by MWTM
- In 2011 the Committee contracted a company from Sydney to provide electronic Timing Shoe Tags providing instant accurate results and reducing the need for up to 20 volunteers from Little Athletics and Rotary, whom had struggled to get

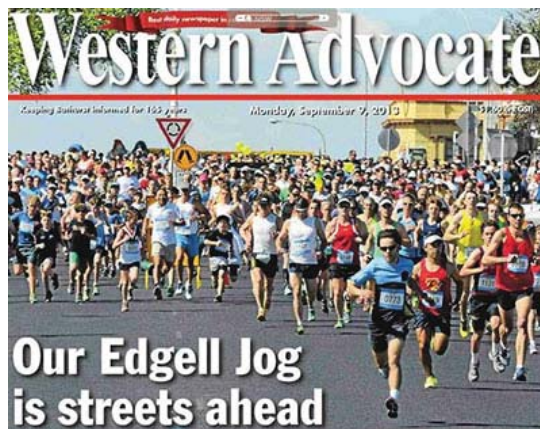
the numbers required. This again was a cost which had to be covered by increased entry fees.

- The costs have doubled in 20 years and this year, even after increasing the entry costs, at a risk of number reductions, the Committee expected a \$10,000 cost blowout reducing our carryover funds from \$13,000 to around \$3,000 for 2016 but because of a special \$6000 donation from the Bathurst Regional Council for the 2016 year the Edgell Jog has retained breakeven status but in 2017 the cost blowout in Traffic Management has reduced the carryover funds to less than \$7000 making the viability of the 2018 Edgell Jog in serious jeopardy.
- Our Edgell Jog Committee, run solely by volunteers, has struggled over recent years to maintain a strong solid Committee and we believe that its success requires support. **We hope that BRC may be able to guarantee financial help with payment of the Traffic Management for the next 3 years to enable a firm plan for the future to be established ,**
- **This year will be the 43rd running of the event –unsurpassed by no other event in Bathurst and with 3 years guarantees of support the Edgell Jog gets closer to the 50 year anniversary – a significant milestone.**

### **What the Bathurst Edgell Jog Means to the Community**

- The Bathurst Edgell Jog is a Bathurst icon, with over 40 years of history.
- The Bathurst Edgell Jog is a community event and is a chance for the people of Bathurst to participate in a fun, family friendly, healthy activity that promotes wellness and community spirit. It is not just for elite athletes (although it does attract them) but is aimed at bringing the people of Bathurst together.
- Local service organisations including the three Rotary Clubs, Quota, Lions, Little Athletics, Bathurst Wood Products, The Masonic Lodge, Scouts, Eglington Dance Group, Girl Guides, Scots School Bagpipes, along with other essential support from St Johns Ambulance, Eglington Fire and the SES, give voluntary support on race day and in turn are generally acknowledged by a cash donation. **In 2015 \$8050 was donated** to these organisations for their support but the Committee was unable to support any other local organisations over the past two years as it had in the past .

- **Over the past 40 years an estimated \$300,000 has been donated to these Local Service clubs in Bathurst.**
- The surplus funding from previous years was donated to worthy local charities and community organisations selected by the committee each year and have included the Prostate Cancer Support Group, Lifeline, The Daffodil Cottage, The Salvation Army, The Christmas Miracle Appeal, Angel Fight, Bathurst Community Transport and B.I.L.S to name a few.
- The Edgell Jog also involves the community around the course and actively promotes a healthy lifestyle and participation, especially from the local district schools with around 200 entrants each year
- Over the past 6 years over 14 % participation has been from outside the 2795 postcode which equates to 900 people participating in the Jog and a possible additional 1000 + coming to the city and spending dollars and a percentage staying overnight supporting the local industries.



### **The History of the Edgell Jog & About the Event**

The Edgell Jog commenced in 1976 to mark the 50th anniversary of the Edgell organisation establishment in Bathurst. Edgell was the first company in Australia to start canning vegetables with the launch of Edgell Asparagus in 1926 in Bathurst. It is an Australian icon synonymous with quality-canned vegetables, prized for taste, convenience and value for money. In 1995 the Edgell Organisation was acquired by the JR Simplot Company. Simplot Australia is now the major sponsor of this non-profit community event. The first Edgell Jog attracted 800 competitors and was called the



Jubilee Jog. Over the years the total number of participants is in excess of 60,000. The long standing race record held by Robert McDonald of 21.51 minutes (1980) was broken by Shaun Creighton, an Olympian, in 1997 in 21.46 minutes. The ladies record stands at 25.33 minutes and is held by Sonia Terry (1989).

In 2011 the Bathurst Edgell Jog course was altered from an 8km event to a 7.5km event to ensure competitor safety when crossing the Great Western Highway.

With the rise in awareness of health and fitness through exercise, the Edgell Jog promises an enjoyable family fun outing and the category and draw prizes for finishing within the 90 minute time limit is an extra incentive.

Many local businesses support the Jog each year with prizes, cash or in kind.

These include The Western Advocate (42 years), 2BS & B-Rock (42 years), Cityfit (over 30 years) Burkes Transport (40 years), Panorama Cruise and Travel (5 years) and Bathurst Regional Council who have kindly provided website support, traffic control, road repairs, electricity and financial support for the 40 plus years.

**Simplot Australia is the major sponsor of the Bathurst Edgell Jog and without their support the Jog would not be possible.**

For over 40 years the Edgell Jog has been an institution for the Bathurst community. The support that Bathurst Regional Council has given us in the past has been tremendous and greatly appreciated. We hope we can look to the future together and find a way to keep this great event going for years to come.

Dear Bathurst Council,

We seek your assistance.

The Rebellion on the Turon led to miners' revolts against taxes and government and ultimately the Eureka stockade, which could be construed as the beginning of the union movement in Australia..... An important moment in Australian history. Sofala, Australia's oldest surviving gold town has been recreating and marking this moment in time through a theatrical re-enactment festival on a yearly basis for the past 5 years. To date it has drawn a crowd with very little publicity. A large proportion of which were from outside the 2795 area. We are now wanting to expand the festival to make it 'Sofala's day', showcasing the town and in turn our region with council financial support of The Rebellion on the Turon.

As a community we believe this is a huge step forward in line with Council's Destination Management plan and also the Community strategic plan. It showcases one of the regions most historical small towns in a way that will not only draw a crowd on the day of the event, but one that will raise the overall profile of Sofala as a destination worth travelling to, and also even a place worth living! We believe that this event could receive far-reaching attendance and attention. This is of interest to individuals/groups interested in; heritage, art and culture and family entertainment. These are our targeted marketing areas.

The festival, as it has been until now, centres around the historical re-enactment in the streetscape of Sofala. Actors in costume take over the streets of the village enlisting the 'help' of the audience/attendees to join in the rioting against the miners' tax to create 'the rebellion.' Things get out of hand and the action takes place where the red coat soldiers fire their weapons and mayhem ensues. It's thrilling! Outside of this action a Cobb and Co coach pulled by two horses thunders up and down the street of the village taking festival goers for rides. Also stationed up and down the street are people displaying crafts.. The village surgeon performs gruesome operations, there's a blacksmith and various other trades on display enlivening the town. The street is closed to traffic and so the picture is almost as it would have been during the gold rush. It's living history. It's Sofala at its best.

We wish to expand upon this existing format and add value to the event in the following way:

Existing event elements:

- Re-enactors providing entertainment, costume, props and firearms (including licenced theatrical operation)
- Trade demonstrations.
- Cannon including licenced operation
- Cobb and co coach rides up and down the main street of town
- Street closure with traffic management provided by council.

Proposed additions:

- Live colonial band Music in the street
- Accommodation for the re-enactment team.
- Stage and sound
- MC announcements to help direct the crowd, draw attention to key moments and introduce other elements of the festival
- Market stalls in the parks and side streets (not to visually impact upon the historical authenticity of the streetscape)
- Children's games and competitions (hopscotch, apple bobbing, hoop races etc)
- Event marketing

To do this we need council financial support.

A change in the organisation of the event has come about due to its previous organiser, Carlo, stepping aside as he is sadly leaving the community. This is significant, as Carlo was himself a member of the historical society that supplies the main focus and entertainment on the day. Up until now, Carlo has hosted this team at his own place of residence as a favour, and because he was a member of the historical society himself. This is not sustainable and to continue with the event we need to accommodate this team of 20-30. We have budgeted for this in this proposal. The event will not proceed without this element.

Help with production elements will make the event great. MC announcements will help give context, focus and shape to the day. We will need funding assistance for stage and sound.

We will want to advertise the event utilising posters in Bathurst key areas, social media including paid ads and via local radio also. We would require funding assistance for paid ads on social media and in addition to this - support from council associated social media platforms.

Please see our attached budget for this event as proposed for 2019.

We look forward to thanking you for your support,

Sasha Cody  
Sofala Progress  
0449157798

## Sofala Rebellion on the Turon 2019

Item	Cost
Acommodation/catering	\$7,000
Reinactors	\$900
Cobb and Co	\$500
Staging and production	\$1,000
MC and Management	\$500
Musical entertainment	\$1,000
Waste Management (porta loos)	\$990
Printing and Advertisement	\$500
TOTAL	\$12,390

**Name**

Nicholas Murphy

**Postal Address**

PO Box 77, Bathurst NSW 2795

**Your email address**

nicholas.murphy@hotmail.com.au

**Do you have any comments in regards to the draft Delivery Program & Operational Plan and the strategies and financial resources allocated to deliver facilities and services?**

I support the allocation of funds towards the expansion of Scallywags Child Care Centre. The service provides a great community service and renovations would be welcomed.

**Do you have any other comments in relation to the draft Delivery Program 2018-2022 Operational Plan 2018-2019?**

No Answer

**Do you have any comments in regard to the Statement of Revenue Policy for 2018-2019?**

No Answer

**You can upload a document here**

No Answer

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**Name**

Glenn Floyd

**Postal Address**

8 pioneer place Orange

**Your email address**

glenn.floyd@newcrest.com.au

**Do you have any comments in regards to the draft Delivery Program & Operational Plan and the strategies and financial resources allocated to deliver facilities and services?**

Yes I do!! Firstly, why isn't any funds at all being put towards fixing Monaghan's Bluff on the Bridal Track???? This area has been neglected for too long! It must be reopened! Secondly, now that residents and massive numbers of tourists have to travel through Hill End to exit the Bridal Track this Rd is in shocking condition!! Get that road graded!!! You have plans in the forecast for other roads in that area but the Bridal Track is the most important Rd in that area and not one cent is being spent on it! Seriously???? You have failed to fix the only other way out of the area and then fail to maintain the only other way out? How fair is that to rate payers and visitors????

**Do you have any other comments in relation to the draft Delivery Program 2018-2022 Operational Plan 2018-2019?**

No Answer

**Do you have any comments in regard to the Statement of Revenue Policy for 2018-2019?**

No Answer

**You can upload a document here**

No Answer

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**Name**

Vanessa Comiskey

**Postal Address**

No Answer

**Your email address**

lochie\_lochie@live.com.au

**Do you have any comments in regards to the draft Delivery Program & Operational Plan and the strategies and financial resources allocated to deliver facilities and services?**

Objective 3 - 3.3 Ensure services, facilities and infrastructure meet the changing needs of our region: I feel that there are a number of facilities, services and infrastructures that could be developed in the region in regards to assisting people with disabilities that are not being currently met within Bathurst. Without going into too much detail here, I will be meeting with the Mayor and Director of Engineering and the Bathurst Access Committee to discuss my list of ideas and concerns. 3.4 Provide parking to meet the needs of the City - All day parking needs to be addressed in our city so that workers and people shopping in the area can access parking for an all day fee. There are not only issues of convenience for this to go ahead but also safety and well-being issues for those who have to walk a couple of blocks in the dark in winter time to access their cars. Also accessible and convenient parking for people with disabilities and the elderly during events needs to be addressed. From what I can tell, I have never really understood why Kelso is the only community hub in the area when the region is expanding and other areas could benefit from a similar program, in order to meet the objectives of : 3.3 Ensure services, facilities and infrastructure meet the changing needs of our region; 4.2 Help make the Bathurst CBD, neighbourhoods and the region's villages attractive and full of life; 4.3 Help build resilient, inclusive communities; 4.4 Enhance the cultural vitality of the region.

**Do you have any other comments in relation to the draft Delivery Program 2018-2022 Operational Plan 2018-2019?**

Disappointed to see that there are no objectives, that mention increasing accessibility and equity in our region for those who are vulnerable and or have disabilities. I also feel that council should look at an objective around increasing employment and training opportunities in the region for those who have a disability or mental illness and perhaps an objective around ensuring that all tourist attractions and shops are accessible to everyone.

**Do you have any comments in regard to the Statement of Revenue Policy for 2018-2019?**

No Answer

**You can upload a document here**

No Answer

**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.**





**Anonymous User completed Draft Delivery Program 2018-2022 & Operational Plan 2018-2019 (16.00155)**

**Your Say Bathurst Region** to: council

05/06/2018 01:35 PM

From: Your Say Bathurst Region <notifications@engagementhq.com>

To: council@bathurst.nsw.gov.au

---

Anonymous User just submitted the survey 'Draft Delivery Program 2018-2022 & Operational Plan 2018-2019' with the responses below.

**Name**

Ray Carter

**Postal Address**

PO Box 9339.

**Your email address**

ray@carterproperties.com.au

**Do you have any comments in regards to the draft Delivery Program & Operational Plan and the strategies and financial resources allocated to deliver facilities and services?**

Please see attached regarding S501 LGA Annual Availability Charges to Sewer and Water Service illegally including within them a component Charge made to Essential / Fire Services.

**Do you have any other comments in relation to the draft Delivery Program 2018-2022 Operational Plan 2018-2019?**

The decisions made each year since 2004 to continue Charging on the component size supplied for Essential / Fire Services are based on false assumptions without regard to the cumulative financial consequences of those decisions.

**Do you have any comments in regard to the Statement of Revenue Policy for 2018-2019?**

The Submissions made on this matter on our behalf by Heath Consulting carried out on the same basis as that done for the Assumption School, should be accepted as as was done for the Assumption as this is the mechanism that Council put in place to ensure S501 Charges are not made to Essential / Fire Services.

**You can upload a document here**

-  
[https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/5a42e97e45056138b9edb412770feaeaa9839820/file\\_answers/files/022/465/039/original/2018\\_BRC\\_Sub.pdf?1528169](https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/5a42e97e45056138b9edb412770feaeaa9839820/file_answers/files/022/465/039/original/2018_BRC_Sub.pdf?1528169)

[715](#)

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A SUBMISSION TO BATHURST REGIONAL COUNCIL

**Draft Delivery Program 2018-2022 & Operational Plan 2018-2019**

IN REGARD TO

ILLEGAL S501 LGA ANNUAL CHARGES TO ESSENTIAL / FIRE SERVICES

"hid" within Sewer and Water S501 LGA Annual Availability Charges to our non-residential properties.  
(5/6/2018)

### **COUNCILORS**

1. This submission is to assist Bathurst Regional Council in deciding whether to continue to calculate Water Availability Charges and Sewer Availability Charges (Charges) on the full size of water meters, an action which by default includes within those Charges, a Charge to an Essential / Fire-Fighting Service, this being a decision Council will consider and make at the Council meeting of **Wednesday 20<sup>th</sup> June 2018**.
2. Bathurst Regional Council (**BRC / Council**) Management Plans have since 2004/2005, instrumented the levying of S501 NSW Local Government Act 1993 (LGA) Annual Water Availability Charges and Sewer Availability Charges against our non-residential properties in Bathurst. It is our contention that these Charges contain, and have since July 2004 an additional component that is a Charge on an Essential Service, namely a Fire Service, and to that extent the Availability Charges are illegal.
3. In 2005, Director General David Nemztow in a letter to Council "strongly" advised Council not to include fire services in the Sewer and Water Access Charges to no avail. Council did not then and continue now to ignore the cumulative effects of making Charges to an Essential / Fire Service unsupported by any law, being an "anomaly" that could also have been rectified by the responsible Ministers or advised of the need of to cure this "anomaly" by the Office of Water, IPART, ICAC or the NSW Ombudsman at any time having been made aware of these anomalous Charges.

### **SERVICES FOR WHICH BRC ARE ENTITLED TO MAKE AN ANNUAL CHARGE**

4. BRC owns water and sewer pipes service pipes to a property boundary from the street water and sewer mains. In the case of the water supply, Council owns the water pipe and meter supplied to the property and also on a property. In accordance with S501 BRC can make annual Charges to sewer and domestic water supplied, however no provision is made in law for a charge to an Essential /

Fire-Service water supply whether through a dedicated pipe or through the same pipe and meter that supplies drinking water.

5. Section 501(1) of the *Local Government Act 1993* (NSW) (**LGA**) identifies the services for which a council, such as BRC, can make an annual charge. Section 501(1) provides:
1. *“A council may make an annual charge for any of the following services provided, or proposed to be provided, on an annual basis by the council:*
  2. *Water supply services*
    - *Sewerage services*
    - *Drainage services*
    - *Waste management services (other than domestic waste management services)*
    - *Any services prescribed by the regulations.”*

**It is self-evident that Essential Services, Emergency Services and Fire Services are not Services listed in S501 and furthermore not a Service prescribed in regulations. (34)**

The following describes an elaborate mission to circumvent this **purposeful** omission.

6. The reference to the regulations in section 501(1) of the LGA is a reference to the *Local Government (General) Regulations 2005* (NSW) (**LGR**). Clause 125 of the LGR is headed “Services for which an annual charge may be imposed (section 501)” and provides:
1. *“Emergency services provided or proposed to be provided within the area of the Blue Mountains City Council are prescribed for the purposes of section 501 of the Act.*
  2. *In this clause, “**emergency services**” includes (without limitation) bushfire and other fire services, civil emergency services, and management services associated with emergency services.”*
7. Clause 125 of the LGR applies solely to the Blue Mountains City Council. This limits the application of the power contained in section 501 of the LGA to make an annual charge for a ‘service prescribed by the regulations’ to use by the Blue Mountains City Council only.
8. There are no services prescribed by the regulations for which BRC, or any council other than the Blue Mountains City Council, are enabled to make an annual charge.

9. Fire- Fighting Services are Essential Services as are those services comprising the supply of water to them in accordance with the Essential Services Act 1988 No 41 4  
*(1) For the purposes of this Act, a service is an essential service if it consists of any of the following:*  
*(c) the provision of fire-fighting services,*  
*(l) a service comprising the supply of goods or services necessary for providing any service referred to in paragraphs (a)–(k).*
10. The entire scope of services for which BRC are empowered to make an annual charge are those listed in s501 of the LGA, hence Fire Services, Fire-fighting Services, Emergency Services or Essential Services are demonstrably not Services ever intended in law to be subjected to an Annual Charge.
11. Fire flow water flow is distinctly governed under the provisions of the Environmental Planning and Assessment Act whilst drinking water supply is governed under the NCC Plumbing Code of Australia.
12. In the Land and Environment Court New South Wales case - Prefabricated Buildings Pty Ltd v Bathurst Regional Council [2017] NSWLEC 44 the Catchwords defining the case are "STATUTORY INTERPRETATION – whether Council can charge for services based on availability of services and actual use of services – Local Government Act 1993 (NSW) s 501 and s 502" This case did not deal with the legality of Annual Charges to any service not listed or referred in s501 and s502 as advice to the 21/6/2017 Council meeting infers.
13. The legality of S501 Annual Charges to Essential / Fire Services incorporated within the Availability Charges to Water and Sewer Services was not resolved in this Land and Environment Court New South Wales case and BRC can not rightly claim that it did so, as is claimed in the Director Corporate Services & Finance's Report to the Council meeting of 21/6/2017. The Judgement in fact went on to say at 55 -*The Act does not specify exactly what methodology should be used to levy annual charges. However, in the absence of any evidence as to why the Availability Charges may be invalid, it is not for the Court to confine that methodology in these proceedings.*

14. The inclusion of Essential Services in the list of Services in s501 would necessarily require an act of the Parliament. A Minister cannot and would not give support to the making of a Charge to a Service not listed as being “responsible” or “appropriate” as claimed in Director Corporate Services & Finance’s Report to the Council meeting of 21/6/2017 unless such “support” was based on fraudulent or misleading information supplied by Council.
15. As to whether a Minister of the NSW Parliament can support a lawfully non-compliant Charge - The Constitution Act 1902 - 9E Oaths or Affirmations of Allegiance and of Office, is clear in reference to the integrity of Office bearers in the Parliament.  
*(b) a reference to the Oath or Affirmation of Office is a reference to an Oath or Affirmation swearing or affirming well and truly to serve Her Majesty and Her Majesty's heirs and successors in the particular office and to do right to all manner of people **after the laws and usages of the State**, without fear or favor, affection or ill-will.*

#### INTERPRETATION –

Whether Council can charge for services based on availability of services and actual use of services – BRC’s powers to make annual charges are limited to those services specified in s 501(1) of the Act. They include ‘water supply services’ and ‘sewerage services’ Section 59(A) of the *Local Government Act 1993* (NSW) (**LGA**) identifies the services which a council owns, **59A Ownership of water supply, sewerage and stormwater drainage works**

- (1) Subject to this Division, a council is the owner of all works of water supply, sewerage and stormwater drainage installed in or on land by the council (whether or not the land is owned by the council).*

BRC owns water and sewer pipes service pipes from the street water and sewer mains to a property and additionally owns the water supply pipes and the meters on the property.

BRC can make S501 annual Charges to certain Sewer and Water Services, however no provision is made in law for a charge to water for fire-fighting purposes, an Emergency / Essential or Fire-Service under the EP&A Act whether through a dedicated pipe or through the same pipe and meter that supplies drinking water under the National Construction Code. There is a demonstrable dual usage purpose of water supply pipes supplying water for different purposes. Indeed a Council supplied water supply pipe & meter can supply three services where arrangement is made by a property owner for the purchase of water for manufacturing purposes.

The use of the same pipe to supply both drinking and fire service water is discretionary for Council, however whilst the water may mix within the pipes and meter S501 Annual Charges are lawful for the drinking water component only.

In accordance with the **Best-Practice Management of Water Supply and Sewerage Guidelines** requirement that provision be made to ensure no Charges are made to Fire

Service water supply, Council has a policy that allows for the S501 non-residential Sewer Availability Charge to be made in accordance with b) (below) for non-residential customers **"that their loads place on the system relative to residential customers."**, however do not give credence to Submissions and studies pointing out the serious non-compliance inherent where full size of water meters (i.e. the capacity additional to drinking water supply dedicated to fire-fighting) is used in the calculation of Annual Charges to Sewer and Water Services.

Residential customers have no Fire Services provided by Council, hence the purpose of the studies is to ensure exclusion of the Fire Service component from the Sewer and Water Availability Charges to non-residential customers. The reality is that these studies should not be necessary, as it is illegal for Council to make an Annual Charge to an Essential / Fire Service in the first instance.

Council has denied access to this mechanism (the studies **see 24**) in all but one case, that being the Assumption School in 2005 at which Mayor Toole at the time worked and in all other cases makes the Charges based on the full size of water meters. Inclusion of Fire Service provision in Sewer and Water s501 Charges to non-residential customers a Service is inclusion of a Service illegal to use as per s120 of the Water Management (General) Regulation, also not listed in s501 for such Charge.

The Council provision allowing studies to be done by the Charge payer such that Availability Charges to non-residential customers are comparable to Residential customers should be viewed as a subterfuge and unnecessary impost as the non-provision lawful Charges to Sewer and Water Services provides such comparability in the first instance.

**b) Sewerage Pricing** - from the Guidelines

*Best-practice sewerage pricing involves a uniform annual sewerage bill for residential customers. For non-residential customers an appropriate sewer usage charge is required for the estimated volume discharged to the sewerage system, together with an access charge based on the capacity requirements **that their loads place on the system relative to residential customers.***

16. The methodology BRC engages to make s501 annual Availability Charges to the Sewer and Water Services is contained each year in its published Revenue Policy.
17. The 2017-2018 BRC Revenue Policy at p20 provides that *"the annual water availability charges for Residential, Commercial, Industrial and exempt properties are to be the total of the metered charges applicable to the property"*. This charge, in practice, is determined by reference to the Size of Service for Water Usage in millimetres(mm), or essentially the water meter size for a property in mm. By default, this action incorporates a the Essential / Fire Service water supply with the drinking water supply for the purpose of a Charge. (illegal)

18. The 2017-2018 BRC Revenue Policy at p20 provides for two-part charges for Sewerage Services for occupied/connected properties. On non-residential properties the two-part Charge is comprised of an Annual Access Charge plus a Usage Charge. The Access Charge, which comprises the Sewer Availability Charge is calculated as follows:

$$\text{Access Charge} = \text{SDF} \times \text{Access Charges for service size.}$$

19. As with the Water Availability Charge, it is clear the Sewer Availability Charge is determined in relation to the service size. The service size is the size in mm of the water meter connection to the property which may supply water for multiple purpose usage including trade usage in addition to drinking and fire service supply where arrangements are made by a council.

20. The Sewer and Water Availability Charges have been determined by BRC by reference to the water meter size of a property since 2004. This methodology arose following the introduction of the **'Best-Practice Management of Water Supply and Sewerage Guidelines' (Guidelines)** published that year by the Department of Planning, Infrastructure and Natural Resources. This methodology by default includes the additional water meter size made available by Council to supply water to the Essential / Fire Services at a property where such Fire Services are mandatorily required by Council in accordance with the National Construction Code, described therein as Emergency Safety Measures.

#### **REQUIREMENTS FOR WATER METER SIZE**

21. The water meter size required to service the domestic needs of a non-residential property, such as use of the sink, shower and toilet, is subject of the Plumbing Code of Australia B1.0 NCC Volume 3. Scope

This Part sets out the requirements for the design, construction, installation, replacement, repair, alteration and maintenance of any part of a cold water service of a property that is connected to the *drinking water* supply the capacity of which is also termed the nominal size to differentiate it from the Fire Fighting Service size.



Fire-fighting water services are regulated under the Environmental Planning and Assessment Act 1979 and Environmental Planning and Assessment Regulation 2000, which references the Building Code of Australia. (NCC Volume 1)

22. The nominal size (that is drinking water size exclusive of fire-fighting capacity) of water meters on non-residential is calculable in Equivalent Tenements (ETs), in keeping with Council policy allowed in response to complaints in 2004 but does not heed which if actually allowed by Council would eliminate the Charge on the Essential / Fire Service component of water meters.
  
23. Council encourages ratepayers to carry out the assessment of ETs to eliminate the possibility of S501 Annual Charges being made to Fire Services. The results of type of study has been accepted by Council at only one property in Bathurst since 2004, that being the Assumption School at which Mayor Toole worked at the time. Council rejects the studies we present insisting those studies be based on “peak load” a term different to that in the Guidelines which refer to load. “, *requirements that their loads (not peak load) place on the system **relative** to residential customers.*
  
24. Councils policy consists of two parts (a) and (b). The policy states **“Part (b) is the method that has been adopted by this Council”** The conundrum created by Council here is that USING Part (b) is contingent on (a) NOT being carried out as Part (b) is prefaced **“In the absence of such a report ...”**, referring to the report enabled and utilised by us in (a)
  
25. The term **“peak load”** is used once in the Best Practice Guidelines with reference to a non-existent page (See 59) and is interpreted by Council as allowance to use the full size of water meters in the calculation of S501 Annual Charges to Sewer and Water. The unspoken implication is that “peak load” allows the S501 Charges on Sewer and Water Services to be based on the full size of water meters inclusive of an Essential / Fire Service. Thereby Council policy is non-compliant with the LG Act.

26. Council advises authorities that it has a policy that allows for studies to be done on non-residential properties to arrive at ETs comparable to residential properties which would eliminate s501 Charges to Essential / Fire Services which is the same as utilising nominal size, a simpler method. In practice Council allows the studies to proper purpose at one property only in Bathurst , as described above.
27. At the same meeting, 23/06/2004, that Council adopted its policy regarding S501 Access Charges, Council “, Council resolved “**(e) That nominal sizing of meters is not used for calculating access charges due to the common practice of using fire hose reels.**” This decision (cunningly) nullifies the Council policy and is the reason our submissions which request that our properties not to be charged on the fire-services, have been rejected. Though this policy is demonstrably wrong as is continuously pointed out in our submissions and appeals by ourselves explaining it on so many occasions over the years since 2004, it has, almost unbelievably, been left standing by successive Council Chambers.
28. The studies and petitions we have presented to Council are to all lawful intents and purposes superfluous considering that the purpose of them is only to remove the illegal S501 Charges to Essential / Fire Services made to our properties.
29. How Councillors are given to understand these matters could only be explained by the senior staff who devised them or an investigation. We contend that the matter involves profession negligence as the decision made at the Council regarding the Chief Financial Officer’s Report to the Council Meeting 21/07/2004 “**(e) That nominal sizing of meters is not used for calculating access charges due to the common practice of using fire hose reels.**” was a decision made not for the evaluation of Access Charges in the financial year 2004-05 but is treated as a PERMANENT Policy decision which has stifled debate on this matter since that time as demonstrably intended since that time.
30. Local Councils when granting development consent, issuing a complying development certificate or issuing a construction certificate are required to issue a fire safety schedule pursuant to clause 168 of the *Environmental Planning and Assessment Regulation 2000* (NSW). Fire hose reel systems and fire hydrant systems (Fire Services / Essential Services elsewhere) are therein defined as Statutory Fire Safety Measures. Council

when approving the construction of a building prescribe compliance with AS2441 which at 6, 6.1 and 6.2 thereby lawfully stipulate the design criteria for fire hose reels required by Council, including minimum discharge rates, supply pipe sizes and pressure.

**31. The Environmental Planning and Assessment Regulation 2000** specifies the design criteria for Fire Services not the NCC Plumbing Code of Australia.

*136AA Condition relating to fire safety systems in class 2–9 buildings*

*(b) specifications have been submitted to the principal certifying authority that:*

*(i) describe the basis for design, installation and construction of the relevant fire safety system, and*

*(ii) identify the provisions of the Building Code of Australia upon which the design of the system is based,*

Council, as per the **Environmental Planning and Assessment Act 1979 No 203**, supplies an Essential Service when work is done beyond a public road onto a property.

Part 1 Section 1.4 Definitions (cf previous s 4) erection of a building includes:

(e) extending a balcony, awning, sunshade or similar structure or an essential service pipe beyond the alignment of a public road,

Council owns the pipe and meter supplying water for any purpose to a property

**59A of the LGA – invests ownership of water supply, sewerage and stormwater drainage works on Council**

*(1) Subject to this Division, a council is the owner of all works of water supply, sewerage and stormwater drainage installed in or on land by the council (whether or not the land is owned by the council).*

**32.** The presence of a fire system, whether fire hose reel or hydrant, requires an increase in the size of the water meter connection to a property beyond the nominal size to ensure any demand from that fire system is met. S120 of the Fire-fighting services Water Management (General) Regulation.

*(2) In this clause, fire-fighting service means such parts of a water service as are designed to be used for controlling and extinguishing fires.*

It is Council's prerogative whether or not to allow a Fire / Essential Service water supply to be supplied through the drinking water pipe or to require that such service be provided through a dedicated pipe, metered or otherwise.

**33.** Given BRC's charging methodology, any increase in the size of a water meter connection to cater for the presence of a fire system at a property will lead to an

increased charge when compared with the charge that would that would be imposed for the nominal size (that size dedicated to drinking water only) in the absence of a fire system requiring water from an Essential Service. An Annual Availability Charge on Sewer and Water Services calculated in this manner is not comparable to the Residential Charge.

#### **FIRE FIGHTING SYSTEMS AS A SERVICE**

34. Under the LGR, as shown above at S120 a fire service is an emergency service for the purposes of the Blue Mountains City Council, who are in turn are the only NSW Council enabled to make an Annual Charge for that service pursuant to Section 501 of the LGA.
35. The *Essential Services Act 1998* (NSW) at section 4 provides:

*(1) For the purposes of this Act, a service is an essential service if it consists of any of the following:*

...

*c. The provision of fire-fighting services*

*l. a service comprising the supply of goods or services necessary for providing any service referred to in paragraphs (a)–(k).*

Where fire-fighting water to fire hose reels at a property is supplied through the same water meter that supplies drinking water under the National Construction Code Volume 3 the supply of the fire-fighting water (goods) is the supply of an Essential Service as per S4 (c) and (l) in compliance with the Environmental Protection and Assessment Act S136AA.

36. The *Water Management Regulation 2000* (NSW) provides at clause 120(3)

*In this clause, a fire-fighting service means such parts of a water service as are designed to be used for controlling and extinguishing fires*

37. In accordance with **S126 - Property in meters**, the Water Management (General) Regulation 2011, Council retains ownership of water service, be it a drinking water service subject to the Plumbing Code of Australia or a Fire-Water Service subject to the EP&A Act 1979.

*Any meter or plumbing fitting provided by a water supply authority and connected to or forming part of a water supply service pipe, **remains the property of the authority.***

Council fits, supplies and owns the water meter and the pipes that carry water or sewerage.

38. The provision and use of fire-fighting works is capable of definition as a service, either as a Fire Service a Fire-Fighting Service or Essential service, of the kind capable of being described in section 501.

#### **CONTENTION BRC ARE MAKING AN ANNUAL CHARGE FOR A FIRE SERVICE**

39. To the extent that a water meter is increased beyond the nominal size to cater to fire-fighting systems, it is our contention that:
- a. this increased water meter size is works required where Council approves a Construction Certificate mandating the design of required Fire Safety Measures designed in accordance with AS2441 and thus constitutes the provision of a fire service supplied and / or part of an Essential Service in accord with S4 of the Essential Services Act 1988.
  - b. As BRC's charging methodology for the Availability Charges is determined water meter size, the charge for sizing beyond the nominal size for a property is a charge for a Fire-Fighting service as prescribed in s4 (c) of the Essential Services Act
  - c. As prescribed at s4 1. (l) of the Essential Services Act a (water) Service comprising the supply of goods or services (water) necessary for providing any service referred to in paragraphs (a)–(k). (that is, Fire-Service as at (c))
  - d. BRC are thereby making an annual charge for the provision of a fire service which is an Essential Service; and
  - e. this is in contravention of section 501 of the LGA AS Fire Services / Emergency Services / Essential Services of which hose reels and fire hydrants are component parts are not listed in S501 of the Local Government Act or any relevant law as enabled to attract an Annual Charge.

#### **ARE BRC PERMITTED TO CHARGE FOR A FIRE FIGHTING SERVICE**

40. One reason why local councils are unable to make an annual charge for an 'emergency service' which Essential / Fire Services are, is because monies used to fund emergency services in NSW (the Emergency Services Levy) are payable by the consumer as part of a property insurance policy or car insurance policy.
41. The NSW Government passed legislation which would enable local councils to impose an annual charge for a 'fire and emergency services levy' however the Fire and Emergency Services Levy Act 2017 has not been given the Royal Assent and has effectively been shelved by the Government.
42. Section 501 of the LGA and clause 125 of the LGA comprise the exhaustive list of services for which local councils are permitted to make a charge.
43. S 543(3) of the LGA states that a council "must, when making a charge, give a short separate name for each amount of the charge." It is evident from the internal Council memo of December 2003 that the intention of BRC was always intended even prior to inviting submissions on the introduction of "User Pays" in mid - 2004 and that the Charge on the water meter capacity beyond that known as nominal size was intended to remain "hid". (see attached "hid")
44. Clause 127 of the LGR states that a rates and charges notice must contain 'particulars of each rate or charge levied on the land by the notice'. The Sewer Availability Charge therefore should in accordance with S127 be known as the **Sewer and Essential Service Availability Charge** and the Water Availability Charge should therefore be known as the **Water and Essential Service Availability Charge**. No good purpose is served by Council failing to name the component particulars of the Sewer and Water Charges in that should those Charges be properly named as required the illegal inclusion of the Essential / Fire Service is revealed. This is a breach of the LGA and more than likely the Crimes Act 1900 also.

45. As it can be shown that BRC are making an annual charge for a Fire Service, therefore that Charge is in contravention of sections 501 and 543(3) of the LGA, clause 125 and 127 of the LGR and clause 120 of the **Water Management (General) Regulation 2011**.

#### IMPLICATIONS OF MAKING A TAX ON A SERVICE ILLEGAL TO USE

46. To the extent that Council has decided that fire systems, such as a fire hose reel system, may be commonly used at properties and for this reason should be considered part of the water supply service, S120 of the *Water Management (General) Regulation 2011* (NSW) prohibits the use of such equipment other than for the purpose of controlling or extinguishing a fire or some other purpose approved by the relevant water supply authority. The maximum penalty for contravention of the proper use of a prescribed Essential Service Measure i.e. an Essential / Fire Service / hose reel is \$2,200
47. In recognition of the dual purpose of water meters supplying both drinking water and **Fire-Fighting water** BRC require back flow prevention valves to prevent the possibility of water emanating from fire hoses causing contamination to the **Drinking Water Service**.

There are ample reasons for the use of Fire Service not to be used for purposes other than fire-fighting. One is regarding (3) *A person must not cause or allow anything to be done so as to contaminate water within a water supply authority's water supply system.*

*Maximum penalty: 20 penalty units.*

Another reason is that fire hoses must be maintained in serviceable condition in keeping with their status as **Emergency Service Measure** designed for the safety of the occupants of a building as per the NCC.

48. To the extent that BRC **chooses** to make a Charge on an Essential /Fire Service rather than alert Charge payers to the illegal nature of using fire hose reels or hydrants for purposes other than the purpose of controlling or extinguishing a fire this constitutes a dereliction of primary duty of care unless such use is authorised by BRC. **S120 Water Management (General) Regulation 2011**.

49. BRC as the provider of an Essential / Fire Service has a duty of legislated care to ensure the proper working order of those services **and similarly, a person** conducting a

business has a primary duty of care as per s19 of the WORK HEALTH AND SAFETY ACT 2011 - SECT 19

*(1) A person conducting a business or undertaking must ensure, so far as is reasonably practicable, the health and safety of:*

- (a) workers engaged, or caused to be engaged by the person, and*
- (b) workers whose activities in carrying out work are influenced or directed by the person, while the workers are at work in the business or undertaking.*

**50.** A person commits an offence where they engage in conduct that exposes an individual to whom that duty is owed to a risk of death, serious injury or illness. In not ensuring that, where it is known that the use of fire hose reels is illegal except for extinguishing a fire and instead imposing a tax upon that service must rightly be regarded as **Reckless** conduct in accordance with

Work Health and Safety Act 2011 No 10

**31 Reckless conduct—Category 1**

(1) A person commits a Category 1 offence if:

- (a) the person has a health and safety duty, and
- (b) the person, without reasonable excuse, engages in conduct that exposes an individual to whom that duty is owed to a risk of death or serious injury or illness, and
- (c) the person is reckless as to the risk to an individual of death or serious injury or illness.

**51.** Reckless conduct endangering life puts the Crown at risk as per S10 of the Work Health and Safety Act an Act that binds the Crown

*(1) This Act binds the Crown in right of this jurisdiction and, in so far as the legislative power of the Parliament of this jurisdiction permits, the Crown in all its other capacities.*

*(2) The Crown is liable for an offence against this Act.*

*(3) Without limiting subsection (1), the Crown is liable for a contravention of a WHS civil penalty provision.*

**52.** All documents or action that knowingly support, approve, instrument or turn a blind eye to a tax on a Service that is not enabled in law to receive such a tax and furthermore instrument such tax on a Service illegal to use, we contend is **fraud** as a type described in –

Crimes Act 1900 No 40

**192E Fraud**

*(1) A person who, by any deception, dishonestly:*

- (b) obtains any financial advantage or causes any financial disadvantage,*



53. Insofar as the evidence I have put to Council and NSW Authorities in Submissions to Management Plans, letters, emails and meetings since 2004 demonstrate, I contend that BRC has acted with deception and fraud capable of description under -

*s192E Fraud Crimes Act 1900*

(1) A person who, by any deception, dishonestly:

(a) obtains property belonging to another, or

(b) obtains any financial advantage or causes any financial disadvantage,

The defense and making of a Charge to a Service not enabled to receive such a Charge must necessarily be able to be categorized as an offence of fraud

54. Insofar as any document purporting directly or by omission that an annual Charge on a Service not listed in S501, (and neither being a Service attracting a S495 Local Government Act 1993 Special Rate or Charge), is legal and capable of being levied, that document that is we contend, necessarily false and misleading.

55. BRC requires accordance the Water Management (General) Regulation 2011,  
121 *Misuse and waste of water*

(2) *A person must not cause or allow water supplied by a water supply authority to be used for the purpose of diluting anything whose discharge into a sewerage system requires a discharge approval under Subdivision 3 of Division 4.*

Councils decision ***"That nominal sizing is not used for calculating access charges due to the common practice of using fire hose reels"*** does not stipulate exactly what this ***"the common practice of using fire hose reels"*** entails, however the only implication that would "load" or cause "peak load" to the sewer system is where fire hose reels or hydrant hoses direct water into the toilets or urinals etc. comprising the sewer system. This preposterous proposition is never the less the basis / pretext used to make the Sewer and Water Service Availability Charges utilizing the full size of water meters.

A business can of course discharge water other the domestic component of waste water into the Council Sewerage System, however only in compliance with lawfully required Council approval under a Trade Waste Agreement. Council is enabled to make Annual Charges for such service in **S501 of the LGA - Waste management services (other than domestic waste management services)**

***Waste management services (other than domestic waste management services)*** are Services separate to Sewer Services both enabled for Annual Charges in s501. Council endeavours to include Trade Waste Charges within the Sewer Availability Charges an action planned in December 2003, demonstrable in the attached "hid" document.

56. In dereliction of (2) BRC has a clear intention never to utilize the studies put to Council as per (a) in their policy below where the claim / decision made in the same meeting at which the policy was adopted states ***"That nominal sizing is not used***

**for calculating access charges due to the common practice of using fire hose reels**" therefore condoning the use of Essential Service / Fire-fighting capacity to be used in the calculation of Charges which negates (a) in the following -  
From a Mayor Toole letter dated 19 February 2009 it is stated –  
"Council at its meeting held in July 2004, chose the option that is currently being charged to each customer. The options available to Council were to charge either of the following:"

- (a) Base sewerage access charges on the peak load the discharger places on the sewerage system. Such dischargers should therefore have the option of providing for Council's consideration an expert report to establish the peak load in equivalent tenements (ET's) their operations place on the sewerage system.
- (b) In the absence of such a report the Council can determine the access charge based on the square of the service connection size times the discharge factor. Part (b) is the method that has been adopted by Council.

57. Council quotes (a) to Government authorities as readily available to Charge payers, which it is. However, the reality is that such studies are disregarded except for the one done for the Assumption School in 2005 at which Mayor Toole was, at the time, employed. The aberration of the study done for the Assumption School being the only one accepted, (a special deal supposedly allowed by Office of Water interpretation of the **Guidelines** which purports to override the Law) this being the only case of a property in Bathurst not having an Essential / Fire Service Charge "hid" within their Sewer and Water Availability Charges. This has been noted by IPART which forwarded it to ICAC when asked to do so under S11 of the ICAC Act.

That ICAC has suggested that if we believe that if we believe the s501 Charges made by Council to Essential / Fire Services are illegal then we should report it to the police, does not abrogate the responsibilities of those Offices or Authorities that have power to determine the legality or otherwise of S501 Charges to Essential / Fire Services.

ICAC's reference number regarding our continuing complaint is E17/1603.  
**Audit Office NSW** has similarly referred our correspondence regarding this matter to the ICAC.

58. Council responds as though the reports we present are not sufficient because there is a difference between the terms "load" and "peak load" (such difference cannot be explained in engineering terms by Council as doing so they would more than likely incriminate themselves. Council has rejected every one of the letters, submissions and reports from rate payers since 2004 except for the one done for the Assumption School, carried out by the same engineer, Mr Roger Heath, who utilised the same criteria used at our properties.

59. Council claims that the term "peak load", (Ref 1, page 31) at 8 on p52 of the **2007 Best-Practice Management of Water Supply and Sewerage Guidelines DLG submission MIN. DOC Id A239141, CCF-000131.pdf**

"Sewerage Access Charge on Annual non-residential sewerage access charge reflective of customer's **peak load** on the system (Ref 1, page 31)."

allows the use of the full size of water meters in the calculation of Access / Availability Charges, ignoring the fact that this institutes the Charge on Fire Services contrary to S501 of the LGA.

The (Ref 1, page 31) in the **2007 Best-Practice Management of Water Supply and Sewerage Guidelines** - is also in the superseded and ungazetted **2004 Best-Practice Management of Water Supply and Sewerage Guidelines**.

However, the **2004 Best-Practice Management of Water Supply and Sewerage Guidelines** go further in that these Guidelines reference the origin of the term "peak load" as being the "**Strategic Business Plans for Water Supply and Sewerage: Guidelines for Preparation, Public Works, NSW, 1993**"

The "**Strategic Business Plans for Water Supply and Sewerage: Guidelines for Preparation, Public Works, NSW, 1993**" are Guidelines superseded not just once but twice, yet the term "peak load" from these doubly superseded Guidelines is used unreferenced in the **2007 Best-Practice Management of Water Supply and Sewerage Guidelines**.

Council states *"In 2001 Council decided to base its pricing policy on the second option of applying an annual access charge based on the meter size. Having already adopted this policy in 2001 for water supply, the same policy was applied to sewerage services in 2004"* This decision makes a mockery and pretence of the 2003/3 publicly touted intention and obligation to introduce "Fair User Pays" in Sewer and Water pricing.

When State Member of Parliament investigated this matter on our behalf he found that there was conflict between the portfolios of the Ministers of Water and of Local Government over the conflicting interests of the Office of Water and that of Local Government, both having an interest in Sewer and Water charges and that conflict is evidenced in all three sets of Guidelines mentioned above conflicting with the LGA in that "peak load" is based on the full size of water meters without regard to S501 of the LGA which excludes fire-flow provision provided as an Essential Service.

Director General David Nemztow wrote, "**strongly**" advising Council not to include fire-flows in Sewer and Water Access Charges. Director General Nemztow resigned in March 2006. The SMH reported on DG Nemztow's resignation on March 3 2006 -

*"Green groups said his departure could undermine the department's influence on government policy if he was not replaced by someone with a similar commitment to, and experience of, water and energy sustainability.*

*His departure also comes as responsibility for energy and water has been split between two ministers with no experience in the areas: Joe Tripodi in energy and David Campbell in water utilities.*

*Green groups said Mr Nemtzow had sometimes been frustrated working with Treasury and the Government, but he said his resignation was "not any kind of protest or professional unhappiness".*

That Council would insert the proviso in “**(b) In the absence of such a report**” demonstrates clearly that Council was well aware of the conflicting interests in regard to Access Charges and taking advantage of this situation sought to “legitimise” the use of full size of water meters in the calculation of Sewer and Water Access Charges regardless of such non compliance with s501 of the LGA without intention to utilise that proviso by deciding duplicitously at Council’s July 2004 never to allow that intention - **“That nominal sizing is not used for calculating access charges due to the common practice of using fire hose reels”**

**Definition.** “Peak Load Pricing is a pricing strategy that implies price will be set at the highest level during times when demand is at a peak. The pricing strategy is an attempt to shift demand, or at least consumption of the good or service, to accomodate supply”

Bathurst Council’s peak load pricing methodology for S501 Annual Charges to Water and Sewer Services is not confined to those Services as supplied. Council’s Charges on volumetric peak load to the sewerage system is assessed on a lineal measurement, i.e. the diameter of the water service pipe which is an absurdity and doubly so where portion of that lineal size (diameter) is dedicated to a Service (an Essential / Fire Service) not listed in S501, additionally illegal to use.

Water meters are sized equal to the water supply pipe so as not to restrict fire-flow only and a water meter so sized measures volumetric flow only without influence on actual usage (s502).

The use of lineal diameter measurement of a water meter to assess volumetric load on the Sewerage System (a LGA regulated Service) is absurd in the first instance and illegal where such measurement includes a separate Service (an Essential / Fire Service-EP&A Act regulated) not enabled for s501 Annual Charges. Council has a mechanism to eliminate such absurdity and illegality (a) however has disallowed it in all but one case citing (incorrectly) that peak load has not been properly used.

60. Inexplicably Council states (and informs Ministers) that (a) is available to Charge payers even while the second portion of “*Part (b) is the method that has been adopted by Council*”. This precursor in (b) negates the option of the Charge payer using (a) even though (b) can only be used “**In the absence of such a report**”. This policy roundabout is nothing but a reflection of the Council’s July 2004 intention - “**That nominal sizing is not used for calculating access charges due to the common practice of using fire hose reels**” and the memo (attached) that demonstrates that the S501 Charges to Sewer and Water Services was contrived to be “hid” six months before “Best Practice User Pays” was introduced in mid-2004.

61. 59. Council obviously present that part, (a), of their policy to Ministers that make it appear that the Charge payer has a fair option to ensure fair charging which we consistently explain is contrary to the precursor in “**(b) In the absence of such a report**” as Council always planned to forever reject those reports because of a decision made in 2004. “**That nominal sizing is not used for calculating access charges due to the common practice of using fire hose reels**”

62. The “**option (at (a) of providing for Council’s consideration an expert report to establish the peak load in equivalent tenements (ET’s) their operations place**

*on the sewerage system*" is clearly never intended to be accepted even though the purpose of such reports is disturbingly only to remove illegal Charges to Essential / Fire services, Services legal to use only to extinguish fire with penalty attached.

63. The misrepresentation / concealment of Councils actual administration of S501 Annual Charges to Authorities is a Council clear intention to perpetuate an illegal policy. Such misrepresentation / concealment has caused Ministers to "support" Council's approach as "responsible" and "appropriate" as the report to the Council meeting of 21/6/2017 claims.
64. Ministerial support for Council policy could be understood if they were totally uninformed of the situation, however we have supplied copious material that illustrates the wrongfulness of including water meter capacity meant only for fire-fighting Essential Services in S501 Annual Water and Sewer Availability Charges and the expertise of the Authorities concerned can not be held in doubt.
65. The clear Council intention ***"That nominal sizing is not used for calculating access charges due to the common practice of using fire hose reels"*** was designed to automatically (and illegally negate) any studies done in accordance with (a) in abrogation of our rights to have the studied presented properly taken into account only as per , (b) ***"In the absence of such a report."*** and as we continuously present such accurate reports, Council has no legal right Charge on the full size of water meters.
66. We have continued with the onerous annual presentation of submissions consistent with (a) of Council's policy, yet Council has for reasons that should be determined by investigation, received **"support"** from Ministers which are interpreted by Council as **approval** to make s501 Charges to Essential / Fire Services.
67. Reports to Council meetings have at least on one occasion presented a reversal of the options (a) and (b) in Council's policy (**see 56**) in action that could only be regarded as being for nefarious purpose.
68. Councils policy at (a) refers to **"peak load"** an unreferenced (see 59) wording in the Guidelines instead of properly using **b) Sewer Pricing from the Guidelines which in lawful compliance states "...that their loads place on the sewer system relative to residential customers"**

- (c) The representation of a policy as being a legal methodology of enabling a Charge on a Service not s501 listed for such a Charge, is a fraudulent policy as there is no provision for Council to usurp the lawful and purposeful exclusion of Essential / Fire Services in the list of S501 LGA with a policy that states at (b) “..**Council can determine the access charge based on the square of the service connection size times the discharge factor. Part (b) is the method that has been adopted by Council.**”

**Council uses Discharge Factors that do not eliminate S501 Annual Availability Charges to Essential / Fire Services.** except in one circumstance, that being for the Assumption School which IPART and Audit Office have noted to ICAC.

69. In a further act of fraud it is clearly Council’s intention to disregard this (fraudulent) policy in the precursor (b) ***In the absence of such a report*** with the intention “***That nominal sizing is not used for calculating access charges due to the common practice of using fire hose reels***” demonstrating that Council only ever intended to make Sewer and Water Availability Charges based on the full size of water meters in order to maximize those Charges possibly years before the pretense of taking submissions on the issue in the first half of 2004.
70. The willful or knowing support of an act of fraud is conspiracy to defraud and by necessity the knowing continuance of a fraudulent policy is conspiracy to defraud. The amount we have been overcharged on Sewer and Water Availability is contained in the submission made on our behalf by Heath Consulting.
71. The submissions we present annually are ignored in all cases whilst the Assumption School alone was accepted in 2005 despite the provision at the beginning of (b) “***In the absence of such a report***” are for all lawful intents and purposes superfluous, considering Council’s documented intention to reject those submissions as per the decision made. (see 69)

Council’s Access Charge regime is as follows. Revenue Policy 28r page 29 of 67 S\_DCSF\_1\_2

**Charges - Non-Residential**

**Part 1. Access Charge = \* SDF X Access Charge for service size per annum**

**The access charge will be included on the annual rate notice issued in July.**

**Access Charge for Service Size - Size of Service (mm)**

<b>20 n 501.00</b>	<b>527.00</b>	<b>5</b>
<b>25 n 780.00</b>	<b>819.00</b>	<b>5</b>
<b>32 n 1,278.00</b>	<b>1,342.00</b>	<b>5</b>
<b>40 n 2,000.00</b>	<b>2,100.00</b>	<b>5</b>
<b>50 n 3,123.00</b>	<b>3,280.00</b>	<b>5</b>
<b>65 n 5,023.00</b>	<b>5,275.00</b>	<b>5</b>
<b>80 n 7,989.00</b>	<b>8,389.00</b>	<b>5</b>
<b>100 n 12,483.00</b>	<b>13,108.00</b>	<b>5</b>
<b>150 n 28,083.00</b>	<b>29,488.00</b>	<b>5</b>

<i>Strata Properties n 501.00</i>	<i>527.00</i>	<i>5</i>	
<i><u>Assumption School - including SDF calculation n 1,564.00</u></i>			<i><u>1,643.00</u></i>

72. In 2005, Director General David Nemztow in a letter to Council “**strongly**” advised Council not to include fire services in the Sewer and Water Access Charges to no avail. Council did not then and continues now to ignore the **cumulative effects** of making Charges non-compliant with any law.

It is disturbing that subsequent Director General Sheldrake contradicts Director General Nemztow in a letter dated 6 March 2013 and states “*Whilst the non-residential sewerage usage charges are calculated on the basis of actual water use, the access charges are calculated on the basis of the capacity requirements that the customer's loads place on the sewerage system. Such capacity requirements are determined based on the peak load that the discharger can place on the sewerage system*”. This statement demonstrates a lack of understanding of the matter appearing to be based more on effort to cover the matter and institute legitimacy of “peak load” as a basis for using the full size of water meters, a term taken by Council as legitimizing the use of the full size of water meters thereby including Fire-fighting capacity in the calculation of Availability Charges to Sewer and Water Services, in stark contrast to Director General Nemztow’s correct advice.

73. A Charge made a Service not listed in s501 is not discretionary for a Council to make and no such autonomy exists as suggested by the Ombudsman Office when dealing with this matter. On the other hand, Council indeed does have such autonomy and discretion regarding a Charge or Rate made under the provisions of S495 which deems certain Charges to be Special Rate or Charges.

74. The Charges made to our properties for Essential / Fire Services within the legitimate Sewer and Water Availability Charges are clearly illegal s501 Charges which cannot be construed either as legitimate Special Rates or Charges made under S495 as the Ombudsman Office appears to have done, therefore Council should refer the matter back to the Ombudsman for clarification considering this being the reason the Ombudsman Office declines to deal with it further.

75. The NSW Ombudsman references regarding this matter are C/2009/4530 and C/2017/8806.

76. Council has created and maintains an elaborately conceived methodology and mantra contrived to conceal, with apparent purpose of imposing and garnering support for a Charge on a Service **non-compliant with any relevant law**, which in turn impinges upon the recognition and functionality of other laws.

77. We contend that there is no lawful authority for BRC to make an annual charge, in its rates and charges notice for an Essential / Fire Service, those Charges being hidden contrary to **s543 LGA** within the Council Sewer and Water Availability Charges. These Charges are not in compliance with relevant laws, such compliance fairly required by the community of Local Government as in the Council Code of Conduct and spelt out for good measure in and auditable under **S421B (1)** of the Local Government Act 1993.
78. The financial extent to which the illegal Charges to Essential / Fire Services impose on us is contained in the Submissions to Council Management plans we have had submitted by Heath Consulting.
79. This Submission refers to all Submissions, prior correspondence and documents concerning this matter held in in Council's Disclosure Log since 2003. including those by Horton Rhodes Solicitors and Heath Consulting made on our behalf to the current Draft Delivery Program 2018-2022 & Operational Plan 2018-2019. We request information regarding our legal rights should our three Submissions be rejected at the Council meeting of Wednesday 20 June 2018.
80. We request that Council reply to this Submission with explanation of the legal basis of the Charges made to Essential / Fire Services within the Water and Sewer Service Availability Charges, as there has never been an attempt to explain this in lawful terms to date. Should Council be unable to satisfactorily do this, we contend and request the following.
81. That, as Council's S501 LGA Annual Availability Charges to Essential / Fire Services are illegal, these Charges must cease.
82. We request the return of all monies illegally Charged to our properties since the introduction of the illegal Charges and retain the recourse available to us regarding the same whether within the time frame allowed where Submission may be rejected or normal legal recourse where fraud is alleged.

*Ray Carter*


233 College Rd

Bathurst

Email – [ray@carterproperties.com.au](mailto:ray@carterproperties.com.au) M 0407258882



Thru page  
↓  
?

 Phillip Perram  
27/11/2003 05:33 PM

To: bob.roach@bathurst.nsw.gov.au  
cc: Wendy MacDougall

Subject: User Pay Sewerage

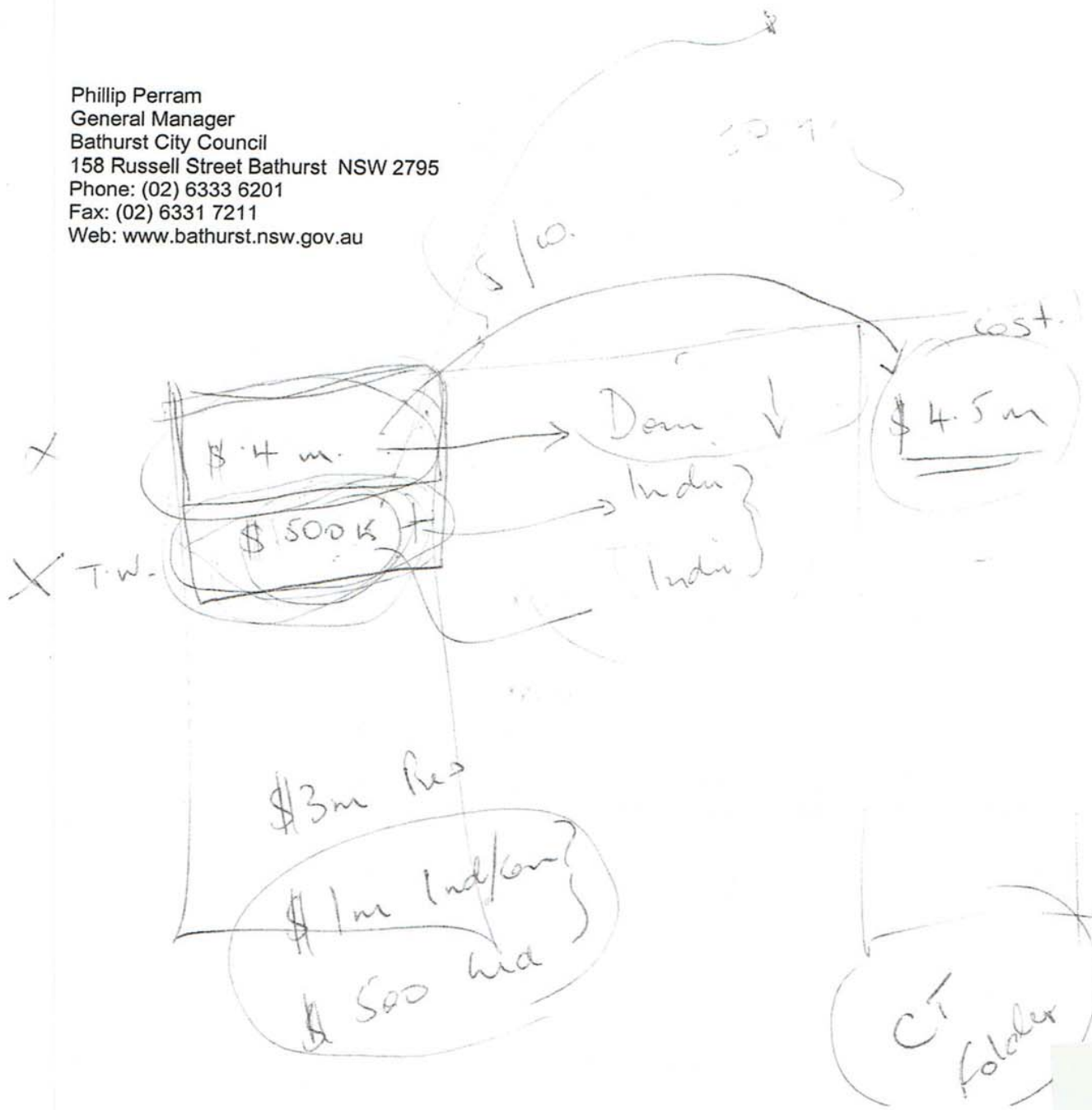
Bob

I am a bit shocked at the suggested cross subsidy level from residential to industry of about \$1 million - has the trade waste component been added in to the revenue equivalent to determine contribution levels and EFTs?

Thanks

Phillip

Phillip Perram  
General Manager  
Bathurst City Council  
158 Russell Street Bathurst NSW 2795  
Phone: (02) 6333 6201  
Fax: (02) 6331 7211  
Web: www.bathurst.nsw.gov.au





**Anonymous User completed Draft Delivery Program 2018-2022 & Operational Plan 2018-2019 (16.00155)**

**Your Say Bathurst Region** to: council

05/06/2018 12:35 PM

From: Your Say Bathurst Region <notifications@engagementhq.com>

To: council@bathurst.nsw.gov.au

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Anonymous User just submitted the survey 'Draft Delivery Program 2018-2022 & Operational Plan 2018-2019' with the responses below.

**Name**

James Archer

**Postal Address**

Horton Rhodes, Level 6, 66 Hunter Street

**Your email address**

jarcher@hortonrhodes.com

**Do you have any comments in regards to the draft Delivery Program & Operational Plan and the strategies and financial resources allocated to deliver facilities and services?**

Please see the attached memorandum provided in support of submissions made by Mr Raymond Carter.

**Do you have any other comments in relation to the draft Delivery Program 2018-2022 Operational Plan 2018-2019?**

No Answer

**Do you have any comments in regard to the Statement of Revenue Policy for 2018-2019?**

No Answer

**You can upload a document here**

[https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/d763987c7ae9b7179e78fb5c3fc20cfe37d32ffd/file\\_answers/files/022/462/377/original/Carter - BRC - 2018 Memorandum - 05.06.18.pdf?1528166125](https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/d763987c7ae9b7179e78fb5c3fc20cfe37d32ffd/file_answers/files/022/462/377/original/Carter_-_BRC_-_2018_Memorandum_-_05.06.18.pdf?1528166125)

**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.**

**RAYMOND CARTER & BATHURST REGIONAL COUNCIL  
ESSENTIAL/FIRE SERVICES**

**MEMORANDUM**

1. This memorandum is to assist Mr Raymond Carter in making submissions to the Bathurst Regional Council (**BRC**) Management Plan for 2018/19 regarding the Water Availability Charge and Sewer Availability Charge (**Availability Charges**) levied pursuant to section 501 of the *Local Government Act 1993* (NSW).
2. Mr Carter is concerned with the legality of the Availability Charges (initially termed Access Charges) levied since 2004 by BRC against non-residential properties which he owns in the Bathurst area.
3. It is Mr Carter's contention that the Availability Charges contain, and have done so since July 2004, a component that is a charge levied by BRC on an essential service, namely a fire service, and to that extent the Availability Charges are illegal.

**SERVICES FOR WHICH BRC ARE ENTITLED TO MAKE AN ANNUAL CHARGE**

4. Section 501(1) of the *Local Government Act 1993* (NSW) (**LGA**) identifies the services for which a council, such as BRC, can make an annual charge. Section 501(1) provides:
  1. *"A council may make an annual charge for any of the following services provided, or proposed to be provided, on an annual basis by the council:*
    - *Water supply services*
    - *Sewerage services*
    - *Drainage services*
    - *Waste management services (other than domestic waste management services)*
    - *Any services prescribed by the regulations."*

5. The reference to the regulations in section 501(1) of the LGA is a reference to the *Local Government (General) Regulations 2005 (NSW) (LGR)*. Clause 125 of the LGR is headed “Services for which an annual charge may be imposed (section 501)” and provides:
  1. *“Emergency services provided or proposed to be provided within the area of the Blue Mountains City Council are prescribed for the purposes of section 501 of the Act.*
  2. *In this clause, “**emergency services**” includes (without limitation) bushfire and other fire services, civil emergency services, and management services associated with emergency services.”*
6. Clause 125 of the LGR applies solely to the Blue Mountains City Council. This limits the application of the power contained in section 501 of the LGA to make an annual charge for a ‘service prescribed by the regulations’ to use by the Blue Mountains City Council only.
7. There are no services prescribed by the regulations for which BRC, or any council other than the Blue Mountains City Council, are enabled to make an annual charge.
8. The entire scope of services for which BRC are empowered to make an annual charge are those listed in s501 of the LGA.

#### BRC MANAGEMENT PLAN

9. BRC’s powers to make annual charges are limited to those services specified in s 501(1) of the Act. The services which BRC are enabled to supply, and which they do supply, include ‘water supply services’ and ‘sewerage services’ but which terms are not defined in the Dictionary of the Act.
10. The methodology BRC engages to make its annual charges for the Availability Charges is contained each year in its published Revenue Policy.
11. The LGA and the BRC Revenue Policy do not provide definitions of what constitutes a water supply service or a sewerage service. Absent clear definitions, there is no reason to interpret these words other than by their plain meaning. We would interpret

water supply service to mean a service provided for the supply of water to a property, including all pipes and fittings connecting the main to the water meter for the purpose of supplying water to that property. A sewerage service would be interpreted as including all pipes, fittings or fixtures on the property which exist for the purposes of collecting sewerage, whether through a sink, shower, toilet or laundry, from a property and conveying it from the property to the sewer main.

12. The 2017-2018 BRC Revenue Policy at p20 provides that “*the annual water availability charges for Residential, Commercial, Industrial and exempt properties are to be the total of the metered charges applicable to the property*”. This charge as calculated by BRC is determined by reference to the Size of Service for Water Usage in millimetres(mm), or essentially the water meter size for a property in mm.
13. The 2017-2018 BRC Revenue Policy at p20 provides for two part charges for Sewerage Services for occupied/connected properties. On non-residential properties the two-part Charge is comprised of an Annual Access Charge plus a Usage Charge. The Access Charge, which comprises the Sewer Availability Charge is calculated as follows:
 
$$\text{Access Charge} = \text{SDF} \times \text{Access Charges for service size.}$$
14. As with the Water Availability Charge, it is clear the Sewer Availability Charge is determined in relation to the service size. The service size is the size of the water meter connection to the property.
15. The Availability Charges have been determined by BRC by reference to the water meter size of a property since 2004. This methodology arose following the introduction of the ‘Best-Practice Management of Water Supply and Sewerage Guidelines’ (Guidelines) published that year by the Department of Planning, Infrastructure and Natural Resources.

#### REQUIREMENTS FOR WATER METER SIZE

16. The water meter size required to service the domestic needs of a non-residential property, such as use of the sink, shower and toilet, is termed the nominal size. The

nominal size is determined by Part B of the Plumbing Code of Australia (**PCA**). Part B sets out the requirements for the design, construction, installation, replacement, repair, alteration and maintenance of any part of a non-drinking water service of a property from the point of connection to the points of discharge.

17. Pursuant to Section 59A of the LGA, BRC is the owner of all works of water supply, sewerage and stormwater drainage installed in or on land by BRC.

#### REGULATION OF FIRE FIGHTING WATER SERVICES

18. Fire-fighting water services are regulated under the *Environmental Planning and Assessment Act 1979* and *Environmental Planning and Assessment Regulation 2000*, which references the Building Code of Australia.
19. We are instructed that Mr Carter's relevant non-residential properties, which were constructed prior to the most recent NCC changes, have mandatory fire hose reels where required by BRC.
20. We are instructed the fire hose reels at those properties were designed and installed in accordance with BRC's building approvals under Australian Standard AS2441-200(**AS2441**). AS2441 at clauses 6.1 and 6.2 stipulates the criteria for fire hose reels including minimum discharge rates, supply pipe sizes and pressure.
21. The National Construction Code (**NCC**) requires that a fire hose reel system must be provided to serve any Fire Compartment with a floor area greater than 500m<sup>2</sup>, where an internal fire hydrant is not installed.
22. Local Councils when granting development consent, issuing a complying development certificate or issuing a construction certificate are required to issue a fire safety schedule pursuant to clause 168 of the *Environmental Planning and Assessment Regulation 2000* (NSW). Fire hose reel systems and fire hydrant systems are therein defined as Statutory Fire Safety Measures.

23. The presence of a fire system, whether fire hose reel or hydrant, requires an increase in the size of the water meter connection to a property beyond the nominal size to ensure any demand from that fire system is met.
24. Given BRC's charging methodology, any increase in the size of a water meter connection to cater for the presence of a fire system at a property will lead to an increased charge when compared with the charge that would that would be imposed for the nominal size in the absence of a fire system.

#### FIRE FIGHTING SYSTEMS AS A SERVICE

25. Under the LGR, as shown above at [5], a fire service is an emergency service for the purposes of the Blue Mountains City Council, who are in turn enabled to make an annual charge for that service pursuant to Section 501 of the LGA.

26. The *Essential Services Act 1998* (NSW) at section 4 provides:

*(1) For the purposes of this Act, a service is an essential service if it consists of any of the following:*

...  
*c. The provision of fire-fighting services*

27. The *Water Management Regulation 2000* (NSW) provides at clause 120(3)

*In this clause, a fire-fighting service means such parts of a water service as are designed to be used for controlling and extinguishing fires*

28. It appears that the provision and use of fire-fighting works is capable of definition as a service, either as a fire service, fire fighting service or essential service, of the kind capable of being described in section 501.

#### CONTENTION BRC ARE MAKING AN ANNUAL CHARGE FOR A FIRE SERVICE

29. To the extent that a water meter is increased beyond the nominal size to cater to fire fighting systems, it is Mr Carter's contention that:

- a. this increased water meter size constitutes the provision of a fire service;
- b. as BRC's charging methodology for the Availability Charges is determined water meter size, the charge for sizing beyond the nominal size for a property is a charge for a fire fighting service;
- c. BRC are therein making an annual charge for the provision of a fire service; and
- d. this is in contravention of section 501 of the LGA.

#### ARE BRC PERMITTED TO CHARGE FOR A FIRE FIGHTING SERVICE

30. Section 501 of the LGA and clause 125 of the LGA comprise the exhaustive list of services for which local councils are permitted to make a charge.
31. S 543(3) of the LGA states that a council "*must, when making a charge, give a short separate name for each amount of the charge.*"
32. Clause 127 of the LGR states that a rates and charges notice must contain 'particulars of each rate or charge levied on the land by the notice'
33. To the extent that Mr Carter's contention is correct, and it can be shown that BRC are making an annual charge for a fire service, then that charge would be in contravention of sections 501 and 543(3) of the LGA and clause 125 and 127 of the LGR.
34. The reason why local councils are unable to make an annual charge for an 'emergency service', including fire services, is because monies used to fund emergency services in NSW (the Emergency Services Levy) are payable by the consumer as part of a property insurance policy or car insurance policy.
35. The NSW Government passed legislation which would enable local councils to impose an annual charge for a 'fire and emergency services levy' but the Fire and Emergency Services Levy Act 2017 has not been given the Royal Assent, and has effectively been shelved by the Government.



36. To the extent it may be argued that fire systems, such as a fire hose reel, may be commonly used at properties and for this reason should be considered part of the water supply service, Section 120 of the *Water Management (General) Regulation 2011* (NSW) prohibits the use of such equipment other than for the purpose of controlling or extinguishing a fire or some other purpose approved by the relevant water supply authority. The maximum penalty for contravention of this clause is \$2,200.
37. In conclusion, there is no power for BRC to make an annual charge, in its rates and charges notice for a fire services levy.

Horton Rhodes  
5 June 2018



**Anonymous User completed Draft Delivery Program 2018-2022 & Operational Plan 2018-2019 (16.00155)**

**Your Say Bathurst Region** to: council

05/06/2018 02:33 PM

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To: council@bathurst.nsw.gov.au

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Anonymous User just submitted the survey 'Draft Delivery Program 2018-2022 & Operational Plan 2018-2019' with the responses below.

**Name**

Ray Carter

**Postal Address**

PO Box 9339.

**Your email address**

ray@carterproperties.com.au

**Do you have any comments in regards to the draft Delivery Program & Operational Plan and the strategies and financial resources allocated to deliver facilities and services?**

Please see attached Heath Consulting Engineers Submission to the Draft Bathurst Delivery Plan 2017-2021 & Annual Operating Plan 2017/2018 regarding S501 LGA Annual Availability Charges to Sewer and Water Service illegally including within them a component Charge made to Essential / Fire Services.

**Do you have any other comments in relation to the draft Delivery Program 2018-2022 Operational Plan 2018-2019?**

This Submission is resubmitted to the current Draft Delivery Program 2018-2022 & Operating Plan 2018-2019 as this Submission remains applicable to Councils S501 LGA Annual Charges. The decisions made each year since 2004 regardless of all Heath Consulting Submissions and others we have made and referred to here have all been rejected improperly and Council illegally continues Charging including the component size supplied for Essential / Fire Services based, on false assumptions, without regard to the cumulative financial consequences of those decisions.

**Do you have any comments in regard to the Statement of Revenue Policy for 2018-2019?**

The Submissions made re. S501 LGA Annual Charges on our behalf by Heath Consulting have been carried out on the same basis as that done for the Assumption School and should therefore have been accepted as was done for the Assumption, this mechanism being the only way the illegality could be removed. Heath Consulting Engineers concur with the legal

opinion expressed in the Horton Rhodes Submission to the current plan, which concludes that Council's Annual Availability Charges are illegal and therefore it follows that the expert Submissions that Council encourages yet reject on load or peak load are therefore superfluous

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tony.burgoyne

05/06/2017 10:49 AM

From: Your Say Bathurst Region <notifications@engagementhq.com>  
To: yoursay@bathurst.nsw.gov.au, council@bathurst.nsw.gov.au,  
tony.burgoyne@bathurst.nsw.gov.au,

---

Anonymous User just submitted the survey 'Submission Form' with the responses below.

**Name**

Heath Consulting Engineers

**Number and Street**

351 Summer Street

**Suburb**

ORANGE, NSW

**Email**

admin@heathce.com

**Complete your online submission here...**

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# HEATH CONSULTING ENGINEERS

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Our Ref: L15\_08\_064.doc

5 June 2017

The General Manager  
Bathurst Regional Council  
PO Box 17  
BATHURST NSW 2795

By Email: council@bathurst.nsw.gov.au

**Attention: Mr David Sherley**

Dear Sir,

**RE. DRAFT BATHURST DELIVERY PLAN 2017-2021 & ANNUAL OPERATING PLAN 2017/2018**

We wish to formally lodge a submission for the draft Bathurst Delivery Plan 2017-2021 and Annual Operating Plan 2017/2018. This submission relates to the sewer charges levied for non-residential properties.

Council's pricing policy "Category 5 – Sewerage Servicing Pricing" states that it

- i. Follows the NSW Office of Water Best Practice Pricing Guideline and is a combination of uniform annual charges, access and usage charges.
- ii. Collects revenue to fund sewerage system from ratepayers who actually benefit from availability or use of Council's sewerage system.
- iii. Ensure Council derives sufficient income to operate the sewerage system and provide for future capital expenditure and debt servicing.
- iv. Sends appropriate pricing signals, can be administered relatively simply and inexpensively and can be understood by the public.
- v. No subsidisation between residential and non-residential categories.

We maintain that under the Draft Plan Council cannot meet the above objectives particularly with regard to points i, ii, iv and v. Our assertion is based on the following information which has been submitted to Council numerous times for consideration.

The draft plans appear to make no allowance for reducing the sewer discharge factor (SDF) or allowing the "nominal" size water meter to be adopted when levying the sewerage pricing for non-residential properties which generally goes against the NSW Office of Water's best practice guidelines and the true principles of user pays.

The Office of Water (formerly The Department of Water & Energy's) "Best Practice Management of Water Supply and Sewerage Guidelines" states that:

*Best-practice sewerage pricing involves a uniform annual sewerage bill for residential customers. For non-residential customers an appropriate sewer usage charge is required for the estimated volume discharged to the sewerage system, together with an access charge based on the capacity requirements that their loads place on the system relative to residential customers."*

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Ordinary Meeting

Page 1014 of 1076 - 21 June 2017

Attachments

The key part of the above guideline is outlined above. There, is no mention of Peak Load.

Typically Councils base the access charge on the size of the water meter connected to the property. For non-residential properties the water meter is more often sized to accommodate fire hose reels or fire hydrants installed on the property. The majority of Council's require fire hose reels to be connected to the metered supply. This was typically done as in the past fire hose reels were used to wash down hardstand areas or used to wash vehicles and as such Councils wanted to ensure that customers paid for the water that was used. This water typically does not and would have great difficulty entering the sewerage system. To suggest otherwise would be ill informed and demonstrate a clear lack of understanding and knowledge of how water and sewerage systems operate.

In the spirit of true user pays principles many Council's have adopted a policy of either reducing the sewer discharge factor (SDF) or allowing the "nominal" size water meter to be adopted when levying the sewerage pricing for non-residential properties. This is to account for the properties where larger water meters are installed for fire services. Other Council's have opted not to levy a sewer access charge for dedicated fire service installations where they are required to be metered.

This enables the principles of best practice sewerage pricing to be adhered to by ensuring that the access charge applied to the property reflects the true capacity requirements that the property places on Council's sewerage system. It also ensures that sewerage charges are applied in an equitable manner and are not penalised by having to comply with building code requirements.

To ensure that there are no cross subsidies the sewer usage charge would therefore be higher. This is much more consistent with the true principles of pay for use, ie. the more water that is used by the property the more that is paid. With the correct pricing structure Council would still ensure that there is no cross subsidy between residential and non-residential customers. Whilst ever Bathurst Regional Council continue to

Whilst ever the Council chooses to ignore the above points and adopt the same pricing structure in blind faith, they WILL NOT comply with their own objectives for Sewerage Servicing Pricing and WILL continue to support subsidisation of residential customers by Non-residential customers in breach of the NSW Office of Water's Best Practice Pricing Guidelines.

We request that Bathurst Regional Council undertake a complete review of how it prices water and sewer services to ensure complete compliance with the NSW Office of Water Best Practice Pricing Guidelines.

If you have any questions or require clarification do not hesitate to contact the undersigned.

Yours faithfully  
**Heath Consulting Engineers**



Per:  
**ROGER HEATH**

A SUBMISSION TO BATHURST REGIONAL COUNCIL

**Draft Delivery Program 2018-2022 & Operational Plan 2018-2019**

IN REGARD TO

ILLEGAL S501 LGA ANNUAL CHARGES TO ESSENTIAL / FIRE SERVICES

“hid” within Sewer and Water S501 LGA Annual Availability Charges to our non-residential properties.  
(5/6/2018)

**COUNCILORS**

1. This submission is to assist Bathurst Regional Council in deciding whether to continue to calculate Water Availability Charges and Sewer Availability Charges (Charges) on the full size of water meters, an action which by default includes within those Charges, a Charge to an Essential / Fire-Fighting Service, this being a decision Council will consider and make at the Council meeting of **Wednesday 20<sup>th</sup> June 2018**.
2. Bathurst Regional Council (**BRC / Council**) Management Plans have since 2004/2005, instrumented the levying of S501 NSW Local Government Act 1993 (LGA) Annual Water Availability Charges and Sewer Availability Charges against our non-residential properties in Bathurst. It is our contention that these Charges contain, and have since July 2004 an additional component that is a Charge on an Essential Service, namely a Fire Service, and to that extent the Availability Charges are illegal.
3. In 2005, Director General David Nemztow in a letter to Council “strongly” advised Council not to include fire services in the Sewer and Water Access Charges to no avail. Council did not then and continue now to ignore the cumulative effects of making Charges to an Essential / Fire Service unsupported by any law, being an “anomaly” that could also have been rectified by the responsible Ministers or advised of the need of to cure this “anomaly” by the Office of Water, IPART, ICAC or the NSW Ombudsman at any time having been made aware of these anomalous Charges.

**SERVICES FOR WHICH BRC ARE ENTITLED TO MAKE AN ANNUAL CHARGE**

4. BRC owns water and sewer pipes service pipes to a property boundary from the street water and sewer mains. In the case of the water supply, Council owns the water pipe and meter supplied to the property and also on a property. In accordance with S501 BRC can make annual Charges to sewer and domestic water supplied, however no provision is made in law for a charge to an Essential /

Fire-Service water supply whether through a dedicated pipe or through the same pipe and meter that supplies drinking water.

5. Section 501(1) of the *Local Government Act 1993* (NSW) (**LGA**) identifies the services for which a council, such as BRC, can make an annual charge. Section 501(1) provides:
1. *“A council may make an annual charge for any of the following services provided, or proposed to be provided, on an annual basis by the council:*
  2. *Water supply services*
    - *Sewerage services*
    - *Drainage services*
    - *Waste management services (other than domestic waste management services)*
    - *Any services prescribed by the regulations.”*

**It is self-evident that Essential Services, Emergency Services and Fire Services are not Services listed in S501 and furthermore not a Service prescribed in regulations. (34)**

The following describes an elaborate mission to circumvent this purposeful omission.

6. The reference to the regulations in section 501(1) of the LGA is a reference to the *Local Government (General) Regulations 2005* (NSW) (**LGR**). Clause 125 of the LGR is headed “Services for which an annual charge may be imposed (section 501)” and provides:
1. *“Emergency services provided or proposed to be provided within the area of the Blue Mountains City Council are prescribed for the purposes of section 501 of the Act.*
  2. *In this clause, “**emergency services**” includes (without limitation) bushfire and other fire services, civil emergency services, and management services associated with emergency services.”*
7. Clause 125 of the LGR applies solely to the Blue Mountains City Council. This limits the application of the power contained in section 501 of the LGA to make an annual charge for a ‘service prescribed by the regulations’ to use by the Blue Mountains City Council only.
8. There are no services prescribed by the regulations for which BRC, or any council other than the Blue Mountains City Council, are enabled to make an annual charge.



9. Fire- Fighting Services are Essential Services as are those services comprising the supply of water to them in accordance with the Essential Services Act 1988 No 41 4  
*(1) For the purposes of this Act, a service is an essential service if it consists of any of the following:*  
*(c) the provision of fire-fighting services,*  
*(l) a service comprising the supply of goods or services necessary for providing any service referred to in paragraphs (a)–(k).*
10. The entire scope of services for which BRC are empowered to make an annual charge are those listed in s501 of the LGA, hence Fire Services, Fire-fighting Services, Emergency Services or Essential Services are demonstrably not Services ever intended in law to be subjected to an Annual Charge.
11. Fire flow water flow is distinctly governed under the provisions of the Environmental Planning and Assessment Act whilst drinking water supply is governed under the NCC Plumbing Code of Australia.
12. In the Land and Environment Court New South Wales case - Prefabricated Buildings Pty Ltd v Bathurst Regional Council [2017] NSWLEC 44 the Catchwords defining the case are "STATUTORY INTERPRETATION – whether Council can charge for services based on availability of services and actual use of services – Local Government Act 1993 (NSW) s 501 and s 502" This case did not deal with the legality of Annual Charges to any service not listed or referred in s501 and s502 as advice to the 21/6/2017 Council meeting infers.
13. The legality of S501 Annual Charges to Essential / Fire Services incorporated within the Availability Charges to Water and Sewer Services was not resolved in this Land and Environment Court New South Wales case and BRC can not rightly claim that it did so, as is claimed in the Director Corporate Services & Finance's Report to the Council meeting of 21/6/2017. The Judgement in fact went on to say at 55 -*The Act does not specify exactly what methodology should be used to levy annual charges. However, in the absence of any evidence as to why the Availability Charges may be invalid, it is not for the Court to confine that methodology in these proceedings.*

14. The inclusion of Essential Services in the list of Services in s501 would necessarily require an act of the Parliament. A Minister cannot and would not give support to the making of a Charge to a Service not listed as being “responsible” or “appropriate” as claimed in Director Corporate Services & Finance’s Report to the Council meeting of 21/6/2017 unless such “support” was based on fraudulent or misleading information supplied by Council.
15. As to whether a Minister of the NSW Parliament can support a lawfully non-compliant Charge - The Constitution Act 1902 - 9E Oaths or Affirmations of Allegiance and of Office, is clear in reference to the integrity of Office bearers in the Parliament.  
*(b) a reference to the Oath or Affirmation of Office is a reference to an Oath or Affirmation swearing or affirming well and truly to serve Her Majesty and Her Majesty’s heirs and successors in the particular office and to do right to all manner of people **after the laws and usages of the State**, without fear or favor, affection or ill-will.*

#### INTERPRETATION –

Whether Council can charge for services based on availability of services and actual use of services – BRC’s powers to make annual charges are limited to those services specified in s 501(1) of the Act. They include ‘water supply services’ and ‘sewerage services’ Section 59(A) of the *Local Government Act 1993 (NSW) (LGA)* identifies the services which a council owns, **59A Ownership of water supply, sewerage and stormwater drainage works**

- (1) Subject to this Division, a council is the owner of all works of water supply, sewerage and stormwater drainage installed in or on land by the council (whether or not the land is owned by the council).*

BRC owns water and sewer pipes service pipes from the street water and sewer mains to a property and additionally owns the water supply pipes and the meters on the property.

BRC can make S501 annual Charges to certain Sewer and Water Services, however no provision is made in law for a charge to water for fire-fighting purposes, an Emergency / Essential or Fire-Service under the EP&A Act whether through a dedicated pipe or through the same pipe and meter that supplies drinking water under the National Construction Code. There is a demonstrable dual usage purpose of water supply pipes supplying water for different purposes. Indeed a Council supplied water supply pipe & meter can supply three services where arrangement is made by a property owner for the purchase of water for manufacturing purposes.

The use of the same pipe to supply both drinking and fire service water is discretionary for Council, however whilst the water may mix within the pipes and meter S501 Annual Charges are lawful for the drinking water component only.

In accordance with the **Best-Practice Management of Water Supply and Sewerage Guidelines** requirement that provision be made to ensure no Charges are made to Fire

Service water supply, Council has a policy that allows for the S501 non-residential Sewer Availability Charge to be made in accordance with b) (below) for non-residential customers **“that their loads place on the system relative to residential customers.”**, however do not give credence to Submissions and studies pointing out the serious non-compliance inherent where full size of water meters (i.e. the capacity additional to drinking water supply dedicated to fire-fighting) is used in the calculation of Annual Charges to Sewer and Water Services.

Residential customers have no Fire Services provided by Council, hence the purpose of the studies is to ensure exclusion of the Fire Service component from the Sewer and Water Availability Charges to non-residential customers. The reality is that these studies should not be necessary, as it is illegal for Council to make an Annual Charge to an Essential / Fire Service in the first instance.

Council has denied access to this mechanism (the studies **see 24**) in all but one case, that being the Assumption School in 2005 at which Mayor Toole at the time worked and in all other cases makes the Charges based on the full size of water meters. Inclusion of Fire Service provision in Sewer and Water s501 Charges to non-residential customers a Service is inclusion of a Service illegal to use as per s120 of the Water Management (General) Regulation, also not listed in s501 for such Charge.

The Council provision allowing studies to be done by the Charge payer such that Availability Charges to non-residential customers are comparable to Residential customers should be viewed as a subterfuge and unnecessary impost as the non-provision lawful Charges to Sewer and Water Services provides such comparability in the first instance.

**b) Sewerage Pricing** - from the Guidelines

*Best-practice sewerage pricing involves a uniform annual sewerage bill for residential customers. For non-residential customers an appropriate sewer usage charge is required for the estimated volume discharged to the sewerage system, together with an access charge based on the capacity requirements **that their loads place on the system relative to residential customers.***

16. The methodology BRC engages to make s501 annual Availability Charges to the Sewer and Water Services is contained each year in its published Revenue Policy.
17. The 2017-2018 BRC Revenue Policy at p20 provides that *“the annual water availability charges for Residential, Commercial, Industrial and exempt properties are to be the total of the metered charges applicable to the property”*. This charge, in practice, is determined by reference to the Size of Service for Water Usage in millimetres(mm), or essentially the water meter size for a property in mm. By default, this action incorporates a the Essential / Fire Service water supply with the drinking water supply for the purpose of a Charge. (illegal)

18. The 2017-2018 BRC Revenue Policy at p20 provides for two-part charges for Sewerage Services for occupied/connected properties. On non-residential properties the two-part Charge is comprised of an Annual Access Charge plus a Usage Charge. The Access Charge, which comprises the Sewer Availability Charge is calculated as follows:

$$\text{Access Charge} = \text{SDF} \times \text{Access Charges for service size.}$$

19. As with the Water Availability Charge, it is clear the Sewer Availability Charge is determined in relation to the service size. The service size is the size in mm of the water meter connection to the property which may supply water for multiple purpose usage including trade usage in addition to drinking and fire service supply where arrangements are made by a council.
20. The Sewer and Water Availability Charges have been determined by BRC by reference to the water meter size of a property since 2004. This methodology arose following the introduction of the '**Best-Practice Management of Water Supply and Sewerage Guidelines**' (**Guidelines**) published that year by the Department of Planning, Infrastructure and Natural Resources. This methodology by default includes the additional water meter size made available by Council to supply water to the Essential / Fire Services at a property where such Fire Services are mandatorily required by Council in accordance with the National Construction Code, described therein as Emergency Safety Measures.

#### **REQUIREMENTS FOR WATER METER SIZE**

21. The water meter size required to service the domestic needs of a non-residential property, such as use of the sink, shower and toilet, is subject of the Plumbing Code of Australia B1.0 NCC Volume 3. Scope
- This Part sets out the requirements for the design, construction, installation, replacement, repair, alteration and maintenance of any part of a cold water service of a property that is connected to the *drinking water* supply the capacity of which is also termed the nominal size to differentiate it from the Fire Fighting Service size.

Fire-fighting water services are regulated under the Environmental Planning and Assessment Act 1979 and Environmental Planning and Assessment Regulation 2000, which references the Building Code of Australia. (NCC Volume 1)

22. The nominal size (that is drinking water size exclusive of fire-fighting capacity) of water meters on non-residential is calculable in Equivalent Tenements (ETs), in keeping with Council policy allowed in response to complaints in 2004 but does not heed which if actually allowed by Council would eliminate the Charge on the Essential / Fire Service component of water meters.
  
23. Council encourages ratepayers to carry out the assessment of ETs to eliminate the possibility of S501 Annual Charges being made to Fire Services. The results of type of study has been accepted by Council at only one property in Bathurst since 2004, that being the Assumption School at which Mayor Toole worked at the time. Council rejects the studies we present insisting those studies be based on "peak load" a term different to that in the Guidelines which refer to load. "*requirements that their loads (not peak load) place on the system relative to residential customers.*
  
24. Councils policy consists of two parts (a) and (b). The policy states "**Part (b) is the method that has been adopted by this Council**" The conundrum created by Council here is that USING Part (b) is contingent on (a) NOT being carried out as Part (b) is prefaced "**In the absence of such a report ...**", referring to the report enabled and utilised by us in (a)
  
25. The term "**peak load**" is used once in the Best Practice Guidelines with reference to a non-existent page (**See 59**) and is interpreted by Council as allowance to use the full size of water meters in the calculation of S501 Annual Charges to Sewer and Water. The unspoken implication is that "peak load" allows the S501 Charges on Sewer and Water Services to be based on the full size of water meters inclusive of an Essential / Fire Service. Thereby Council policy is non-compliant with the LG Act.

26. Council advises authorities that it has a policy that allows for studies to be done on non-residential properties to arrive at ETs comparable to residential properties which would eliminate s501 Charges to Essential / Fire Services which is the same as utilising nominal size, a simpler method. In practice Council allows the studies to proper purpose at one property only in Bathurst , as described above.
27. At the same meeting, 23/06/2004, that Council adopted its policy regarding S501 Access Charges, Council “, Council resolved “**(e) That nominal sizing of meters is not used for calculating access charges due to the common practice of using fire hose reels.**” This decision (cunningly) nullifies the Council policy and is the reason our submissions which request that our properties not to be charged on the fire-services, have been rejected. Though this policy is demonstrably wrong as is continuously pointed out in our submissions and appeals by ourselves explaining it on so many occasions over the years since 2004, it has, almost unbelievably, been left standing by successive Council Chambers.
28. The studies and petitions we have presented to Council are to all lawful intents and purposes superfluous considering that the purpose of them is only to remove the illegal S501 Charges to Essential / Fire Services made to our properties.
29. How Councillors are given to understand these matters could only be explained by the senior staff who devised them or an investigation. We contend that the matter involves profession negligence as the decision made at the Council regarding the Chief Financial Officer’s Report to the Council Meeting 21/07/2004 “**(e) That nominal sizing of meters is not used for calculating access charges due to the common practice of using fire hose reels.**” was a decision made not for the evaluation of Access Charges in the financial year 2004-05 but is treated as a PERMANENT Policy decision which has stifled debate on this matter since that time as demonstrably intended since that time.
30. Local Councils when granting development consent, issuing a complying development certificate or issuing a construction certificate are required to issue a fire safety schedule pursuant to clause 168 of the *Environmental Planning and Assessment Regulation 2000* (NSW). Fire hose reel systems and fire hydrant systems (Fire Services / Essential Services elsewhere) are therein defined as Statutory Fire Safety Measures. Council

when approving the construction of a building prescribe compliance with AS2441 which at 6, 6.1 and 6.2 thereby lawfully stipulate the design criteria for fire hose reels required by Council, including minimum discharge rates, supply pipe sizes and pressure.

**31. The Environmental Planning and Assessment Regulation 2000** specifies the design criteria for Fire Services not the NCC Plumbing Code of Australia.

*136AA Condition relating to fire safety systems in class 2–9 buildings*

*(b) specifications have been submitted to the principal certifying authority that:*

*(i) describe the basis for design, installation and construction of the relevant fire safety system, and*

*(ii) identify the provisions of the Building Code of Australia upon which the design of the system is based,*

Council, as per the **Environmental Planning and Assessment Act 1979 No 203**, supplies an Essential Service when work is done beyond a public road onto a property.

Part 1 Section 1.4 Definitions (cf previous s 4) erection of a building includes:

(e) extending a balcony, awning, sunshade or similar structure or an essential service pipe beyond the alignment of a public road,

Council owns the pipe and meter supplying water for any purpose to a property

**59A of the LGA – invests ownership of water supply, sewerage and stormwater drainage works on Council**

*(1) Subject to this Division, a council is the owner of all works of water supply, sewerage and stormwater drainage installed in or on land by the council (whether or not the land is owned by the council).*

**32.** The presence of a fire system, whether fire hose reel or hydrant, requires an increase in the size of the water meter connection to a property beyond the nominal size to ensure any demand from that fire system is met. S120 of the Fire-fighting services Water Management (General) Regulation.

*(2) In this clause, fire-fighting service means such parts of a water service as are designed to be used for controlling and extinguishing fires.*

It is Council's prerogative whether or not to allow a Fire / Essential Service water supply to be supplied through the drinking water pipe or to require that such service be provided through a dedicated pipe, metered or otherwise.

**33.** Given BRC's charging methodology, any increase in the size of a water meter connection to cater for the presence of a fire system at a property will lead to an

increased charge when compared with the charge that would that would be imposed for the nominal size (that size dedicated to drinking water only) in the absence of a fire system requiring water from an Essential Service. An Annual Availability Charge on Sewer and Water Services calculated in this manner is not comparable to the Residential Charge.

#### **FIRE FIGHTING SYSTEMS AS A SERVICE**

34. Under the LGR, as shown above at S120 a fire service is an emergency service for the purposes of the Blue Mountains City Council, who are in turn are the only NSW Council enabled to make an Annual Charge for that service pursuant to Section 501 of the LGA.
35. The *Essential Services Act 1998* (NSW) at section 4 provides:

*(1) For the purposes of this Act, a service is an essential service if it consists of any of the following:*

- ...  
*c. The provision of fire-fighting services*  
*l. a service comprising the supply of goods or services necessary for providing any service referred to in paragraphs (a)–(k).*

Where fire-fighting water to fire hose reels at a property is supplied through the same water meter that supplies drinking water under the National Construction Code Volume 3 the supply of the fire-fighting water (goods) is the supply of an Essential Service as per S4 (c) and (l) in compliance with the Environmental Protection and Assessment Act S136AA.

36. The *Water Management Regulation 2000* (NSW) provides at clause 120(3)

*In this clause, a fire-fighting service means such parts of a water service as are designed to be used for controlling and extinguishing fires*

37. In accordance with **S126 - Property in meters**, the Water Management (General) Regulation 2011, Council retains ownership of water service, be it a drinking water service subject to the Plumbing Code of Australia or a Fire-Water Service subject to the EP&A Act 1979.



*Any meter or plumbing fitting provided by a water supply authority and connected to or forming part of a water supply service pipe, **remains the property of the authority.***

Council fits, supplies and owns the water meter and the pipes that carry water or sewerage.

38. The provision and use of fire-fighting works is capable of definition as a service, either as a Fire Service a Fire-Fighting Service or Essential service, of the kind capable of being described in section 501.

#### **CONTENTION BRC ARE MAKING AN ANNUAL CHARGE FOR A FIRE SERVICE**

39. To the extent that a water meter is increased beyond the nominal size to cater to fire-fighting systems, it is our contention that:
- a. this increased water meter size is works required where Council approves a Construction Certificate mandating the design of required Fire Safety Measures designed in accordance with AS2441 and thus constitutes the provision of a fire service supplied and / or part of an Essential Service in accord with S4 of the Essential Services Act 1988.
  - b. As BRC's charging methodology for the Availability Charges is determined water meter size, the charge for sizing beyond the nominal size for a property is a charge for a Fire-Fighting service as prescribed in s4 (c) of the Essential Services Act
  - c. As prescribed at s4 1. (l) of the Essential Services Act a (water) Service comprising the supply of goods or services (water) necessary for providing any service referred to in paragraphs (a)–(k). (that is, Fire-Service as at (c))
  - d. BRC are thereby making an annual charge for the provision of a fire service which is an Essential Service; and
  - e. this is in contravention of section 501 of the LGA AS Fire Services / Emergency Services / Essential Services of which hose reels and fire hydrants are component parts are not listed in S501 of the Local Government Act or any relevant law as enabled to attract an Annual Charge.

#### **ARE BRC PERMITTED TO CHARGE FOR A FIRE FIGHTING SERVICE**

40. One reason why local councils are unable to make an annual charge for an 'emergency service' which Essential / Fire Services are, is because monies used to fund emergency services in NSW (the Emergency Services Levy) are payable by the consumer as part of a property insurance policy or car insurance policy.
41. The NSW Government passed legislation which would enable local councils to impose an annual charge for a 'fire and emergency services levy' however the Fire and Emergency Services Levy Act 2017 has not been given the Royal Assent and has effectively been shelved by the Government.
42. Section 501 of the LGA and clause 125 of the LGA comprise the exhaustive list of services for which local councils are permitted to make a charge.
43. S 543(3) of the LGA states that a council "must, when making a charge, give a short separate name for each amount of the charge." It is evident from the internal Council memo of December 2003 that the intention of BRC was always intended even prior to inviting submissions on the introduction of "User Pays" in mid - 2004 and that the Charge on the water meter capacity beyond that known as nominal size was intended to remain "hid". (see attached "hid")
44. Clause 127 of the LGR states that a rates and charges notice must contain 'particulars of each rate or charge levied on the land by the notice'. The Sewer Availability Charge therefore should in accordance with S127 be known as the **Sewer and Essential Service Availability Charge** and the Water Availability Charge should therefore be known as the **Water and Essential Service Availability Charge**. No good purpose is served by Council failing to name the component particulars of the Sewer and Water Charges in that should those Charges be properly named as required the illegal inclusion of the Essential / Fire Service is revealed. This is a breach of the LGA and more than likely the Crimes Act 1900 also.

45. As it can be shown that BRC are making an annual charge for a Fire Service, therefore that Charge is in contravention of sections 501 and 543(3) of the LGA, clause 125 and 127 of the LGR and clause 120 of the **Water Management (General) Regulation 2011**.

#### IMPLICATIONS OF MAKING A TAX ON A SERVICE ILLEGAL TO USE

46. To the extent that Council has decided that fire systems, such as a fire hose reel system, may be commonly used at properties and for this reason should be considered part of the water supply service, S120 of the *Water Management (General) Regulation 2011* (NSW) prohibits the use of such equipment other than for the purpose of controlling or extinguishing a fire or some other purpose approved by the relevant water supply authority. The maximum penalty for contravention of the proper use of a prescribed Essential Service Measure i.e. an Essential / Fire Service / hose reel is \$2,200

47. In recognition of the dual purpose of water meters supplying both drinking water and **Fire-Fighting water** BRC require back flow prevention valves to prevent the possibility of water emanating from fire hoses causing contamination to the **Drinking Water Service**.

There are ample reasons for the use of Fire Service not to be used for purposes other than fire-fighting. One is regarding (3) *A person must not cause or allow anything to be done so as to contaminate water within a water supply authority's water supply system.*

*Maximum penalty: 20 penalty units.*

Another reason is that fire hoses must be maintained in serviceable condition in keeping with their status as **Emergency Service Measure** designed for the safety of the occupants of a building as per the NCC.

48. To the extent that BRC **chooses** to make a Charge on an Essential /Fire Service rather than alert Charge payers to the illegal nature of using fire hose reels or hydrants for purposes other than the purpose of controlling or extinguishing a fire this constitutes a dereliction of primary duty of care unless such use is authorised by BRC. **S120 Water Management (General) Regulation 2011**.

49. BRC as the provider of an Essential / Fire Service has a duty of legislated care to ensure the proper working order of those services **and similarly, a person** conducting a

business has a primary duty of care as per s19 of the WORK HEALTH AND SAFETY ACT 2011 - SECT 19

*(1) A person conducting a business or undertaking must ensure, so far as is reasonably practicable, the health and safety of:*

*(a) workers engaged, or caused to be engaged by the person, and*

*(b) workers whose activities in carrying out work are influenced or directed by the person, while the workers are at work in the business or undertaking.*

**50.** A person commits an offence where they engage in conduct that exposes an individual to whom that duty is owed to a risk of death, serious injury or illness. In not ensuring that, where it is known that the use of fire hose reels is illegal except for extinguishing a fire and instead imposing a tax upon that service must rightly be regarded as **Reckless** conduct in accordance with

Work Health and Safety Act 2011 No 10

31 **Reckless conduct**—Category 1

(1) A person commits a Category 1 offence if:

(a) the person has a health and safety duty, and

(b) the person, without reasonable excuse, engages in conduct that exposes an individual to whom that duty is owed to a risk of death or serious injury or illness, and

(c) the person is reckless as to the risk to an individual of death or serious injury or illness.

**51.** Reckless conduct endangering life puts the Crown at risk as per S10 of the Work Health and Safety Act an Act that binds the Crown

*(1) This Act binds the Crown in right of this jurisdiction and, in so far as the legislative power of the Parliament of this jurisdiction permits, the Crown in all its other capacities.*

*(2) The Crown is liable for an offence against this Act.*

*(3) Without limiting subsection (1), the Crown is liable for a contravention of a WHS civil penalty provision.*

**52.** All documents or action that knowingly support, approve, instrument or turn a blind eye to a tax on a Service that is not enabled in law to receive such a tax and furthermore instrument such tax on a Service illegal to use, we contend is **fraud** as a type described in –

Crimes Act 1900 No 40

192E *Fraud*

*(1) A person who, by any deception, dishonestly:*

*(b) obtains any financial advantage or causes any financial disadvantage,*

53. Insofar as the evidence I have put to Council and NSW Authorities in Submissions to Management Plans, letters, emails and meetings since 2004 demonstrate, I contend that BRC has acted with deception and fraud capable of description under -

*s192E Fraud Crimes Act 1900*

(1) A person who, by any deception, dishonestly:

(a) obtains property belonging to another, or

(b) obtains any financial advantage or causes any financial disadvantage,

The defense and making of a Charge to a Service not enabled to receive such a Charge must necessarily be able to be categorized as an offence of fraud

54. Insofar as any document purporting directly or by omission that an annual Charge on a Service not listed in S501, (and neither being a Service attracting a S495 Local Government Act 1993 Special Rate or Charge), is legal and capable of being levied, that document that is we contend, necessarily false and misleading.

55. BRC requires accordance the Water Management (General) Regulation 2011,  
121 *Misuse and waste of water*

(2) *A person must not cause or allow water supplied by a water supply authority to be used for the purpose of diluting anything whose discharge into a sewerage system requires a discharge approval under Subdivision 3 of Division 4.*

Councils decision ***"That nominal sizing is not used for calculating access charges due to the common practice of using fire hose reels"*** does not stipulate exactly what this ***"the common practice of using fire hose reels"*** entails, however the only implication that would "load" or cause "peak load" to the sewer system is where fire hose reels or hydrant hoses direct water into the toilets or urinals etc. comprising the sewer system. This preposterous proposition is never the less the basis / pretext used to make the Sewer and Water Service Availability Charges utilizing the full size of water meters.

A business can of course discharge water other the domestic component of waste water into the Council Sewerage System, however only in compliance with lawfully required Council approval under a Trade Waste Agreement. Council is enabled to make Annual Charges for such service in **S501 of the LGA - Waste management services (other than domestic waste management services)**

***Waste management services (other than domestic waste management services)*** are Services separate to Sewer Services both enabled for Annual Charges in s501. Council endeavours to include Trade Waste Charges within the Sewer Availability Charges an action planned in December 2003, demonstrable in the attached "hid" document.

56. In dereliction of (2) BRC has a clear intention never to utilize the studies put to Council as per (a) in their policy below where the claim / decision made in the same meeting at which the policy was adopted states ***"That nominal sizing is not used***

**for calculating access charges due to the common practice of using fire hose reels**" therefore condoning the use of Essential Service / Fire-fighting capacity to be used in the calculation of Charges which negates (a) in the following -

From a Mayor Toole letter dated 19 February 2009 it is stated –

*"Council at its meeting held in July 2004, chose the option that is currently being charged to each customer. The options available to Council were to charge either of the following:"*

- (a) *Base sewerage access charges on the peak load the discharger places on the sewerage system. Such dischargers should therefore have the option of providing for Council's consideration an expert report to establish the peak load in equivalent tenements (ET's) their operations place on the sewerage system.*
- (b) *In the absence of such a report the Council can determine the access charge based on the square of the service connection size times the discharge factor. Part (b) is the method that has been adopted by Council.*

57. Council quotes (a) to Government authorities as readily available to Charge payers, which it is. However, the reality is that such studies are disregarded except for the one done for the Assumption School in 2005 at which Mayor Toole was, at the time, employed. The aberration of the study done for the Assumption School being the only one accepted, (a special deal supposedly allowed by Office of Water interpretation of the **Guidelines** which purports to override the Law) this being the only case of a property in Bathurst not having an Essential / Fire Service Charge "hid" within their Sewer and Water Availability Charges. This has been noted by IPART which forwarded it to ICAC when asked to do so under S11 of the ICAC Act.

That ICAC has suggested that if we believe that if we believe the s501 Charges made by Council to Essential / Fire Services are illegal then we should report it to the police, does not abrogate the responsibilities of those Offices or Authorities that have power to determine the legality or otherwise of S501 Charges to Essential / Fire Services.

ICAC's reference number regarding our continuing complaint is E17/1603.

**Audit Office NSW** has similarly referred our correspondence regarding this matter to the ICAC.

58. Council responds as though the reports we present are not sufficient because there is a difference between the terms "load" and "peak load" (such difference cannot be explained in engineering terms by Council as doing so they would more than likely incriminate themselves. Council has rejected every one of the letters, submissions and reports from rate payers since 2004 except for the one done for the Assumption School, carried out by the same engineer, Mr Roger Heath, who utilised the same criteria used at our properties.

59. Council claims that the term "peak load", (Ref 1, page 31) at 8 on p52 of the **2007 Best-Practice Management of Water Supply and Sewerage Guidelines DLG submission MIN. DOC Id A239141, CCF-000131.pdf**

*"Sewerage Access Charge on Annual non-residential sewerage access charge reflective of customer's peak load on the system (Ref 1, page 31)."*

allows the use of the full size of water meters in the calculation of Access / Availability Charges, ignoring the fact that this institutes the Charge on Fire Services contrary to S501 of the LGA.

The (Ref 1, page 31) in the **2007 Best-Practice Management of Water Supply and Sewerage Guidelines** - is also in the superseded and ungazetted **2004 Best-Practice Management of Water Supply and Sewerage Guidelines**.

However, the **2004 Best-Practice Management of Water Supply and Sewerage Guidelines** go further in that these Guidelines reference the origin of the term "peak load" as being the "**Strategic Business Plans for Water Supply and Sewerage: Guidelines for Preparation, Public Works, NSW, 1993**"

The "**Strategic Business Plans for Water Supply and Sewerage: Guidelines for Preparation, Public Works, NSW, 1993**" are Guidelines superseded not just once but twice, yet the term "peak load" from these doubly superseded Guidelines is used unreferenced in the **2007 Best-Practice Management of Water Supply and Sewerage Guidelines**.

Council states *"In 2001 Council decided to base its pricing policy on the second option of applying an annual access charge based on the meter size. Having already adopted this policy in 2001 for water supply, the same policy was applied to sewerage services in 2004"* This decision makes a mockery and pretence of the 2003/3 publicly touted intention and obligation to introduce "Fair User Pays" in Sewer and Water pricing.

When State Member of Parliament investigated this matter on our behalf he found that there was conflict between the portfolios of the Ministers of Water and of Local Government over the conflicting interests of the Office of Water and that of Local Government, both having an interest in Sewer and Water charges and that conflict is evidenced in all three sets of Guidelines mentioned above conflicting with the LGA in that "peak load" is based on the full size of water meters without regard to S501 of the LGA which excludes fire-flow provision provided as an Essential Service.

Director General David Nemztow wrote, "**strongly**" advising Council not to include fire-flows in Sewer and Water Access Charges. Director General Nemztow resigned in March 2006. The SMH reported on DG Nemztow's resignation on March 3 2006 -

*"Green groups said his departure could undermine the department's influence on government policy if he was not replaced by someone with a similar commitment to, and experience of, water and energy sustainability.*

*His departure also comes as responsibility for energy and water has been split between two ministers with no experience in the areas: Joe Tripodi in energy and David Campbell in water utilities.*

*Green groups said Mr Nemtzow had sometimes been frustrated working with Treasury and the Government, but he said his resignation was "not any kind of protest or professional unhappiness".*

That Council would insert the proviso in **"(b) In the absence of such a report"** demonstrates clearly that Council was well aware of the conflicting interests in regard to Access Charges and taking advantage of this situation sought to "legitimise" the use of full size of water meters in the calculation of Sewer and Water Access Charges regardless of such non compliance with s501 of the LGA without intention to utilise that proviso by deciding duplicitously at Council's July 2004 never to allow that intention - **"That nominal sizing is not used for calculating access charges due to the common practice of using fire hose reels"**

**Definition.** "Peak Load Pricing is a pricing strategy that implies price will be set at the highest level during times when demand is at a peak. The pricing strategy is an attempt to shift demand, or at least consumption of the good or service, to accomodate supply"

Bathurst Council's peak load pricing methodology for S501 Annual Charges to Water and Sewer Services is not confined to those Services as supplied. Council's Charges on volumetric peak load to the sewerage system is assessed on a lineal measurement, i.e. the diameter of the water service pipe which is an absurdity and doubly so where portion of that lineal size (diameter) is dedicated to a Service (an Essential / Fire Service) not listed in S501, additionally illegal to use.

Water meters are sized equal to the water supply pipe so as not to restrict fire-flow only and a water meter so sized measures volumetric flow only without influence on actual usage (s502).

The use of lineal diameter measurement of a water meter to assess volumetric load on the Sewerage System (a LGA regulated Service) is absurd in the first instance and illegal where such measurement includes a separate Service (an Essential / Fire Service-EP&A Act regulated) not enabled for s501 Annual Charges. Council has a mechanism to eliminate such absurdity and illegality (a) however has disallowed it in all but one case citing (incorrectly) that peak load has not been properly used.

60. Inexplicably Council states (and informs Ministers) that (a) is available to Charge payers even while the second portion of *"Part (b) is the method that has been adopted by Council"*. This precursor in (b) negates the option of the Charge payer using (a) even though (b) can only be used **"In the absence of such a report"**. This policy roundabout is nothing but a reflection of the Council's July 2004 intention - **"That nominal sizing is not used for calculating access charges due to the common practice of using fire hose reels"** and the memo (attached) that demonstrates that the S501 Charges to Sewer and Water Services was contrived to be **"hid"** six months before **"Best Practice User Pays"** was introduced in mid-2004.

61. 59. Council obviously present that part, (a), of their policy to Ministers that make it appear that the Charge payer has a fair option to ensure fair charging which we consistently explain is contrary to the precursor in **"(b) In the absence of such a report"** as Council always planned to forever reject those reports because of a decision made in 2004. **"That nominal sizing is not used for calculating access charges due to the common practice of using fire hose reels"**

62. The **"option (at (a) of providing for Council's consideration an expert report to establish the peak load in equivalent tenements (ET's) their operations place"**



*on the sewerage system*" is clearly never intended to be accepted even though the purpose of such reports is disturbingly only to remove illegal Charges to Essential / Fire services, Services legal to use only to extinguish fire with penalty attached.

63. The misrepresentation / concealment of Councils actual administration of S501 Annual Charges to Authorities is a Council clear intention to perpetuate an illegal policy. Such misrepresentation / concealment has caused Ministers to "support" Council's approach as "responsible" and "appropriate" as the report to the Council meeting of 21/6/2017 claims.
64. Ministerial support for Council policy could be understood if they were totally uninformed of the situation, however we have supplied copious material that illustrates the wrongfulness of including water meter capacity meant only for fire-fighting Essential Services in S501 Annual Water and Sewer Availability Charges and the expertise of the Authorities concerned can not be held in doubt.
65. The clear Council intention *"That nominal sizing is not used for calculating access charges due to the common practice of using fire hose reels"* was designed to automatically (and illegally negate) any studies done in accordance with (a) in abrogation of our rights to have the studied presented properly taken into account only as per , (b) *"In the absence of such a report.."* and as we continuously present such accurate reports, Council has no legal right Charge on the full size of water meters.
66. We have continued with the onerous annual presentation of submissions consistent with (a) of Council's policy, yet Council has for reasons that should be determined by investigation, received **"support"** from Ministers which are interpreted by Council as **approval** to make s501 Charges to Essential / Fire Services.
67. Reports to Council meetings have at least on one occasion presented a reversal of the options (a) and (b) in Council's policy (**see 56**) in action that could only be regarded as being for nefarious purpose.
68. Councils policy at (a) refers to **"peak load"** an unreferenced (see 59) wording in the Guidelines instead of properly using **b) Sewer Pricing from the Guidelines which in lawful compliance states "...that their loads place on the sewer system relative to residential customers"**

- (c) The representation of a policy as being a legal methodology of enabling a Charge on a Service not s501 listed for such a Charge, is a fraudulent policy as there is no provision for Council to usurp the lawful and purposeful exclusion of Essential / Fire Services in the list of S501 LGA with a policy that states at (b) ***“..Council can determine the access charge based on the square of the service connection size times the discharge factor. Part (b) is the method that has been adopted by Council.”***

**Council uses Discharge Factors that do not eliminate S501 Annual Availability Charges to Essential / Fire Services.** except in one circumstance, that being for the Assumption School which IPART and Audit Office have noted to ICAC.

- 69. In a further act of fraud it is clearly Council’s intention to disregard this (fraudulent) policy in the precursor (b) ***In the absence of such a report*** with the intention ***“That nominal sizing is not used for calculating access charges due to the common practice of using fire hose reels”*** demonstrating that Council only ever intended to make Sewer and Water Availability Charges based on the full size of water meters in order to maximize those Charges possibly years before the pretense of taking submissions on the issue in the first half of 2004.
  
- 70. The willful or knowing support of an act of fraud is conspiracy to defraud and by necessity the knowing continuance of a fraudulent policy is conspiracy to defraud. The amount we have been overcharged on Sewer and Water Availability is contained in the submission made on our behalf by Heath Consulting.
  
- 71. The submissions we present annually are ignored in all cases whilst the Assumption School alone was accepted in 2005 despite the provision at the beginning of (b) ***“In the absence of such a report”*** are for all lawful intents and purposes superfluous, considering Council’s documented intention to reject those submissions as per the decision made. (see 69)

Council’s Access Charge regime is as follows. Revenue Policy 28r page 29 of 67 S\_DCSF\_1\_2

***Charges - Non-Residential***

***Part 1. Access Charge = \* SDF X Access Charge for service size per annum***

***The access charge will be included on the annual rate notice issued in July.***

***Access Charge for Service Size - Size of Service (mm)***

<b><i>20 n 501.00</i></b>	<b><i>527.00</i></b>	<b><i>5</i></b>
<b><i>25 n 780.00</i></b>	<b><i>819.00</i></b>	<b><i>5</i></b>
<b><i>32 n 1,278.00</i></b>	<b><i>1,342.00</i></b>	<b><i>5</i></b>
<b><i>40 n 2,000.00</i></b>	<b><i>2,100.00</i></b>	<b><i>5</i></b>
<b><i>50 n 3,123.00</i></b>	<b><i>3,280.00</i></b>	<b><i>5</i></b>
<b><i>65 n 5,023.00</i></b>	<b><i>5,275.00</i></b>	<b><i>5</i></b>
<b><i>80 n 7,989.00</i></b>	<b><i>8,389.00</i></b>	<b><i>5</i></b>
<b><i>100 n 12,483.00</i></b>	<b><i>13,108.00</i></b>	<b><i>5</i></b>
<b><i>150 n 28,083.00</i></b>	<b><i>29,488.00</i></b>	<b><i>5</i></b>

<b>Strata Properties n 501.00</b>	<b>527.00</b>	<b>5</b>	
<b><u>Assumption School - including SDF calculation n 1,564.00</u></b>			<b><u>1,643.00</u></b>

72. In 2005, Director General David Nemztow in a letter to Council “**strongly**” advised Council not to include fire services in the Sewer and Water Access Charges to no avail. Council did not then and continues now to ignore the **cumulative effects** of making Charges non-compliant with any law.

It is disturbing that subsequent Director General Sheldrake contradicts Director General Nemztow in a letter dated 6 March 2013 and states “*Whilst the non-residential sewerage usage charges are calculated on the basis of actual water use, the access charges are calculated on the basis of the capacity requirements that the customer's loads place on the sewerage system. Such capacity requirements are determined based on the peak load that the discharger can place on the sewerage system*”. This statement demonstrates a lack of understanding of the matter appearing to be based more on effort to cover the matter and institute legitimacy of “peak load” as a basis for using the full size of water meters, a term taken by Council as legitimizing the use of the full size of water meters thereby including Fire-fighting capacity in the calculation of Availability Charges to Sewer and Water Services, in stark contrast to Director General Nemztow’s correct advice.

73. A Charge made a Service not listed in s501 is not discretionary for a Council to make and no such autonomy exists as suggested by the Ombudsman Office when dealing with this matter. On the other hand, Council indeed does have such autonomy and discretion regarding a Charge or Rate made under the provisions of S495 which deems certain Charges to be Special Rate or Charges.

74. The Charges made to our properties for Essential / Fire Services within the legitimate Sewer and Water Availability Charges are clearly illegal s501 Charges which cannot be construed either as legitimate Special Rates or Charges made under S495 as the Ombudsman Office appears to have done, therefore Council should refer the matter back to the Ombudsman for clarification considering this being the reason the Ombudsman Office declines to deal with it further.

75. The NSW Ombudsman references regarding this matter are C/2009/4530 and C/2017/8806.

76. Council has created and maintains an elaborately conceived methodology and mantra contrived to conceal, with apparent purpose of imposing and garnering support for a Charge on a Service **non-compliant with any relevant law**, which in turn impinges upon the recognition and functionality of other laws.

77. We contend that there is no lawful authority for BRC to make an annual charge, in its rates and charges notice for an Essential / Fire Service, those Charges being hidden contrary to **s543 LGA** within the Council Sewer and Water Availability Charges. These Charges are not in compliance with relevant laws, such compliance fairly required by the community of Local Government as in the Council Code of Conduct and spelt out for good measure in and auditable under **S421B (1)** of the Local Government Act 1993.
78. The financial extent to which the illegal Charges to Essential / Fire Services impose on us is contained in the Submissions to Council Management plans we have had submitted by Heath Consulting.
79. This Submission refers to all Submissions, prior correspondence and documents concerning this matter held in in Council's Disclosure Log since 2003. including those by Horton Rhodes Solicitors and Heath Consulting made on our behalf to the current Draft Delivery Program 2018-2022 & Operational Plan 2018-2019. We request information regarding our legal rights should our three Submissions be rejected at the Council meeting of Wednesday 20 June 2018.
80. We request that Council reply to this Submission with explanation of the legal basis of the Charges made to Essential / Fire Services within the Water and Sewer Service Availability Charges, as there has never been an attempt to explain this in lawful terms to date. Should Council be unable to satisfactorily do this, we contend and request the following.
81. That, as Council's S501 LGA Annual Availability Charges to Essential / Fire Services are illegal, these Charges must cease.
82. We request the return of all monies illegally Charged to our properties since the introduction of the illegal Charges and retain the recourse available to us regarding the same whether within the time frame allowed where Submission may be rejected or normal legal recourse where fraud is alleged.

*Ray Carter*

233 College Rd

Bathurst

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Phillip Perram  
27/11/2003 05:33 PM

To: bob.roach@bathurst.nsw.gov.au  
cc: Wendy MacDougall

Subject: User Pay Sewerage

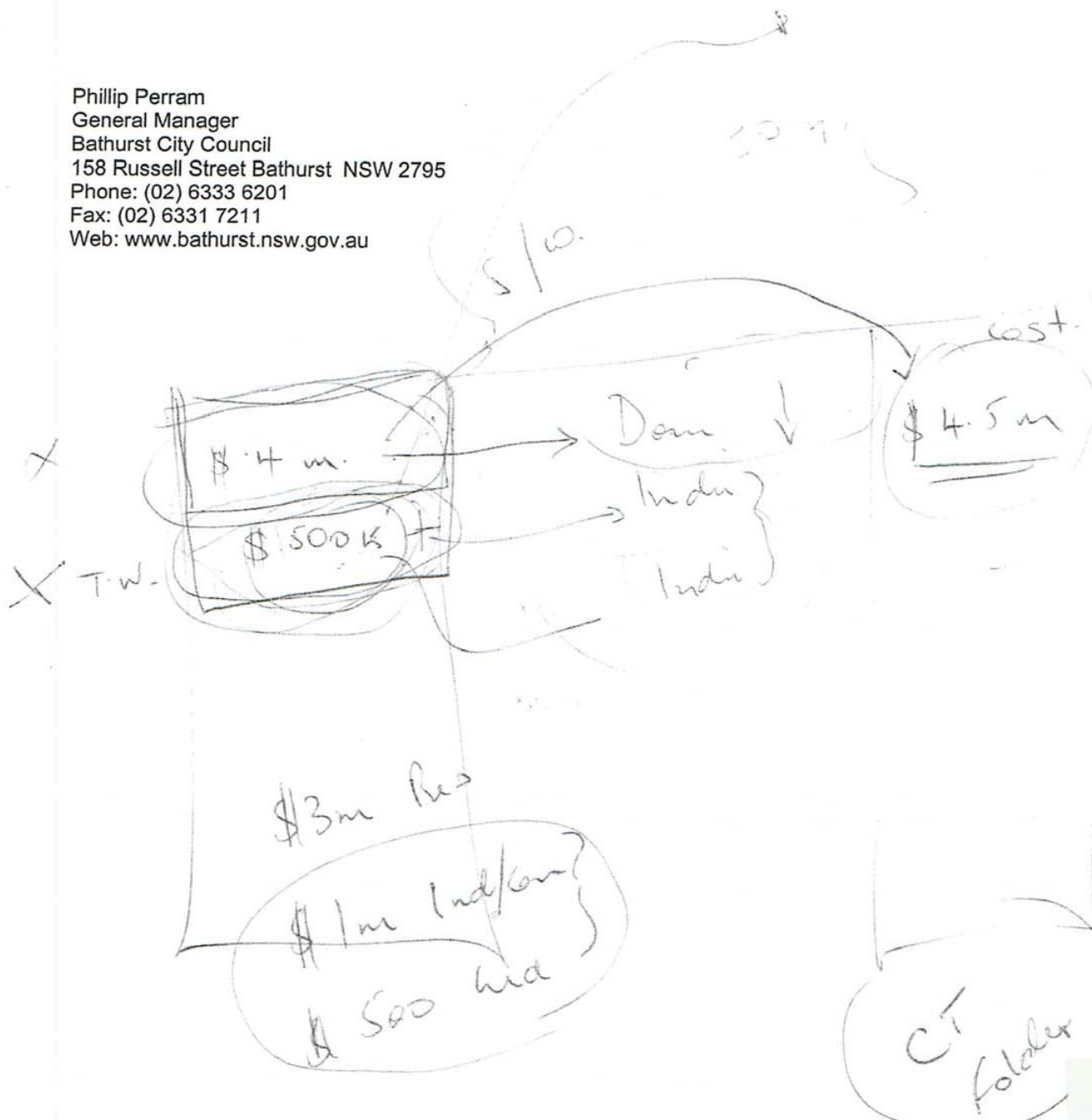
Bob

I am a bit shocked at the suggested cross subsidy level from residential to industry of about \$1 million - has the trade waste component been added in to the revenue equivalent to determine contribution levels and EFTs?

Thanks

Phillip

Phillip Perram  
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Land and Environment Court

New South Wales

Case Name: Prefabricated Buildings Pty Ltd v Bathurst Regional Council

Medium Neutral Citation: [2017] NSWLEC 44

Hearing Date(s): 27 February 2017

Date of Orders: 24 April 2017

Decision Date: 24 April 2017

Jurisdiction: Class 3

Before: Robson J

Decision: See orders at [56]

Catchwords: STATUTORY INTERPRETATION – whether Council can charge for services based on availability of services and actual use of services – Local Government Act 1993 (NSW) s 501 and s 502

Legislation Cited: Interpretation Act 1987 (NSW) s 9(1)  
Land and Environment Court Act 1979 (NSW) s 19(d)  
Local Government Act 1993 (NSW) ss 405, 491, 496, 501, 502, 574(1)

Cases Cited: Adrenaline Pty Ltd v Bathurst Regional Council (2015) 322 ALR 180; [2015] NSWCA 123  
Amalgamated Society of Engineers v Adelaide Steamship Co Ltd (1920) 28 CLR 129  
Australian Securities and Investments Commission (ASIC) v Administrative Appeals Tribunal (2009) 181 FCR 130; [2009] FCAFC 185  
Botany Bay City Council v Minister for Local Government [2016] NSWCA 74; (2016) 214 LGERA 173  
BP Refinery (Westernport) Pty Ltd v Hastings Shire Council (1977) 180 CLR 266

Buyinbin Aboriginal Corporation v Richmond Valley Council [2005] NSWLEC 702; (2005) 143 LGERA 168  
C & J Clark Ltd v Inland Revenue Commissioners [1975] 1 WLR 413  
Cain v New South Wales Land and Housing Corporation (2014) 86 NSWLR 1; [2014] NSWCA 28  
Cooper Brookes (Wollongong) Pty Ltd v The Commissioner of Taxation of the Commonwealth of Australia (1981) 147 CLR 297; [1981] HCA 26  
Deputy Commissioner of Taxation v Ganke [1975] 1 NSWLR 252  
Deputy Federal Commissioner of Taxation v Sheehan (1986) 86 ATC 4718  
Ex parte Gleeson [1907] VLR 368  
Finance Facilities Pty Ltd v Federal Commissioner of Taxation (1971) 127 CLR 106  
Grey v Pearson (1857) 6 HLC 61  
K & S Lake City Freighters Pty Ltd v Gordon & Gotch Ltd (1985) 157 CLR 309; [1985] HCA 48  
Lee v Minister for Immigration and Citizenship (2007) 241 ALR 363; [2007] FCAFC 62  
Marrickville Metro Shopping Centre Pty Ltd v Marrickville Council [2010] NSWCA 145; (2010) 174 LGERA 67  
Meriton Apartments Pty Ltd v Council of the City of Sydney (No 3) (2011) 80 NSWLR 541  
Nash Bros Builders Pty Ltd v Riverina Water County Council [2016] NSWCA 225  
Newcastle City Council v GIO General Ltd (1997) 191 CLR 85; [1997] HCA 53  
Perpetual Executors and Trustees Association of Australia Ltd v Federal Commissioner of Taxation (1948) 77 CLR 1; [1948] HCA 24  
Project Blue Sky Inc v Australian Broadcasting Authority (1998) 194 CLR 355; [1998] HCA 28  
Reseck v Federal Commissioner of Taxation (1975) 133 CLR 45; [1975] HCA 38  
Thompson v Goold & Co [1910] AC 409  
Ward v Williams (1955) 92 CLR 496; [1955] HCA 4  
Western Australian Trustee Executor and Agency Co Ltd v Commissioner of State of Taxation of WA (1980) 147 CLR 119; [1980] HCA 50

Texts Cited: D C Pearce & R S Geddes, Statutory Interpretation in Australia, (8th ed, 2014)

Category: Principal judgment

Parties: Prefabricated Buildings Pty Ltd (Applicant)  
Bathurst Regional Council (Respondent)

Representation: Counsel:  
R White (Applicant)  
P Clay SC with M Seymour (Respondent)

Solicitors:  
Horton Rhodes (Applicant)  
Crennan Legal Pty Ltd (Respondent)

File Number(s): 2016/00259688

## JUDGMENT

- 1 This matter concerns water availability charges and sewerage access charges ('Availability Charges') being levied by the respondent, Bathurst Regional Council ('Council'), against Lot 2 DP 270264, 369 Stewart Street, Mitchell 2795 ('Premises'). The Premises are within the Bathurst Regional Council Local Government Area and are capable of being levied with a charge under the *Local Government Act 1993* (NSW) ('Act'). The Premises are owned by the applicant Prefabricated Buildings Pty Ltd ('Prefabricated'), of which Raymond Carter is the director and authorised officer.
- 2 Prefabricated specifically challenges the validity of the 'Rates and Charges Notice Assessment Number 232909' dated 25 July 2016 ('Notice') issued by Council, and appeals the Notice under s 574(1) of the Act. Prefabricated's position is that Council is only permitted under the Act to charge for actual use of services, and is not permitted to make charges based on availability of services. Prefabricated accordingly seeks orders that:
  - (1) the appeal against the levying of the '100mm Water Availability Charge' in Rates and Charges Notice 1/7/2016-30/6/2017 (Assessment No 232909) is upheld; and
  - (2) the appeal against the levying of the '100mm Sewer Availability Charge' in Rates and Charges Notice 1/7/2016-30/6/2017 (Assessment No 232909) is upheld.



- 3 For the reasons below I am satisfied that the Act permits Council to charge both for actual use of services and based on availability of services, and therefore do not consider that the Availability Charges are unlawful under the Act.

### **Background**

- 4 The facts that form the basis of these proceedings are largely agreed between the parties.
- 5 It is agreed between the parties that the Premises have been capable of being subject to an annual charge levied under the Act by Council since 18 July 2001. Council has levied the Availability Charges against the Premises since 2004, and such charges have been paid by the applicant. The charges are said to be levied under the authority of s 501 of the Act. Council also issues separate water usage charges and sewer usage charges under s 502 of the Act every three months in arrears, which are included in the rate notices.
- 6 The Notice was issued by Council on 25 July 2016 with the following annual charges:
- (1) 100mm Water Availability Charge Non-Res \$4,083.00; and
  - (2) 100mm Sewer Availability Charge Non-Res \$11,293.60.
- 7 At the beginning of each year (I note that a “year” is defined in the Dictionary to the Act as being the period from 1 July to the following 30 June), Council is required under s 405 of the Act (set out below) to prepare a draft operational plan, give public notice of the plan and invite and consider submissions in relation to the plan. Council is also required to adopt an operational plan each year that includes a statement of its revenue policy for that year.
- 8 On 4 May 2016 Council resolved to put the 2016/17 financial planning documents, comprising the draft Bathurst Delivery Plan, Annual Operating Plan and Revenue Policy Plan for 2016/17 on public exhibition. Prefabricated made a submission in respect of the 2016/17 financial planning documents on 3 June 2016, complaining, inter alia, that the charges imposed under s 501 of the Act should be subject to s 502 of the Act. This submission incorporated, by reference an earlier submission made on 4 June 2015, which was made on similar terms.

- 9 On 15 June 2016 Council resolved to adopt the 2016/17 financial planning documents, which included the imposition of the Availability Charges.

### **Legislative framework**

- 10 The jurisdiction of the Court is enlivened by s 19(d) of the *Land and Environment Court Act 1979* (NSW).
- 11 The relevant sections of the Act for the purpose of these proceedings are:

#### **405 Operational plan**

- (1) A council must have a plan (its **operational plan**) that is adopted before the beginning of each year and details the activities to be engaged in by the council during the year as part of the delivery program covering that year.
- (2) An operational plan must include a statement of the council's revenue policy for the year covered by the operational plan. The statement of revenue policy must include the statements and particulars required by the regulations.
- (3) A council must prepare a draft operational plan and give public notice of the draft indicating that submissions may be made to the council at any time during the period (not less than 28 days) that the draft is to be on public exhibition. The council must publicly exhibit the draft operational plan in accordance with the notice.
- (4) During the period of public exhibition, the council must have for inspection at its office (and at such other places as it may determine) a map that shows those parts of its area to which each category and sub-category of the ordinary rate and each special rate included in the draft operational plan applies.
- (5) In deciding on the final operational plan to be adopted, a council must consider any submissions that have been made concerning the draft plan.
- (6) The council must post a copy of its operational plan on the council's website within 28 days after the plan is adopted.

#### **496 Making and levying of annual charges for domestic waste management services**

- (1) A council must make and levy an annual charge for the provision of domestic waste management services for each parcel of rateable land for which the service is available.
- (2) A council may make an annual charge for the provision of a domestic waste management service for a parcel of land that is exempt from rating if:
- (a) the service is available for that land, and
  - (b) the owner of that land requests or agrees to the provision of the service to that land, and
  - (c) the amount of the annual charge is limited to recovering the cost of providing the service to that land.

#### **501 For what services can a council impose an annual charge?**

- (1) A council may make an annual charge for any of the following services provided, or proposed to be provided, on an annual basis by the council:

- water supply services
- sewerage services
- drainage services
- waste management services (other than domestic waste management services)
- any services prescribed by the regulations.

(2) A council may make a single charge for two or more such services.

(3) An annual charge may be levied on each parcel of rateable land for which the service is provided or proposed to be provided.

#### **502 Charges for actual use**

A council may make a charge for a service referred to in section 496 or 501 according to the actual use of the service.

12 Section 9(1) of the *Interpretation Act 1987* (NSW) relevantly provides:

#### **9 Meaning of may and shall**

(1) In any Act or instrument, the word “may”, if used to confer a power, indicates that the power may be exercised or not, at discretion.

...

#### **Applicant’s submissions**

13 In summary, Prefabricated’s position is that Council is only able to charge for water services and sewerage services according to the actual use of the service. Prefabricated submits that Council has no power to make the Availability Charges, which are imposed independently of actual use. Prefabricated relies on the reasoning in *Marrickville Metro Shopping Centre Pty Ltd v Marrickville Council* [2010] NSWCA 145; (2010) 174 LGERA 67 at [201] (per Basten JA) to submit that the Availability Charges in the Notice are ultra vires and unlawful.

14 Prefabricated submits that Council’s Revenue Policy Plan is demonstrative of the fact that the Availability Charges are based on the size of the meter at the Premises, which, Prefabricated argues, ignores the demands and loads placed on the system by the property. Prefabricated relies on the second reading speech of the Minister in relation to Amending Act No 69 of 1997 which amended s 502 to submit that charging in the manner of the Availability Charges is contrary to the Act, the intention of which is to permit Council to make an annual charge for services only in accordance with actual use (I note

that while Prefabricated identified the relevant amending act to be Amending Act No 61 of 1997, it is in fact Amending Act No 69 of 1997).

- 15 Prefabricated further relies on the structure of the Act to submit that charges for services may only be made based on actual use. Prefabricated submits that Chapter 15 of the Act, titled 'How are Council's financed?' sets out the means by which Council may obtain income. Prefabricated further notes the wording of s 491 of the Act, which states that:

A council may, **in accordance with this Chapter**, obtain income from:

- rates
- charges

...

(emphasis added)

- 16 Prefabricated relies on Leeming JA in *Adrenaline Pty Ltd v Bathurst Regional Council* (2015) 322 ALR 180; [2015] NSWCA 123 at [46] to submit that, "the detailed nature of the statutory scheme governing rates and charges identifies that Part 10 of Chapter 15 'exhausts' the universe of rates and charges which may be applied by a council."
- 17 The above characterisation of the Act is supported, according to Prefabricated, by the principles of statutory construction. In essence, Prefabricated submits that Council's power under s 501 of the Act is not unfettered, but is in fact circumscribed by the words of s 502 of the Act. The provisions are, according to Prefabricated, to be read together, and the general power referred to in s 501 of the Act is qualified and limited by s 502. Prefabricated relies on the following statement in *Botany Bay City Council v Minister for Local Government* [2016] NSWCA 74; (2016) 214 LGERA 173 at [37]:

The principles of statutory construction are well settled: "*the task of statutory construction must begin with a consideration of the text [of the legislation]*": *Alcan (NT) Alumina Pty Ltd v Commissioner of Territory Revenue* (2009) 239 CLR 27 at [47]. The meaning of text may require consideration of its context, which includes the general purpose and policy of a provision: *Project Blue Sky Inc v Australian Broadcasting Authority* (1998) 194 CLR 355.

- 18 Prefabricated further relies on Basten JA in *Adrenaline Pty Ltd v Bathurst Regional Council* (2015) 322 ALR 180; [2015] NSWCA 123 at [49] to submit that rates and charges are "compulsory exactions and therefore conventionally

regarded as taxes". Consequently, Prefabricated submits that the onus is on Council to "show that a taxing statute imposes a charge on the person sought to be taxed"; *C & J Clark Ltd v Inland Revenue Commissioners* [1975] 1 WLR 413 at 419 per Scarman LJ. Prefabricated submits that the weight of authority is against reading words into an act, particularly as against a fiscal subject, and that a tax should only be given effect if there is a clear intention to impose the tax; see *BP Refinery (Westernport) Pty Ltd v Hastings Shire Council* (1977) 180 CLR 266 at 280; *Western Australian Trustee Executor and Agency Co Ltd v Commissioner of State of Taxation of WA* (1980) 147 CLR 119 at 126; [1980] HCA 50.

- 19 Prefabricated further submits that the word "may" in s 502 of the Act is not indicative of a discretion on the part of Council. Prefabricated contends that s 9 of the *Interpretation Act 1987* (NSW) (relied upon by Council) applies only where there is a conferral of power, and that s 502 of the Act does not confer a power, but rather limits how the power in s 501 is to be interpreted. Prefabricated further relies on D C Pearce & R S Geddes, *Statutory Interpretation in Australia*, (8th ed, 2014) to submit that the word "may" can, depending on the context, mean "must".
- 20 Prefabricated notes that the judgment of Talbot J in *Buyinbin Aboriginal Corporation v Richmond Valley Council* [2005] NSWLEC 702; (2005) 143 LGERA 168 ('*Buyinbin*') at [9] appears to be contrary to its submission, with his Honour stating in *obiter* that a charge levied under s 502 according to "actual use" was an alternative charge levied under s 501, which is a "fixed charge" imposed irrespective of actual use. Prefabricated however submits that his Honour's statements are not applicable to these proceedings for a number of reasons, including:
- (1) the construction of s 502 did not ultimately arise in that case;
  - (2) the decision is wrong as there is no warrant in s 501 of the Act for distinguishing between a "fixed charge" and a charge for an "intermittent or elective service"; and
  - (3) the paragraph misunderstands the relationship between s 501 and s 502, as s 501 identifies the source of power to make a charge for a service, and s 502 qualifies how that charge is to be exercised.

### Council's submissions

- 21 Council submits that there is no express limitation on its power to make an annual charge under s 501. Further, Council submits that a limitation should not be implied for the following reasons:
- (1) the power is aimed at allowing councils to recover their operating costs, and the requirement that local councils prepare budgetary papers (including notice of any proposed charges) in advance of making charges could not be complied with if services were only able to be charged based on actual use – as the charges would not be known in advance;
  - (2) the language of s 501, stating that a charge may be imposed for services “proposed to be provided”, is not consistent with a charge only for actual use of existing services; and
  - (3) it would be difficult or impossible to measure the actual use of certain services, such as rubbish collection. The imposition of a charge irrespective of actual use therefore gives councils flexibility to adapt the method of charging to the particular service.
- 22 Council disputes Prefabricated’s construction of s 501 and s 502, submitting instead that s 501 is the source of power for the Availability Charges and that s 502 is a separate source of power that allows for usage charges. Council disputes Prefabricated’s construction of the second reading speech to the Amending Act No 69 of 1997 (while noting that a second reading speech should not be given undue weight), submitting that the Minister was actually clarifying that councils may levy charges for actual use in addition to the annual charge which applies under s 501.
- 23 Council also disputes Prefabricated’s characterisation of the word “may” in s 502 of the Act, submitting that Prefabricated’s submission invites the Court to read the word “may” as “must”. Rather, Council relies on s 9(1) of the *Interpretation Act 1987* (NSW) to submit that the word “may” indicate a discretionary power, unless a contrary intention exists in the Act. Council further relies on the statement of Leeming JA in *Cain v New South Wales Land and Housing Corporation* (2014) 86 NSWLR 1; [2014] NSWCA 28 at [45] to support this construction, with his Honour stating:

The construction of s 91(1) of the Residential Tenancies Act 2010 favoured by the primary judge displaces the ordinary meaning of “may”. That ordinary meaning is confirmed by s 9 of the Interpretation Act 1987. Accordingly, it is necessary to discern a contrary intention: s 5(2). In accordance with ordinary

principles of statutory construction, a contrary intention may be discerned from the text or the context (which may include the legislative purpose: see for example *Aussie Vic Plant Hire Pty Ltd v Esanda Finance Corporation Ltd* [2008] HCA 9; (2008) 232 CLR 314 at [19]). There is no simple formula for discerning a contrary intention: *Deputy Commissioner of Taxation v Mutton* (1988) 12 NSWLR 104 at 108 per Mahoney JA.

- 24 Council points to various sections in Part 1 of Chapter 15 of the Act which use the terms “must make” and “may make” – submitting that there is a clear distinction between those powers that are discretionary and those that are not, and that there is no contextual indication to suggest that the word “may” in s 502 means “must”.
- 25 Further, Council submits that Prefabricated’s construction of s 502 leads to absurd results when read in conjunction with s 496 – as for example it would require a council to check every week whether a garbage bin had been emptied by council and how much waste was in each bin. Similarly, Council contends that a council must be entitled to make annual charges for water supply services as this power is complementary to the power under s 608 of the Act to charge for services, and the power to charge fees for services is not limited to the recovery of costs associated with actual use: *Nash Bros Builders Pty Ltd v Riverina Water County Council* [2016] NSWCA 225; *Meriton Apartments Pty Ltd v Council of the City of Sydney (No 3)* (2011) 80 NSWLR 541 at [44].
- 26 Finally, Council relies on *Bunybin* which Council submits is consistent with the fact that s 501(1) is a power to charge for services provided on an annual basis irrespective of use.

### **Relevant principles of statutory construction**

- 27 The issue of whether s 502 of the Act limits s 501 of the Act is ultimately a question of statutory construction. As with any exercise of statutory interpretation, the Court is to adopt the ordinary and natural meaning of the language used in the act: *Amalgamated Society of Engineers v Adelaide Steamship Co Ltd* (1920) 28 CLR 129 at 161-2; *Project Blue Sky Inc v Australian Broadcasting Authority* (1998) 194 CLR 355; [1998] HCA 28. This rule is of course qualified by the principle established in *Grey v Pearson* (1857) 6 HLC 61 at 106, that:

...the grammatical and ordinary sense of the word is to be adhered to, unless that would lead to some absurdity, or some repugnance or inconsistency with the rest of the instrument, in which case the grammatical and ordinary sense of the words may be modified, so as to avoid that absurdity and inconsistency, but no farther.

- 28 Further, provisions are to be construed in the context of the Act as a whole rather than in isolation; see *Cooper Brookes (Wollongong) Pty Ltd v The Commissioner of Taxation of the Commonwealth of Australia* (1981) 147 CLR 297; [1981] HCA 26 at 304; *K & S Lake City Freighters Pty Ltd v Gordon & Gotch Ltd* (1985) 157 CLR 309; [1985] HCA 48 at 315. The contextual approach to statutory construction means that in some circumstances the scope of a section may be limited by another section in the act, so as to give each section a purpose; see *Lee v Minister for Immigration and Citizenship* (2007) 241 ALR 363; [2007] FCAFC 62 at [39].
- 29 It is important to note that where an act contains two inconsistent provisions, the general provision is to give way to the specific provision; see e.g. *Perpetual Executors and Trustees Association of Australia Ltd v Federal Commissioner of Taxation* (1948) 77 CLR 1 at 29; [1948] HCA 24. However, this only applies where the ‘contrariety is manifest’ as between the provisions; *Reseck v Federal Commissioner of Taxation* (1975) 133 CLR 45 at 53; [1975] HCA 38. Importantly, this rule does not apply where the specific provision adds additional powers to those contained in the general provision: *Australian Securities and Investments Commission (ASIC) v Administrative Appeals Tribunal* (2009) 181 FCR 130; [2009] FCAFC 185 at [78].

## Issues

- 30 Prefabricated raised four discrete arguments to support its contention that s 502 of the Act fetters s 501 and that charges for the services listed in s 496 and s 501 may be made only according to actual use of those services. They are:
- (1) the word “may” in s 502 is to be read as “must”;
  - (2) the structure of the Act and the rating regime as a whole do not provide for the Availability Charges;
  - (3) the charges currently being levied by Council are taxes, and there is a statutory presumption against provisions imposing a tax in the absence of a clear legislative intention to do so; and



- (4) there was a legislative intention that charges only be levied according to actual use of services, as indicated by the Minister's second reading speech to Amending Act No 69 of 1997.

31 I deal with each in turn.

*Whether the word "may" in s 502 of the Act should be read as "must"*

32 Prefabricated submits that the word "may" in s 502 should be read as "must". I do not accept this submission. There is a prima facie presumption that the word "may" confers a discretion, with the party seeking to overturn this presumption bearing an onus to demonstrate that the legislative intention was otherwise: *Ward v Williams* (1955) 92 CLR 496 at 505–6; [1955] HCA 4; *Ex parte Gleeson* [1907] VLR 368 at 373. This is supported by s 9(1) of the *Interpretation Act 1987* (NSW) (extracted above).

33 Prefabricated relies on *Finance Facilities Pty Ltd v Federal Commissioner of Taxation* (1971) 127 CLR 106 at 134-5 (*'Finance Facilities'*) to support its submission. That decision concerned a provision in the *Income Tax Assessment Act 1936* (Cth) which stated that the Commissioner "may allow" a taxation rebate to be granted to a private company if satisfied that the shareholder would not pay a dividend to another private company within a certain period. The Court found that, once the Commissioner was satisfied on the facts, he or she must then allow the rebate. The circumstances of that case therefore differ from those in the present proceedings, as, as noted by Windeyer J at 134, the Commissioner's decision was circumscribed by certain conditions precedent. I further note that Owen J (who also found that "may allow" should be read as "must allow") noted at 138 that the words "may allow" could not confer a further discretion on the decision-maker once he or she was satisfied on the facts that the rebate was reasonably allowable. The context of the relevant section therefore was crucial to the decision in that case, as by circumscribing the criteria by which the Commissioner's decision was to be made, the Act did not allow for a further exercise of discretion.

34 There is no such circumscription of Council's prima facie discretion in s 502 of the Act, and the facts of the present proceedings are therefore distinguishable from those in *Finance Facilities*.

- 35 I note also that *Finance Facilities* was decided prior to the introduction of the *Interpretation Act 1987* (NSW). Prefabricated submits that s 9(1) of the *Interpretation Act 1987* (NSW) does not apply to s 502 of the Act as s 502 does not confer a power, but rather stipulates how the power conferred in s 501 of the Act is to be exercised. The issue in this submission is essentially whether or not s 501 and s 502 are two distinct powers, which I deal with below.

*Whether the Act confines charges to ‘actual use’ charges*

- 36 Prefabricated submits that the structure and provisions contained in Chapter 15 and the overall circumstance of the rating regime do not provide for the Availability Charges. I am not satisfied that what Prefabricated describes as the “highly detailed and prescriptive nature” of Chapter 15 precludes Council from levying charges other than in accordance with actual use of services. The fact that the Act does not specify alternative means of charging for services is not necessarily determinative of an intention to allow charging based solely on actual use. Essentially, Prefabricated’s submission implies words into s 502, suggesting that the section be read as “a council *must* make a charge for a service referred to in section 496 or 501 according *solely* to the actual use of the service”.
- 37 It is a well-established principle that words should not be implied into an act, as stated by Lord Mersey in *Thompson v Gould & Co* [1910] AC 409 at 420:

It is a strong thing to read into an Act of Parliament words which are not there, and in the absence of clear necessity it is a wrong thing to do.

- 38 There is no apparent necessity to confine the Act by implying that charges for the services listed in s 496 and s 502 may be made solely in accordance with actual use of those services. The present proceedings can be distinguished from those cases where such a necessity has been found, e.g. where a provision requires certain acts to take place without specifying the time period; see e.g. *Deputy Commissioner of Taxation v Ganke* [1975] 1 NSWLR 252.
- 39 Apart from the absence of a necessity, it would appear that reading these words into the section would also be contrary to the legislative purpose of the section (see *Newcastle City Council v GIO General Ltd* (1997) 191 CLR 85 at 113-16; [1997] HCA 53), which I consider below at [43]-[46]. It is not apparent

from the Act that actual use charges are the only means of charging for the services set out in s 496 and s 501 and I am not convinced that the Court should draw such an inference.

*Whether the statutory presumption against a provision imposing a tax applies to s 501 and s 502*

40 Prefabricated submits that s 501 and s 502 are taxing provisions, and that there is a statutory presumption against a provision imposing a tax in the absence of a clear legislative intention to do so. I note first that this principle does not displace ordinary principles of statutory construction, as noted in *Cooper Brookes (Wollongong) Pty Ltd v The Commissioner of Taxation of the Commonwealth of Australia* (1981) 147 CLR 297 at 323; [1981] HCA 26:

The fact that an Act is a taxing statute does not make it immune to the general principles governing the interpretation of statutes. The courts are as much concerned in the interpretation of revenue statutes as in the case of other statutes to ascertain the legislative intention from the terms of the instrument viewed as a whole.

41 Further, I note the comment of Tadgell J in *Deputy Federal Commissioner of Taxation v Sheehan* (1986) 86 ATC 4718 at 4728 that:

If, therefore, there are two constructions of which a taxing Act is capable, one of which would facilitate the evident object of the legislature and the other of which would plainly thwart it, one is not justified in preferring the latter merely because it would be more favourable to the subject.

42 Having considered Prefabricated's submission in light of these authorities, while I accept that the Court should exercise caution in construing a statute in a way that imposes a tax, for the reasons set out below I find that the Act evinces a clear legislative intention that Council may make the Availability Charges as well as charges in accordance with actual use of services.

*Whether there was a legislative intention that charges be levied for services set out in s 496 and s 501 solely in accordance with actual use*

43 Prefabricated submits that the second reading speech to the Amending Act No 69 of 1997, which amended s 502, is instructive in demonstrating a legislative intention that services listed in s 496 and s 501 are only able to be charged according to actual use.

44 Before amendment, s 502 read:

**Charges for actual use provided by the council**

A council may make a charge for the actual use of a service provided by a council.

- 45 Importantly, the Act entitles Council to make an annual charge in respect of other services (e.g. stormwater management services (s 496A) and coastal protection services (s 496B)). Accordingly, by inserting the words “for the services referred to in section 496 or 501”, the intention behind the amendment appears to have been to clarify and confine the services which were amenable to having their use measured and for which therefore Council could charge for actual use. This interpretation is supported by the Minister’s second reading speech to the Amending Act, which provides:

...it is clarified that the ability of a council to charge for the actual use of a service is *directed at the same services to which annual charges apply*. Further, the charge is applicable only where there is a measurable, “actual use” of the service. (emphasis added)

- 46 Rather than assisting Prefabricated, I find that the Minister’s second reading speech serves to further highlight the fact that for certain services Council is able to levy both an annual charge and a charge based on actual usage of services. The Minister makes clear that the actual usage charge is directed at the same services to which annual charges apply, with the use of the present tense indicating that the annual charges continue to apply in respect of those services. If Prefabricated’s construction of s 502 were to be applied to the pre-amendment version, it would require all services to be charged based on actual use, which, practically would not have been possible.
- 47 This purposive reading of s 502 therefore demonstrates a clear intention for actual usage charges to apply in addition to annual charges.

### **Further consideration**

*Whether s 502 fetters the exercise of the power in s 501 of the Act*

- 48 Though I have effectively dismissed the various arguments that Prefabricated has raised in support of its submission that s 501 is fettered by s 502 of the Act, it is nevertheless useful to consider the question by applying general principles of statutory construction.
- 49 There are two constructions available on a literal reading of the section. First, that Council may *make a charge referred to in s 496 or s 501 according to actual use* of the service, and second, that, *for the services listed in s 496 or s*

501, Council may make a charge according to actual use of the service. The first interpretation goes towards the actual charge enabled by s 496 and s 501, whereas the second interpretation goes to the services listed in s 496 and s 501. If the first interpretation is adopted, Council may only charge according to actual use of those specific services. If the second interpretation is adopted, Council may charge for actual use of specific services, and may levy an additional annual charge in respect of those same services.

50 For the reasons stated below, I find that the second construction is to be preferred and that the reference in s 502 to s 496 and s 501 is to the *services* listed in those sections, rather than to the *specific charge* enabled under those sections.

51 Considering the Act as a whole, the Act clearly envisages two separate charges for certain services. I make this finding by reference to:

- (1) section 510 of the Act, which prescribes a maximum annual charge for domestic waste services. As a practical matter, Council would not be able to ensure compliance with this section if the 'annual charge' was to be levied by reference to actual use – as Council would not be able to predict how much waste each household would dispose of in the coming year;
- (2) section 539 of the Act, which sets out the criteria relevant to determining the amount of a charge, with subs (2) providing that the amount of a charge need not be limited to recovering the cost of providing the service for which the charge is made. The section therefore contemplates Council being able to make charges not based on usage.
- (3) section 540 of the Act, which provides that a charge may be expressed as a single amount, a rate per unit or a combination of the two. The note to the section (although not determinative) provides an example of a form of charge, stating that the amount of a charge for a water supply service can be a fixed amount or a rate per kilolitre or a combination. This section clearly contemplates a charge for services otherwise than in proportion to the usage of the service, indicating that services may be charged for other than in accordance with actual use.
- (4) section 513 of the Act, which provides for a council to request the Valuer-General to provide estimates of increases and decreases in value for purposes of notional rate income. The note to this section (again, though not determinative), is a table of the types of rates and charges available to a council, and in column four, sets out how these rates and charges are to be structured. Importantly, s 501 and s 502 of the Act are listed as distinct 'types' of charges, rather than s 502 being listed in the 'Structure' column as a means by which a charge under s

501 can be made. Further, conceptually, the table demonstrates a further distinction between the powers in that s 501 is to be levied against each parcel of rateable land for which the service is provided, whereas s 502 is levied against the user of the particular service. While this table is not of itself determinative of the fact that s 501 and s 502 are two distinct powers by which the Council may charge for services, it is indicative of a legislative intention as such.

*Whether the Availability Charges are available under the Act*

- 52 Having found that Council is entitled to make both an actual use charge and an annual charge, the question still remains as to whether Council is entitled to charge specifically in the manner envisaged by the Availability Charges.
- 53 Prefabricated submits that the Availability Charges are not available under the Act as such charges are based on the size of the meter at the Premises and ignore the demands placed on the system by the property. The only argument advanced to support the invalidity of the Availability Charges was therefore premised on the basis that Council is required to consider the demands placed on the system in making charges for services listed in s 496 and s 501, which is quickly disposed of given my finding that Council is not required to charge for such services only by reference to usage.
- 54 The Act does not specify exactly what methodology should be used to levy annual charges. However, in the absence of any evidence as to why the Availability Charges may be invalid, it is not for the Court to confine that methodology in these proceedings.

**Conclusion**

- 55 In the circumstances, I am not satisfied that the Act requires Council to charge for services based only on actual use of those services. On a literal, purposive, and contextual reading of the Act, it appears clear that Council is entitled to charge for services based on both actual use and availability of those services. I am therefore not satisfied that the Accessibility Charges have been unlawfully levied under the Act.

**Orders**

- 56 The Court orders:
- (1) Application dismissed.

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## Objectives from the Draft Bathurst 2040 Community Strategic Plan

### OBJECTIVE 1: A smart and vibrant economy

- 1.1 Support local business and industry
- 1.2 Grow local employment, investment and attract new businesses by nurturing and supporting entrepreneurs, partnerships and local skills development
- 1.3 Develop Bathurst as a Smart City
- 1.4 Support agriculture and local manufacturing and food production as significant contributors to the region's economy
- 1.5 Support Mount Panorama as a premier motor sport and event precinct
- 1.6 Promote our City and Villages as a tourist destination

### OBJECTIVE 2: Environmental stewards

- 2.1 Protect and improve natural areas and ecosystems, the Macquarie River and other waterways
- 2.2 Protect the City's water supply
- 2.3 Minimise the City's environmental footprint, live more sustainably and use resources more wisely
- 2.4 Protect and improve the region's biodiversity
- 2.5 Increase resilience to natural hazards and climate change
- 2.6 Protect and improve the region's landscapes, views, vistas and open space

### OBJECTIVE 3: Enabling sustainable growth

- 3.1 Facilitate development in the region that considers the current and future needs of our community
- 3.2 Provide safe and efficient road and pathway networks to improve accessibility
- 3.3 Ensure services, facilities and infrastructure meet the changing needs of our region
- 3.4 Provide parking to meet the needs of the City
- 3.5 Work with partners to improve public transport, and passenger and freight transport connections to and from the region
- 3.6 Respect and protect the region's Aboriginal heritage assets
- 3.7 Protect, respect and value the region's heritage assets and character
- 3.8 Assess and regulate development activity to promote good design in the built environment

### OBJECTIVE 4: Community health, safety and spirit

- 4.1 Provide opportunities for our community to be healthy and active
- 4.2 Help make the Bathurst CBD, neighbourhoods and the region's villages attractive and full of life
- 4.3 Help build resilient, inclusive communities
- 4.4 Enhance the cultural vitality of the region
- 4.5 Make our public places safe and welcoming

### OBJECTIVE 5: Community leadership

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

- 5.2 Work with our partners and neighbouring councils to share skills, knowledge and resources and find ways to deliver services more efficiently
- 5.3 Advocate for our community
- 5.4 Meet legislative and compliance requirements
- 5.5 Be open and fair in our decisions and our dealings with people
- 5.6 Manage our money and our assets to be sustainable now and into the future
- 5.7 Invest in our people
- 5.8 Implement opportunities for organisational improvement



## **Objectives from the Adopted Bathurst 2040 Community Strategic Plan**

### OBJECTIVE 1: Our sense of place and identity

- Strategy 1.1 Respect, protect and promote the region's Aboriginal heritage assets
- Strategy 1.2 Protect, enhance and promote the region's European heritage assets and character
- Strategy 1.3 Enhance the cultural vitality of the region
- Strategy 1.4 Protect and improve the region's landscapes, views, vistas and open space
- Strategy 1.5 Promote good design in the built environment

### OBJECTIVE 2: A smart and vibrant economy

- Strategy 2.1 Support local business and industry
- Strategy 2.2 Grow local employment, investment and attract new businesses by nurturing and supporting entrepreneurs, partnerships and local skill development
- Strategy 2.3 Develop Bathurst as a Smart City
- Strategy 2.4 Support agriculture, local manufacturing, food production and education as significant contributors to the region's 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

### OBJECTIVE 3: Environmental stewardship

- Strategy 3.1 Protect and improve our natural areas and ecosystems, including the Macquarie River and other waterways
- 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
- Strategy 3.4 Protect and improve the region's biodiversity
- Strategy 3.5 Increase resilience to natural hazards and climate change

### OBJECTIVE 4: Enabling sustainable growth

- Strategy 4.1 Facilitate development in the region that considers the current and future needs of our community
- Strategy 4.2 Provide safe and efficient road, cycleway and pathway networks to improve accessibility
- Strategy 4.3 Ensure services, facilities and infrastructure meet the changing needs of our region
- Strategy 4.4 Provide parking to meet the needs of the City
- Strategy 4.5 Work with partners to improve public transport, and passenger and freight transport connections to and from the region
- Strategy 4.6 Plan for, assess and regulate development activity

### OBJECTIVE 5: Community health, safety and well being

- Strategy 5.1 Provide opportunities for our community to be healthy and active
- 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
- Strategy 5.4 Make our public places safe and welcoming
- Strategy 5.5 Plan and respond to demographic changes in the community

### OBJECTIVE 6: Community leadership and collaboration

- Strategy 6.1 Communicate and engage with the community, government and business groups on important matters affecting the Bathurst Region
- 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 6.5 Be open and fair in our decisions and our dealings with people

Strategy 6.6 Manage our money and our assets to be sustainable now and into the future

Strategy 6.7 Invest in our people

Strategy 6.8 Implement opportunities for organisational improvement

## Links to Draft & Adopted Bathurst 2040 Objectives

### 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	Adopted	Deliverable Actions over the next 4 years	Operational Plan – this year's Projects / Tasks	Tracking our Progress	Responsible Officer
3.1 3.2 4.1	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.  Monitor condition of footpaths.	600 lineal metres of footpath and or cycleway completed.  100% of urban footpath inspected	Manager Bathurst Works  Manager Bathurst Works
3.1 3.5	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.  Renewal of gravel road surface throughout the network.  Undertake maintenance program in accordance with allocated budget.	Reconstruction and resealing works as per Council's 2018/2019 capital works and routine maintenance programs.  Completion of 2018/2019 Roads to Recovery Program.  Completion of 2018/2019 Unsealed Roads Gravel Resheeting program.  Greater than 90% of the urban road network remains at condition index 3 or above.	Manager Bathurst Works  Manager Bathurst Works  Manager Bathurst Works
3.1 3.3	4.1 4.3	Protection of urban areas on the Bathurst Floodplain	Completion of flood mitigation works as outlined in the Bathurst Flood Management Plan.	Commence construction of Perthville Levee.	Manager Technical Services

#### Mount Panorama

Bathurst 2040 Objective reference	Adopted	Deliverable Actions over the next 4 years	Operational Plan – this year's Projects / Tasks	Tracking our Progress	Responsible Officer
5.4 5.5 5.8	6.4 6.5 6.8 2.5	Increase profile of Mount Panorama as the premier motor racing venue in Australia.	Development of Legends Lane  Development of the second circuit.	Project constructed.  Design and approval obtained.	Director Engineering Services  Director Engineering Services

## Water, Sewer and Waste

Bathurst 2040 Objective reference	Adopted	Deliverable Actions over the next 4 years	Operational Plan – this year's Projects / Tasks	Tracking our Progress	Responsible Officer				
2.2	3.2	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				
2.3	3.3		Maintain and upgrade existing water and sewer infrastructure to meet the needs of all stakeholders into the future.	Operate, maintain, repair and upgrade water distribution system.	Customer complaints regarding flow and pressure are kept below 52 p.a.	Manager Water and Waste			
2.5	3.5								
3.3	4.3								
5.2	6.2								
5.6	6.6								
							Respond effectively to discoloured water complaints within four hours	Respond to 90% of complaints within 4 hours.	Manager Water and Waste
							Review, update and adhere to Drinking Water Management System (DWMS).	Australian Drinking Water Guidelines & DWMS compliance, reviewed weekly.	Manager Water and Waste
							Kelso Water Infrastructure Project	Project is constructed and commissioned	Manager Water and Waste
							Eglinton Village expansion – provision of trunk water mains and sewer mains for new subdivisions	Project is constructed and completed	Manager Water and Waste
							Review and update existing Best Practice Guidelines plans as required.	Best Practice Guidelines compliance reported quarterly.	Manager Water and Waste
							Continue implementation of Trade Waste Policy.	Maintain approvals at over 90% of active businesses	Manager Water and Waste
							Monitor and action developments from State Government in regards to changes in the Best Practice Guidelines	Review Guidelines monthly, then action as required.	Manager Water and Waste
		Prepare plans and estimates for works highlighted in the computer models of the water network and the sewer network.					Review all outcomes and opportunities from the water and sewer model reports to feed into the Management Plan.	Manager Water and Waste	
		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					
		Work with CENTROC on Water Utilities Alliance goals	Goals delivered.	Manager Water and Waste					
		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					

Bathurst 2040 Objective reference	Adopted	Deliverable Actions over the next 4 years	Operational Plan – this year's Projects / Tasks	Tracking our Progress	Responsible Officer
			Continue program of sewer main CCTV inspection, and lining if warranted	5,000 m inspected	Manager Water and Waste
			Identify, plan and undertake water and sewer construction works.	Complete 2018/2019 capital works program	Manager Water and Waste
2.3 2.6 3.3 5.2 5.6	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 in 2018/2019	Manager Water and Waste
			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.	Manager Water and Waste
1.2 2.3 5.1 5.2 5.6	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.	Projects delivered.	Manager Water and Waste
			Council to continue education and promotion of appropriate WasteWise behaviours with regard to green waste and recycling.	Promote recycling to maximise diversion from landfill. Combined diversion target is 5,000 tonnes.	Manager Water and Waste
			Identify, assess and implement appropriate diversion opportunities.	Opportunities considered and reported quarterly.	Manager Water and Waste

## Recreation

Bathurst 2040 Objective reference	Adopted	Deliverable Actions over the next 4 years	Operational Plan – this year's Projects / Tasks	Tracking our Progress	Responsible Officer
2.6 4.1 4.5	1.4 5.1 5.4	Plan for increasing population and aging population in the provision of suitable recreational projects	Construct additional facilities as determined through community consultation.	Construction of 2 x additional rugby league fields between Ashwood Park and Jack Arrow Complex.	Manager Technical Services
				Amenities / club room complex installed at the Bathurst Bike Park Precinct.	Manager Technical Services
			Update sporting venues, including associated infrastructure.	Restoration of Cricket Wicket Table Morse Park No.1.	Manager Recreation
				Replacement synthetic surface to Bathurst Sports-ground cricket nets with works to be completed by end March 2019	Manager Recreation
2.6 4.1 4.5	1.4 5.1 5.4	Continue construction of new playgrounds in expanding residential areas and upgrade existing	Plan for the construction of new playgrounds in expanding residential areas.	Install new playground at Coates Drive Open Space Park	Manager Recreation
				Installation of shade sail over Trunkey Ck Playground.	Manager Recreation
2.6 4.1 4.5	1.4 5.1 5.4	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.	Manager Recreation
2.6 4.1 4.5	1.4 5.1 5.4	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	Develop 2018/19 spraying program by December 2018 & complete by April 2019.	Manager Recreation
				Arrange for 11 Tree Planting and volunteer engagement activities.	Manager Recreation
				Apply for grants to assist completion of VMP program.	Manager Recreation
				Undertake maintenance of previously completed vegetation projects.	Manager Recreation
				Revegetation of College Road Open Space Reserve, with 500 trees	Manager Recreation

Bathurst 2040 Objective reference	Adopted	Deliverable Actions over the next 4 years	Operational Plan – this year's Projects / Tasks	Tracking our Progress	Responsible Officer
				to be planted.	

## Corporate Services & Finance

Looking after its staff and ensuring open and transparent government is the main priority at Bathurst Regional Council. Council employs approximately 370 staff in 20 locations and attracting and keeping good people is our priority. For the fourth year in succession, in the annual Employee Opinion Survey, Council rated above the Australian Local Government Industry Standard for employee satisfaction.

### Human resources

Bathurst 2040 Objective reference	Adopted	Deliverable Actions over the next 4 years	Operational Plan – this year's Projects / Tasks	Tracking our Progress	Responsible Officer
5.2	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 Centroc and Evocities councils to identify opportunities for efficiencies.	Review minimum 2 HR functions and outline how efficiencies will be made.	Manager Human Resources
5.4	1.1 5.3 6.4 6.7	Ensure all staff complete induction training, ongoing compliance updates and professional development.	Continuation of staff induction program. E-learning platform is monitored to ensure all staff are enrolled and have completed required compliance training.	100% of new staff complete induction. 80% of staff maintain current competency for compliance training modules.	Manager Human Resources
5.7	6.2 6.7 6.8	Provide a range of education and training opportunities for Council's workforce.	Promote the Learning and Development Policy to encourage upskilling of Council's workforce.	20% increase of staff participating in staff education assistance scheme.	Manager Human Resources
5.8	6.7 6.8	Develop and implement programs and initiatives to foster a strong leadership culture.	Undertake staff consultation and develop corporate values to align with Council's vision.	Consultation completed and corporate values established.	Manager Human Resources

### Governance

Bathurst 2040 Objective reference	Adopted	Deliverable Actions over the next 4 years	Operational Plan – this year's Projects / Tasks	Tracking our Progress	Responsible Officer
5.4, 5.5 5.8	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
5.4	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
			Action requests for information under GIPA Act.	Information requests (formal and informal) actioned in accordance with statutory guidelines.	Manager Corporate Governance
5.4	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

### Information Technology

Bathurst 2040 Objective reference	Adopted	Deliverable Actions over the next 4 years	Operational Plan – this year's Projects / Tasks	Tracking our Progress	Responsible Officer
1.3 1.5 5.8	2.3 2.5 6.8	Improve long-term viability and availability of electronic data for both the current and long term.	Develop Information Services strategic plan.	Plan Completed	Manager Information Services
			Review and renew Information Services Business Recovery Plan (ISBRP).	Plan developed and tested	Manager Information Services
			Renewal of Council's fleet of Desktop and Notebook computers.	Desktop renewal completed.	Manager Information Services
1.3 1.6, 1.2, 4.2	2.2, 2.3, 2.6, 5.2	Support the Smart Cities project.	Deliver CBD WiFi for the Bathurst Community.	CBD WiFi installed, tested and live.	Manager Information Services



## Finance

Bathurst 2040 Objective reference	Adopted	Deliverable Actions over the next 4 years	Operational Plan – this year's Projects / Tasks	Tracking our Progress	Responsible Officer
5.6	6.1 6.6	Ensure Council's long term financial sustainability.	Review need for special variation in rate income.	Long Term Financial Plan complete and adopted by Council.  Special Rate Variation considered by Council.	Manager Financial Services
			Improve Council's cash flows.	Rates and Charges Outstanding Ratio less than 10%.	Manager Financial Services
			Ensure Council's level of debt is manageable.	Debt service ratio less than 10%.	Manager Financial Services
			Maximise invested funds within prudential guidelines.	Outperform monthly 90 day bank bill swap rate.	Manager Financial Services

## Corporate Communications

Bathurst 2040 Objective reference	Adopted	Deliverable Actions over the next 4 years	Operational Plan – this year's Projects / Tasks	Tracking our Progress	Responsible Officer
5.1	6.1	Communicate and engage with the community	Bathurst Regional Council Community Survey.	Overall satisfaction rating > 70%	Manager Corporate Communications
			Ensure community consultation occurs	All consultation projects included on the "Your Say" platform Followers on social media > 5,000 BRC Website visits > 40,000	Manager Corporate Communications

## Property

Bathurst 2040 Objective reference	Adopted	Deliverable Actions over the next 4 years	Operational Plan – this year's Projects / Tasks	Tracking our Progress	Responsible Officer
5.4 5.5 5.8	1.5 6.4 6.5 6.8	Manage development of new residential land releases to ensure appropriate level of supply.	Complete development of residential land in accordance with Council plans.	Provision of land stocks for residential needs.	Property Manager
5.4	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

## 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	Adopted	Deliverable Actions over the next 4 years	Operational Plan – this year's Projects / Tasks	Tracking our Progress	Responsible Officer
4.1 4.2 4.3 4.5	5.1 5.2 5.3 5.4	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 Community Safety Committee.	4 meetings with administration support provided to 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
5.3	6.3		Implementation of the strategies and actions identified in the Disability Inclusion Action Plan (DIAP) that address each of the four focus areas of the plan 2017-2021.	Undertake annual review and evaluation of actions.  Ensure continuing public awareness raising and promotion of DIAP.	Manager Community Services
4.1 4.3 4.4 4.5 5.2 5.3	5.1 5.3 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.  3 Kelso Community Hub update reports to Council.	Manager Community Services
			Encourage and facilitate the use of the Kelso Community Hub by outside service providers to meet the needs of the community.	10% increase on 2017/2018 utilisation by external services providing target services and programs.	Manager Community Services
			Develop and provide programs and activities that meet the identified needs of the community.	20 children per day accessing the breakfast program  5% increase of young people accessing afterschool programs per session  5% increase of young people accessing holiday activities.  4 Community celebrations per year.	Manager Community Services

Bathurst 2040 Objective reference	Adopted	Deliverable Actions over the next 4 years	Operational Plan – this year's Projects / Tasks	Tracking our Progress	Responsible Officer
4.1 4.3 4.4 5.2 5.3 5.7	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.	Providing support for the Bathurst Regional Youth Council and their related activities, programs and events	Facilitation of 6 Bathurst Regional Youth Council meetings, including attendance numbers.  Undertaking of 2 youth initiatives, activities, programs and events including attendance numbers.	Manager Community Services
4.1 4.2 4.3 4.5  5.3 5.4 5.7	5.1 5.2 5.3 5.4  6.3 6.4 6.7	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. 2. Education and Care Services National Regulations and Law 3. The Early Years Learning Framework	50% of policies reviewed.  Continue to develop and review Service Quality Improvement Plans (QIP).  7 National Quality areas to be reviewed.	Manager Community Services
		The provision of Council's Children Services, setting a benchmark for education and care in the Bathurst LGA	Ongoing review of service delivery for future growth of occupancy rates of all services	Facilitate 2 surveys across services for review of service delivery  1 Children's Services update report to Council	Manager Community Services
		Promotion of Children's Services.	Promotional mechanisms developed and implemented for each child care service.	Undertake 3 promotional strategies through a range of digital platforms.  Undertake 3 community consultation activities to promote service  5% increase of new cliental through website	Manager Community Services
		Provision of appropriate resources and learning environments that reflect the National Quality Standards.	Resources obtained to reflect the requirements of the National Quality Standards	75% of resources obtained to reflect requirements of the National Quality Standards	Manager Community Services

## Bathurst Library

Bathurst 2040 Objective reference	Adopted	Deliverable Actions over the next 4 years	Operational Plan – this year's Projects / Tasks	Tracking our Progress	Responsible Officer
3.3	4.3	Develop a strategic approach to planning the next-practice library	Develop a library strategic plan	Library strategic plan is completed.	Manager Library Services
4.3	5.3	Maintain and improve community participation in the Library Services	Maintain and improve membership base	Membership is 25% or more of total population	Manager Library Services
			Maintain and improve visitations	Visitations are 140,000 or more	Manager Library Services
			Maintain and improve program and event delivery	Deliver 12 or more programs / events per month	Manager Library Services
			Maintain and improve attendance at programs and events	580 attendees or more to programs / events per month	Manager Library Services
4.3	5.3	Maintain and improve access to information and life-long learning	Maintain and increase circulation of library material	Print loans at least 23,000 per month	Manager Library Services
				Electronic loans at least 400 per month	
5.1	6.1	Communicate and engage with the community	Growth in followers on the library social media platforms	> 1,750 Facebook followers > 800 Twitter followers	Manager Library Services

## Bathurst Regional Art Gallery

Bathurst 2040 Objective reference	Adopted	Deliverable Actions over the next 4 years	Operational Plan this year's Projects / Tasks	Tracking our Progress	Responsible Officer
4.4	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.	Develop community access and inclusion to the Gallery's exhibition program through the development education, outreach and public programs.	Staging of six (6) education / public programs in conjunction with BRAG exhibitions.  At least 1,200 students from school and 15 community groups or organisations accessing BRAG education / outreach / public programs including the Art in a Suitcase program.	Art Gallery Director
			Provide opportunities for the professional development of regionally based artists through exhibition.	Staging of two (2) survey exhibitions with at least 3,200 attendees.  Production of two (2) exhibition catalogues.	Art Gallery Director
			Develop community access to the permanent collection through exhibition, research, loans and touring exhibitions on an as needs basis.	Staging of two (2) permanent collection exhibitions including the development of one (1) touring exhibition curated from the permanent collection with at least 3,200 attendees.  At least 5 works loaned to other galleries, and visitation of more than 2,500 per venue.	Art Gallery Director
4.2.	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.	Develop community understanding of the achievements of the Hill End Artists in Residency Program through exhibition and international participation.	Staging of three (3) Hill End Artists in Residency exhibitions with at least 3,200 attendees.  Two (2) international residencies.	Art Gallery Director
			Broaden access and inclusion to the Gallery's exhibition program through the development of a program of off-site and/or satellite programs.	Development of two (2) off-site programs / events.  At least 1,000 participants per program / event.	Art Gallery Director

## Bathurst Memorial Entertainment Centre

Bathurst 2040 Objective reference	Adopted	Deliverable Actions over the next 4 years	Operational Plan – this year's Projects / Tasks	Tracking our Progress	Responsible Officer
3.1 3.7 4.3 5.2	4.1 1.1 1.2 5.3 6.2	Implement a strategic approach to planning the next-practice Performing Arts Centre	Develop a consultants brief with professional support  Call for consultant expressions of interest and appoint consultant	Strategic approach is completed by December 2019	Manager BMEC
4.2 4.3	5.2 5.3	Maintain and improve community participation in BMEC services and activities	Maintain and improve membership/subscription (Friends) base	Friends base is 247 or more	Manager BMEC
			Maintain and improve venue attendance	Attendances are 54,000 or more.	Manager BMEC
			Maintain and improve program and event delivery	Deliver approximately 17 Season and other events, 9 associated workshops and a Local Stages Program including LEAP program , local writers and other performing arts development	Manager BMEC
			Maintain and improve attendance at programs and events	5,000 attendees or more to Season shows and 5,500 at associated and Local Stages projects per year	Manager BMEC
3.7 4.3	1.1 1.2 5.3	Communicate and engage with the community	Growth in community engagement.	> 2,470 Facebook followers > 530 Twitter followers > 525 Instagram followers	Manager BMEC

## Museums

Bathurst 2040 Objective reference	Adopted	Deliverable Actions over the next 4 years	Operational Plan – this year's Projects / Tasks	Tracking our Progress	Responsible Officer
1.6 3.7 4.4 5.6	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	A 2% increase in total visitor numbers to: <ul style="list-style-type: none"> <li>• Australian Fossil and Mineral Museum</li> <li>• National Motor Racing Museum</li> <li>• Chifley Home and Education Centre</li> </ul>	Total 2% increase in visitor numbers	Manager Museums
1.6 3.7 4.4 5.6	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	A 2% increase in total education/schools engagement at: <ul style="list-style-type: none"> <li>• Australian Fossil and Mineral Museum</li> <li>• National Motor Racing Museum</li> <li>• Chifley Home and Education Centre</li> </ul>	Total 2% increase in education/schools engagement	Manager Museums
1.6 3.7 4.4 5.6	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 a minimum of six exhibitions, five public programs and two community events across the Bathurst Regional Council managed museums	Minimum six exhibitions, five public programs and two community events	Manager Museums
1.6 3.7 4.4 5.6	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	A 2% increase in revenue generated from museum retail outlets and venue hire across the Bathurst Regional Council managed museums	Total 2% increase in retail and venue hire revenue	Manager Museums
1.6 3.7 4.4 5.6	2.6 1.1 1.2 1.3 6.6	The construction and operation of the Bathurst Rail Museum	Undertake the construction and fit out of the Bathurst Rail Museum	Construction of Bathurst Rail Museum commenced	Manager Museums
3.6 3.7 4.4 5.6	1.1 1.2 1.3 6.6	The construction and operation of the Central Tablelands Collection Facility	Continue to seek external funding for the construction of the collection facility	External funding sources identified and applications submitted	Manager Museums

## Tourism

Bathurst 2040 Objective reference	Adopted	Deliverable Actions over the next 4 years	Operational Plan – this year's Projects / Tasks	Tracking our Progress	Responsible Officer
1.1 5.1	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.  Grow Regional Tourism Partnership program  Inform industry regarding the Bathurst Region brand use and application	Number of tourism partners increased by 10%.  Increased attendance at industry events annually	Manager BVIC
1.6	2.6	Provide visitors and prospective visitors to the area with quality information and services.	Develop new tourism website  Develop regional Tours and trails app  Develop online booking capability  Develop Destination Planner – print and online  Create focused local range of retail products at BVIC	Tourism website operational.  Tours and trails app available to public.  Destination planner published.  Increase of 15% in bookings through online booking portal  Downloads of Bathurst region app increase by 15%  VIC satisfaction rating of 80% or higher maintained  Retail sales at BVIC increase by 10% annually	Manager BVIC
1.6	2.6	Effectively promote and market the Bathurst Region as a key destination	Develop new tourism website  Develop Destination Planner – print and online  Develop marketing campaigns based upon pillars of destination brand strategy	Growth in social media following by 20%.  Increase in page views to Destination website by 20%.	Manager BVIC
1.6	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  Develop annual events program from major (Tier 1) events to community level events	Day visitor number increase by 5%  Overnight visitors increase by 8%  Average length of stay increases by 10%	Manager BVIC



## Destination Management

Bathurst 2040 Objective reference	Adopted	Deliverable Actions over the next 4 years	Operational Plan – this year's Projects / Tasks	Tracking our Progress	Responsible Officer
1.6	2.6	Utilise the Destination Management Plan as a basis for marketing, promotion and tourism development	Implement the destination brand:  Develop and implement 18 month-three year marketing plan.  Publish image library for industry to access.	Marketing Plan adopted by council.  > 100 images accessed and used.	Destination Development Manager
1.6	2.6	Support the Tourism Reference Group, which consists of a cross section of the industry	Improved collaboration between industry groups and Council.	6 meetings held  > 75% level of attendance	Destination Development Manager
1.6	2.6	Connect with industry	Host ongoing tourism forums annually.	Annual forum on emerging industry trend hosted.	Destination Development Manager /
1.6	2.6	Set and measure benchmarks	Publish annual market intelligence report to strengthen knowledge and guide investment.	Report produced.	Destination Development Manager / Economic Development Manager

## 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	Adopted	Deliverable Actions over the next 4 years	Operational Plan – this year's Projects / Tasks	Tracking our Progress	Responsible Officer
5.4	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 Expo held  Educational radio interviews conducted weekly  Educational social media posts conducted monthly  Maintain Kefford Street Off Leash areas fortnightly  Install seating and dog agility equipment at small dogs off leash area by September 2018	Team Leader Regulatory Services
5.4	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
5.4	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          New Small Animal Impounding Facility designed and construction commenced  Large Animal Impounding Facility relocated to Hampden Park Road site	Implement electronic impounding register by December 2018  Implement social media program to promote rehoming of impounded dogs and cats by December 2018  Increase the % of impounded dogs returned to owner or sold or released to welfare organisation  Increase the % of impounded cats returned to owner or sold or released to welfare organisation   Design 100% complete by December 2018  Construction 75% commenced by 1 March 2019	Manager Environment/ Team Leader Regulatory Services
5.2	6.2	Explore opportunities to	Actively engage with neighbouring	Seek confirmed participation in	Manager

Bathurst 2040 Objective reference	Adopted	Deliverable Actions over the next 4 years	Operational Plan – this year's Projects / Tasks	Tracking our Progress	Responsible Officer
	6.4	develop a best practice regional impounding facility	Councils to develop a model for a regional impounding facility	a regional impounding facility by August 2018  Develop a governance model for a regional impounding facility by February 2019  Develop operating procedures for a regional impounding facility by April 2019	Environment
5.4	6.4 4.4 5.2 5.4	Meet Council's responsibilities under the Road Rules 2014 and Fines Act 1996	Monitor and enforce parking regulations on public roads  Implement a community education program regarding the Australian Road Rules	Daily monitoring undertaken  Educational social media posts conducted monthly  Review and update the educational information on Council's website by December 2018	Team Leader Regulatory Services/ Parking Rangers
5.4	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/ Parking Rangers
2.1 2.2 2.3 2.4 5.4	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/ Environmental Officers
2.3 2.5	3.3 3.5 6.1	Continue to improve the community's awareness and capacity with regard to 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 2019 Conduct a sustainability education program targeting primary school aged students by December 2018	Manager Environment/ Environmental Officers
2.1 2.2	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  Review and update the Onsite Sewage Management Strategy by January 2019	Manager Environment/ Environmental Officers
2.1 2.4 2.5 2.6	3.1 3.4 3.5 1.4	Meet Council's obligations under the Local Government Act 1993 and community expectations to manage, restore, enhance and conserve the natural environment	Implement the Urban Waterways Management Plan Implement the Biodiversity Management Plan Implement the Pest Bird Management Plan Implement the Roadside Vegetation Management Plan	Implement a priority project identified in the Urban Waterways Management Plan.  Implement a priority project identified in the Biodiversity Management Plan.  Implement a priority project identified in the Pest Bird Management Plan  Implement a priority project in	Manager Environment/ Environmental Officers/ Sustainability Strategy Officer

Bathurst 2040 Objective reference	Adopted	Deliverable Actions over the next 4 years	Operational Plan – this year's Projects / Tasks	Tracking our Progress	Responsible Officer
				the Roadside Vegetation Management Plan	
2.5	3.5 3.3 6.6	Implement energy efficiency and renewable energy projects at Council facilities	Identify and prioritise energy efficiency projects at Council facilities  Identify and prioritise renewable energy projects at Council facilities	Install a solar array at the Bathurst Aquatic Centre  Design and install a solar shade structure for the Elizabeth Street car park  Implement an energy efficiency upgrade at Council facility  Implement a renewable energy project through the Revolving Energy fund	Manager Environment/ Sustainability Strategy Officer
2.1 2.4 5.4	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 and other relevant planning policies  Investigate opportunities for the establishment of biodiversity stewardship sites under the Biodiversity Conservation Act 2016  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  Identify three priority Council owned sites for assessment as biodiversity stewardship sites  Formulate a workflow procedure to ensure that all Council activities are compliant with the requirements of the relevant legislation by February 2019	Manager Environment/ Environmental Officers/ Sustainability Strategy Officer
1.3 2.3	2.3 3.3 5.2	Contribute to the development of Bathurst as a Smart City	Identify the optimum efficiency LED luminaries for the street lighting upgrade Identify the optimum technology for smart controls to be incorporated into LED street lighting upgrade Establish Bathurst as an EV charging destination	Complete a pilot trial of LED street lights at identified trial sites by September 2018  Complete upgrade of all standard P3, P4 and P5 street lights to LED luminaries.  Install Tesla supercharger station by August 2018  Identify and install a CBD universal EV charge station sites  Complete a feasibility study for the integration of electric vehicles in the Council fleet	Manager Environment/ Environmental Officers/ Sustainability Strategy Officer
2.3 2.5	3.3 3.5 6.4 3.1	Meet Council's statutory reporting obligations under the Local Government Act 1993	Monitor the operational footprint of Council's operations and report on trends identified.  Measure and collate the trends in environmental condition across the Local Government Area	Collate data and prepare the annual State of Environment Report by 30 November 2018	Manager Environment/ Sustainability Strategy Officer
5.4	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 and Bed & Breakfast establishments to ensure compliance with	Conduct an inspection of all high and medium risk food premises by June 2019	Manager Environment/ Environmental Health

Bathurst 2040 Objective reference	Adopted	Deliverable Actions over the next 4 years	Operational Plan – this year's Projects / Tasks	Tracking our Progress	Responsible Officer
			regulations	Implement a risk based inspection program for B&B and 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	Officers
5.4	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  Participate in training to determine Council's role in Legionella management and the inspection of cooling towers  95% of customer requests responded to within adopted corporate standards	Manager Environment/ Environmental Health Officers

## Planning

Bathurst 2040 Objective reference	Adopted	Deliverable Actions over the next 4 years	Operational Plan – this year's Projects / Tasks	Tracking our Progress	Responsible Officer
1 2 3 4 5	1 2 3 4 5 6	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
1 2 3 4 5	1 2 3 4 5 6	Investigate relevant land use and planning issues of the Bathurst Region.	Prepare studies and plans. 1. Laffing Waters Master Plan. 2. Bathurst Integrated Transport Plan.	Draft studies/plans are prepared by 30 June 2020	Manager Strategic Planning
3 5	4 6	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
3 4 5	1 4 5 6	Implement the Bathurst Regional Heritage Strategy 2014-2017.	Provide a Heritage Advisory Service.	Number of site visits undertaken by the heritage advisory service.	Manager Strategic Planning
			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
			Prepare and implement projects for the interpretation and display of cultural heritage and history information.	New interpretative/promotional information made available.	Manager Strategic Planning
			Prepare research/studies into the regions heritage values	Studies/plans considered and adopted by Council.  Number of local heritage items included in the Local Environmental Plan.	Manager Strategic Planning

## Development Assessment

Bathurst 2040 Objective reference	Adopted	Deliverable Actions over the next 4 years	Operational Plan – this year's Projects / Tasks	Tracking our Progress	Responsible Officer
2 3 5	3 4 6	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
				To be at or below the state average of determination times for complying development	Manager Development Assessment

## Economic Development

CSP 2040 Objective Reference	Adopted	Deliverable Actions over the next 4 years	Operational Plan – this year's Projects / Tasks	Tracking our Progress	Responsible Officer
1 3	2 4 6	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
			Market-leading promotional campaigns and events through continued participation in Evocities, destination marketing, and maintenance of promotional assets.	Representation at all Evocities meetings.  All 4 entrance billboards and signs updated.  Bathurst Region website migrated to new destination site.	Manager Economic Development
			Support local business growth, partnerships and skill development through management of Councils business database (eNewsletters), business cluster groups, business management programs, business events and the ID platform.	12 eNewsletters issued.  Manufacturing and technology cluster groups activated  Run BizMonth, Gift Card and Business Leaders Lunch programs.	Manager Economic Development
			Develop a Precinct Activation Program, support local start-up hubs and manage Council's relationship with the Business Chamber.	Program developed and adopted.  Attendance at 75% of Business Chamber After-Hours events.  Representation at all "Upstairs" board meetings and implementation of a marketing campaign for "Upstairs".	Manager Economic Development
			Grow local employment, investment and attract new businesses	Organise the Bathurst Jobs Expo with 40 stalls and minimum 1,500 attendees.  Minimum of 60 new jobs loaded on Evojobs each month.  Develop relocation proposals, relocation materials and support the relocation of new businesses.	Manager Economic Development
			Develop Bathurst into a Smart City.  Support innovative practices from industry.	Smart City Plan developed and adopted.  Monthly Project Group meetings held.  Seek funding and roll out Smart City priority projects.	Manager Economic Development



Fw: Enquiry from the Website  
mayor  
to:  
Group Records  
29/05/2018 01:40 PM  
Sent by:  
Aimee Ford  
Hide Details  
From: mayor/BathurstCC  
To: Group Records  
Sent by: Aimee Ford/BathurstCC

Please register on 18.00279-05 to DCSF.

Kind regards

Aimee Ford  
Mayor's Assistant  
Bathurst Regional Council  
158 Russell Street Bathurst 2795  
Phone: 02 6333 6205  
Fax: 02 6331 7211  
[www.bathurst.nsw.gov.au](http://www.bathurst.nsw.gov.au)

----- Forwarded by Aimee Ford/BathurstCC on 29/05/2018 01:32 PM -----

From: "Paul Haysom" <jp.haysom@bigpond.com>  
To: <graeme.hanger@bathurst.nsw.gov.au>  
Date: 29/05/2018 12:08 PM  
Subject: Enquiry from the Website

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Dear Councillor Hanger

The Bathurst District Sport & Recreation Council (BDSRC) requests that at your estimates meeting you reconsider the grant you allocate for sporting grants from the \$20,000 currently in your estimates to the \$30,000 requested by the BDSRC.

BDSRC has always been frugal with the money allocated to ensure that it is provided on a dollar for dollar basis. many of the sports receiving the grants are the smaller Sports bodies.

This year many sporting groups would like to provide defibulators at their venues and other vital equipment, to enhance their operations,

seeking your support

Paul Haysom  
President of the BDSRC

[Report this message as spam](#)



Local  
Government  
Remuneration  
Tribunal

Annual Report  
and  
Determination

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*Annual report and determination under sections 239  
and 241 of the Local Government Act 1993*

**17 April  
2018**

## Local Government Remuneration Tribunal

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**Local Government Remuneration Tribunal**

# Executive Summary

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The Local Government Remuneration Tribunal (the Tribunal) is required to report to the Minister for Local Government by 1 May each year as to its determination of categories of councils and the maximum and minimum amounts of fees to be paid to mayors, councillors, and chairpersons and members of county councils.

**Categories**

The Tribunal has reviewed the criteria that apply to the categories of councils and the allocation of councils into those categories. The Tribunal found that there was no strong case to change the criteria or the allocation of councils into categories at this time. The criteria applicable to each of the categories are published in Appendix 1 of the determination and are unchanged from 2017.

**Fees**

The Tribunal has determined that the minimum and maximum fees applicable to each category will be increased by 2.5 per cent which is consistent with the government's policy on wages.

## Local Government Remuneration Tribunal

# Section 1 Introduction

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1. Section 239 of the *Local Government Act 1994* (the LG Act) provides for the Tribunal to determine the categories of councils and mayoral offices and to place each council and mayoral office into one of those categories. The categories are to be determined at least once every 3 years.
2. Section 241 of the LG Act provides for the Tribunal to determine, not later than 1 May in each year, for each of the categories determined under section 239, the maximum and minimum amount of fees to be paid to mayors and councillors of councils, as well as chairpersons and members of county councils.
3. In determining the maximum and minimum fees payable in each of the categories, the Tribunal is required, pursuant to section 242A (1) of the LG Act, to give effect to the same policies on increases in remuneration as those of the Industrial Relations Commission. The current policy on wages is that public sector wages cannot increase by more than 2.5 per cent, and this includes the maximum and minimum fees payable to councillors and mayors and chairpersons and members of county councils.
4. The Tribunal is however able to determine that a council can be placed in another existing or a new category with a higher range of fees without breaching the government's wage policy pursuant to section 242A (3) of the LG Act.
5. The Tribunal's determinations take effect from 1 July in each year.

## Local Government Remuneration Tribunal

# Section 2      2017 Determination

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6. The Tribunal undertook a significant review of the categories and the allocation of councils into each of those categories. The review was prompted by the amalgamation of councils resulting in the creation of 20 new councils and an overall reduction in the number of councils in NSW from 152 to 128.
7. In reviewing the categories the Tribunal examined a range of statistical and demographic data and considered the views of councils and Local Government NSW (the LGNSW). Having regard to that information, the Tribunal determined a categorisation model which differentiates councils primarily on the basis of their geographic location. Other factors which differentiate councils for the purpose of categorisation include population, the sphere of the council's economic influence and the degree of regional servicing.
8. The Tribunal's 2017 Determination was made on 12 April 2017 and determined the categories of general purpose councils as follows:

### **Metropolitan**

- Principal CBD
- Major CBD
- Metropolitan Large
- Metropolitan Medium
- Metropolitan Small

### **Non-metropolitan**

- Regional City
- Regional Strategic Area
- Regional Rural
- Rural

9. The criteria for the categories were also determined and are now contained in Appendix 1. The Tribunal's determination also provided for each of the 128 Councils to be allocated into one of the above categories.
10. The 2017 Determination provided a general increase of 2.5 per cent which was consistent with the Government's policy on wages.

**Local Government Remuneration Tribunal**

## Section 3 2018 Review

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11. The Tribunal wrote to all mayors in November 2017 advising of the commencement of the 2018 Annual Review. In doing so the Tribunal noted that at the time of making the 2017 determination a number of further merger proposals were on hold as a consequence of legal action taken by councils covered by these proposals. On 27 July 2017 the Premier, the Hon Gladys Berejiklian MP, issued a media release which advised that due to the protracted nature of those legal challenges and the impact on ratepayers, that the following mergers would not proceed:
- Burwood, City of Canada Bay and Strathfield Municipal councils
  - Hornsby Shire and Ku-ring-gai councils
  - Hunter's Hill, Lane Cove and City of Ryde councils
  - Mosman Municipal , North Sydney and Willoughby councils
  - Randwick City, Waverley and Woollahra Municipal councils.
12. While the Tribunal is only required to review the categorisation every three years, given the changed circumstances, if requested, the Tribunal stated it would review the allocation of the above metropolitan councils into the existing categories.
13. In this respect, any requests for a review would need to be supported by evidence which would indicate that the council is more appropriately allocated into another category based on the criteria.
14. The Tribunal also stated that it does not intend to alter the groups or the criteria which apply unless there is a very strong case to do so.
15. The Tribunal also wrote to the President of LGNSW in similar terms, and subsequently met with the Chief Executive of LGNSW. The Tribunal wishes to place on record its appreciation to the Chief Executive for meeting with the Tribunal.
16. In response to this review the Tribunal received 13 submissions from individual councils and a submission from LGNSW. Those submissions addressed the categorisation model and criteria, the allocation of councils into those categories, and/or the fees. A summary of the matters raised and the Tribunal's consideration of those matters is outlined below.

## Local Government Remuneration Tribunal

### Categorisation

#### Categorisation model

17. The majority of submissions supported the categorisation model, suggested additional categories or made no comment. Concerns were largely based on the criteria and in particular the emphasis on population to determine appropriate categorisation.
18. One submission also requested that consideration be given to making the criteria for Principal CBD and Major CBD more general in nature.
19. Apart from requests for new categories, no case has been put to the Tribunal to adjust or change the categorisation model. The Tribunal is required to review the categories every three years. As the current model was introduced in 2017 the Tribunal will next consider the model and the allocation of councils into that model in 2020.
20. The Tribunal has reviewed the criteria which apply to the categories of Principal CBD and Major CBD. The criteria for Principal CBD and Major CBD are specific to the characteristics of councils within those categories. This is different to the other categories which have indicative population thresholds and general criteria which describe common features of councils in these groups.

#### Allocation of councils into categories

21. The criteria applicable to the categories are outlined in Appendix 1. The categories differentiate councils on the basis of their geographic location with councils grouped as either metropolitan or non-metropolitan. With the exception of Principal CBD and Major CBD, population is the predominant criterion to determine categorisation. Other common features of councils within those categories are also broadly described. These criteria have relevance when population alone does not adequately reflect the status of one council compared to others with similar characteristics. In some instances the additional criteria will be sufficient enough to warrant the categorisation of a council into a group with a higher indicative population range.
22. In respect of the request to reconsider the criteria for Principal CBD and Major CBD, the Tribunal notes that the current criteria are specific to the councils of Sydney City and Parramatta City respectively. Prior to the making of the 2017 determination Sydney City Council was a standalone category. Parramatta City Council was grouped with Newcastle

### Local Government Remuneration Tribunal

City Council and Wollongong City Council. The Tribunal's 2017 review determined that Parramatta City Council would also be a standalone category within the group of metropolitan councils. Newcastle and Wollongong were placed in a separate category, Regional City.

23. The allocation of Sydney City Council and Parramatta City Council into unique categories reflects their status within the metropolitan area. These precincts have been identified by the NSW Government in its metropolitan planning policies<sup>1</sup> as "Metropolitan City Centres" and are the only local government precincts to be given this status. The Tribunal considers that Parramatta City Council is the only council which currently meets the criteria of Major CBD.
24. The Tribunal received ten requests for re-categorisation. Each of those requests was considered having regard to the case put forward and the criteria for each category. A multi variable approach was adopted in assessing each council against all the criteria (not only population) for the requested category and also the relativities within the categories. At the time of making the determination the Tribunal only had available to it population data as of 2016. The Australian Bureau of Statistics (ABS) has advised that more up to date population data will not be published until 24 April 2018 which is too late for consideration as part of this review. The Tribunal found that the current categorisation was appropriate, but noted that some of those councils seeking to be moved are likely to meet the criteria for re-categorisation in future determinations in the medium term. A summary of the Tribunal's findings for each of the applications is outlined in the following paragraphs.

#### Penrith

25. Penrith sought to be re-categorised to a new category (possibly Metropolitan Large – Growth Centre) to reflect expected population growth and development. The council submitted that the new category could have fees equivalent to Regional City. The submission also drew the Tribunal's attention to the regional servicing role of Penrith to Greater Western Sydney, the Blue Mountains and the Central West of NSW.

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<sup>1</sup> Greater Sydney Commission's (GSC) Greater Sydney Regional Plan – *A metropolis of three cities – connecting people – March 2018* (GSR Plan); Transport for NSW's *Future Transport Strategy 2056, March 2018*; NSW Government's *The NSW State Infrastructure Strategy 2018-2038, 18 March 2018*.



### **Local Government Remuneration Tribunal**

26. The Tribunal examined Penrith's submission in the context of other councils in the Metropolitan Large category. Penrith currently has the smallest population in this group of councils and the degree of population growth is comparable to other fringe metropolitan councils. While the council area is host to a range of regional facilities these are similar to those available in other council areas within this group. On the basis of the information available the Tribunal does not find there is a case to create a new category to accommodate Penrith.

#### **Inner West**

27. Inner West has sought to be re-categorised from Metropolitan Medium to Metropolitan Large. The council has a population of 190,500 (2016) which is substantially below the population of other Metropolitan Large councils. In considering this request the Tribunal has reviewed the additional factors which guide categorisation to both Metropolitan Large and Metropolitan Medium, as outlined in Appendix 1 of this determination. The Tribunal notes that while significant residential development is proposed for this council that development is influenced by a number of urban renewal and infrastructure projects which have either not commenced or are in their early stages. The Tribunal finds the council does not demonstrate a sufficient number of additional criteria to warrant re-categorisation as Metropolitan Large at this time. However, with expected population growth it is likely the council may be more comparable with other Metropolitan Large councils in the short to medium term.

#### **Randwick**

28. Randwick has sought to be re-categorised from Metropolitan Medium to Metropolitan Large principally on the basis of its regional servicing and facilities. The Tribunal notes that the council's population of 146,250 (2016) is squarely within the indicative range for this category of (100,000 to 200,000). In reviewing this request the Tribunal has also considered the degree of regional servicing and sphere of economic influence. Having regard to those factors the Tribunal does not find that the council can display additional criteria to a degree comparable to other councils in Metropolitan Large or that re-categorisation into this group is appropriate.

#### **Canada Bay**

### **Local Government Remuneration Tribunal**

29. Canada Bay has sought to be re-categorised from Metropolitan Small to Metropolitan Medium. Canada Bay has a population 90,850 (2016) which is the largest of the councils in Metropolitan Small but still well below the indicative range of Metropolitan Medium councils. The council has put a case forward based on its growing regional influence with a large influx of workers, shoppers and visitors each day.
30. The Tribunal has compared the profile of Canada Bay to other councils in Metropolitan Medium and finds that the scale of its operations and degree of regional servicing are not sufficient to warrant re-categorisation. The Tribunal notes however, that similar to Inner West, expected population growth it is likely to make the council more comparable to those in Metropolitan Medium in the medium term.

#### **Willoughby and North Sydney**

31. Both Willoughby and North Sydney have sought to be re-categorised from Metropolitan Small to Metropolitan Medium. Under the new categorisation model these councils were allocated into a category with lower fees than those previously available under the former categorisation. The Tribunal finds that while some existing councillors may be receiving lower fees as a result of the revised categorisation, this is not a factor in the categorisation of councils into categories.
32. The categories have been developed to group councils with as many like characteristics as possible. The Tribunal has considered the characteristics of Willoughby and North Sydney in the context of those that apply to both Metropolitan Small and Metropolitan Medium.
33. Willoughby has a population of 77,950 (2016) and North Sydney 72,150 (2016). Willoughby has sought to be re-categorised having regard to additional criteria including its scale of operations and businesses and the regional significance of its centres. North Sydney has sought consideration of its regional services and facilities and high percentage of non-resident visitors and workers.
34. Both councils have sought recognition of the significant number and percentage of non-resident workers, however the available data from the ABS would suggest that many other metropolitan councils across all categories host a significant number of non-resident workers.
35. The Tribunal notes that the current population of both councils is within the indicative population range for Metropolitan Small councils and well below that of Metropolitan Medium. Having regard to the addition criteria that apply to Metropolitan Small and

### **Local Government Remuneration Tribunal**

Metropolitan Medium, the Tribunal finds that the characteristics of Willoughby and North Sydney are more appropriately aligned with those of other Metropolitan Small councils and finds no case for them to be re-categorised at this time.

#### **Port Macquarie**

36. Port Macquarie has sought to be re-categorised from Regional Rural to Regional Strategic Area. Alternatively, it is requested that consideration be given to the creation of a new category for similar councils in the Regional Rural group.
37. Port Macquarie has a population of 79,650 (2016) which is significantly below the indicative population range of Regional Strategic Area councils. The Tribunal finds that Port Macquarie has not demonstrated the additional criteria to warrant inclusion into this group.
38. The Tribunal notes that there is a large population range of those councils included in the Regional Rural category. These councils are grouped together to reflect their like features such as having a major township which provides regional servicing to smaller rural communities and rural councils. The Tribunal does not propose to further differentiate this group at this time.

#### **Maitland**

39. Maitland has sought to be re-categorised from Regional Rural to Regional Strategic Area or that a new category be created between Regional Rural and Regional Strategic Area.
40. Maitland has a population of 78,200 (2016) which is significantly below the indicative population range of Regional Strategic Area councils. The Tribunal finds that Maitland has not demonstrated the additional criteria to warrant inclusion into this group. As outlined above the Tribunal does not propose to further differentiate this group at this time.

#### **Hilltops**

41. Hilltops Council has sought to be re-categorised from Rural to Regional Rural. The new Hilltops Council is an amalgamation of three former councils in the Rural category (Young, Boorowa and Harden). The submission states that the new council has increased complexity of business and should be recognised as Regional Rural.
42. The Tribunal notes that Hilltops has a population of 19,150 (2016) which is just below the indicative population range of Regional Rural councils. The category of Regional Rural currently includes one council – Broken Hill – which has a population similar to that of Hilltops. Broken Hill warrants categorisation as Regional Rural in recognition of the degree

### Local Government Remuneration Tribunal

of regional servicing it provides to far western NSW. It is not considered that Hilltops provides the same degree of regional services and on that basis re-categorisation is not warranted at this time.

#### Leeton

43. Leeton has sought reconsideration of the criteria for eligibility to the categorisation of Regional Rural to take into account councils with populations of less than 20,000. Leeton has a population of 11,750 (2016).
44. Leeton has not sufficiently demonstrated that it meets the additional criteria for re-categorisation to Regional Rural level. The Tribunal does not propose to further differentiate this group at this time.

#### Fees

45. The LGNSW submission requested that the Tribunal increase fees by the allowable maximum of 2.5 per cent. The submission also reiterated its view that the current arrangement for setting fees is inappropriate and does not provide proper compensation for the significant workload and the range of responsibilities of mayors and councillors. Comparative information was presented in respect to board fees, fees paid to mayors and councillors of councils in Queensland and salaries for Members of Parliament. It was also suggested that when determining fees the Tribunal consider other matters, including the new induction and other professional development training requirements and the implementation of the NSW Local Government Capability Framework. The LGNSW submission also sought consideration of the non-payment of superannuation.
46. A number of submissions also sought an increase to the allowable maximum of 2.5 per cent and raised similar issues to LGNSW in respect to the current fees not being adequate compensation for the heavy or “full-time” workload and time commitment required to carry out mayoral and councillor duties.
47. One submission also raised the matter of fees for deputy mayors, submitting that an additional fee of \$200.00 per month be payable when the role of deputy mayor exists in a council.

## Local Government Remuneration Tribunal

### Findings

#### Quantum of Fees

48. The Tribunal has considered the submissions received and notes the comparisons drawn between the fees paid to councillors and mayors in NSW with those in other states, members of Parliament in NSW, and members of boards and committees. The Tribunal is mindful that the roles and responsibilities of councillors and mayors in NSW are outlined in the LG Act and notes that they are not necessarily comparable to the roles and responsibilities of councillors and mayors in other states, members of Parliament or members of boards and committees.
49. The Tribunal also notes that some of the other matters raised by submissions are more appropriately dealt with in the context of the current Local Government reform agenda and are outside the Tribunal's powers.
50. The Tribunal is required to have regard to the Government's wages policy when determining the increase to apply to the maximum and minimum fees that apply to councillors and mayors. The public sector wages policy currently provides for a cap on increases of 2.5 per cent.
51. The Tribunal has reviewed the key economic indicators, including the Consumer Price Index and Wage Price Index, and had regard to budgetary limitations imposed by the Government's policy of rate pegging, and finds that the full increase of 2.5 per cent is warranted. The 2.5 per cent increase will apply to the minimum and the maximum of the ranges for all existing categories.

#### Other matters

52. The Tribunal notes that the NSW Independent Local Government Review Panel made a number of recommendations in 2013 which addressed the role and remuneration of mayors and deputy mayors. The Tribunal understands that those recommendations have not yet been implemented or were supported by the Government in part only.
53. Should the Government's policies change with respect to remuneration the Tribunal would be willing to participate in any further review or consideration of this matter.
54. The matter of the non-payment of superannuation has been previously raised in submissions to the Tribunal and is not a matter for the Tribunal to determine. Section

### Local Government Remuneration Tribunal

251 of the LG Act confirms that councillors are not employees of the council and the fee paid does not constitute a salary under the Act. The Tribunal notes that the Australian Tax Office has made a definitive ruling (ATO ID 2007/205) that allows councillors to redirect their annual fees into superannuation on a pre-tax basis and is a matter for councils (*Ref: Councillor Handbook, Oct 2017, Office of Local Government p.69*).

55. Councils have raised the matter of separate fees for deputy mayors on previous occasions and the Tribunal notes that it has previously determined that there is no provision in the LG Act to empower the Tribunal to determine a separate fee or fee increase for deputy mayors. The method for determining separate fees, if any, for a deputy mayor is provided in section 249 of the LG Act as follows:

**249 Fixing and payment of annual fees for the mayor**

- (1) *A council must pay the mayor an annual fee.*
- (2) *The annual fee must be paid in addition to the fee paid to the mayor as a councillor.*
- (3) *A council may fix the annual fee and, if it does so, it must fix the annual fee in accordance with the appropriate determination of the Remuneration Tribunal.*
- (4) *A council that does not fix the annual fee must pay the appropriate minimum fee determined by the Remuneration Tribunal.*
- (5) *A council may pay the deputy mayor (if there is one) a fee determined by the council for such time as the deputy mayor acts in the office of the mayor. The amount of the fee so paid must be deducted from the mayor's annual fee."*

### Conclusion

56. The Tribunal's determinations have been made with the assistance of the two Assessors - Mr Ian Reynolds and Mr Tim Hurst. The allocation of councils into each of the categories, pursuant to section 239 of the LG Act, is outlined in Determination No. 1. The maximum and minimum fees paid to councillors and mayors and members and chairpersons of county councils, pursuant to section 241 of the LG Act, are outlined in Determination No. 2.

**Local Government Remuneration Tribunal**

**The Local Government Remuneration Tribunal**

***Signed***

**Dr Robert Lang**

**Dated:** 17 April 2018

## Local Government Remuneration Tribunal

## Section 4 Determinations

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### Determination No. 1- Determination Pursuant to Section 239 of Categories of Councils and County Councils Effective From 1 July 2018

**Table 1: General Purpose Councils - Metropolitan**

Principal CBD (1)	Major CBD (1)
Sydney	Parramatta
Metropolitan Large (8)	Metropolitan Medium (9)
Blacktown	Bayside
Canterbury-Bankstown	Campbelltown
Cumberland	Georges River
Fairfield	Hornsby
Liverpool	Ku-ring-gai
Northern Beaches	Inner West
Penrith	Randwick
Sutherland	Ryde
	The Hills
Metropolitan Small (11)	
Burwood	
Camden	
Canada Bay	
Hunters Hill	
Lane Cove	
Mosman	
North Sydney	
Strathfield	
Waverley	
Willoughby	
Woollahra	



## Local Government Remuneration Tribunal

**Table 2: General Purpose Councils – Non-Metropolitan**

Regional City (2)	Regional Strategic Area (2)
Newcastle	Central Coast
Wollongong	Lake Macquarie

Regional Rural (37)	Rural (57)
Albury	Balranald
Armidale	Kyogle
Ballina	Bellingen
Bathurst	Lachlan
Bega	Berrigan
Blue Mountains	Leeton
Broken Hill	Bland
Byron	Liverpool Plains
Cessnock	Blayney
Clarence Valley	Lockhart
Coffs Harbour	Bogan
Dubbo	Moree Plains
Eurobodalla	Bourke
Goulburn Mulwaree	Murray River
Griffith	Murrumbidgee
Hawkesbury	Cabonne
Kempsey	Muswellbrook
Kiama	Carrathool
Lismore	Nambucca
Lithgow	Central Darling
Maitland	Narrabri
Mid-Coast	Cobar
Mid-Western	Narrandera
Orange	Coolamon
Port Macquarie-Hastings	Narromine
Port Stephens	Oberon
Queanbeyan-Palerang	Coonamble
Richmond Valley	Cootamundra-Gundagai
Shellharbour	Parkes
Shoalhaven	Cowra
Singleton	Snowy Valleys
Snowy Monaro	Dungog
Tamworth	Temora
Tweed	Edward River
Wagga Wagga	Tenterfield
Wingecarribee	Federation
Wollondilly	Upper Hunter
	Forbes
	Upper Lachlan
	Gilgandra
	Uralla
	Glen Innes Severn
	Walcha
	Greater Hume
	Walgett
	Gunnedah
	Warren
	Gwydir
	Warrumbungle
	Hay
	Weddin
	Hilltops
	Wentworth
	Inverell
	Yass
	Junee

### Local Government Remuneration Tribunal

**Table 3: County Councils**

Water (4)
Central Tablelands
Goldenfields Water
Riverina Water
Rous

Other (6)
Castlereagh-Macquarie
Central Murray
Hawkesbury River
New England Tablelands
Upper Hunter
Upper Macquarie

## Local Government Remuneration Tribunal

### Determination No. 2- Determination Pursuant to Section 241 of Fees for Councillors and Mayors

Pursuant to s.241 of the *Local Government Act 1993*, the annual fees to be paid in each of the categories to Councillors, Mayors, Members and Chairpersons of County Councils effective on and from 1 July 2018 are determined as follows:

**Table 4: Fees for General Purpose and County Councils**

Category		Councillor/Member Annual Fee		Mayor/Chairperson Additional Fee*	
		Minimum	Maximum	Minimum	Maximum
General Purpose Councils – Metropolitan	Principal CBD	26,970	39,540	164,980	217,080
	Major CBD	17,980	33,310	38,200	107,620
	Metropolitan Large	17,980	29,670	38,200	86,440
	Metropolitan Medium	13,480	25,160	28,640	66,860
	Metropolitan Small	8,970	19,790	19,100	43,150
General Purpose Councils – Non-metropolitan	Regional City	17,980	31,260	38,200	97,370
	Regional Strategic Area	17,980	29,670	38,200	86,440
	Regional Rural	8,970	19,790	19,100	43,170
	Rural	8,970	11,860	9,540	25,880
County Councils	Water	1,780	9,890	3,820	16,250
	Other	1,780	5,910	3,820	10,790

\*This fee must be paid in addition to the fee paid to the Mayor/Chairperson as a Councillor/Member (s.249(2)).

**The Local Government Remuneration Tribunal**

***Signed***

**Dr Robert Lang**

**Dated:** 17 April 2018

## Local Government Remuneration Tribunal

# Appendices

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### Appendix 1 Criteria that apply to categories

#### Principal CBD

The Council of the City of Sydney (the City of Sydney) is the principal central business district (CBD) in the Sydney Metropolitan area. The City of Sydney is home to Sydney's primary commercial office district with the largest concentration of businesses and retailers in Sydney. The City of Sydney's sphere of economic influence is the greatest of any local government area in Australia.

The CBD is also host to some of the city's most significant transport infrastructure including Central Station, Circular Quay and International Overseas Passenger Terminal. Sydney is recognised globally with its iconic harbour setting and the City of Sydney is host to the city's historical, cultural and ceremonial precincts. The City of Sydney attracts significant visitor numbers and is home to 60 per cent of metropolitan Sydney's hotels.

The role of Lord Mayor of the City of Sydney has significant prominence reflecting the CBD's importance as home to the country's major business centres and public facilities of state and national importance. The Lord Mayor's responsibilities in developing and maintaining relationships with stakeholders, including other councils, state and federal governments, community and business groups, and the media are considered greater than other mayoral roles in NSW.

#### Major CBD

The Council of the City of Parramatta (City of Parramatta) is the economic capital of Greater Western Sydney and the geographic and demographic centre of Greater Sydney. Parramatta is the second largest economy in NSW (after Sydney CBD) and the sixth largest in Australia.

As a secondary CBD to metropolitan Sydney the Parramatta local government area is a major provider of business and government services with a significant number of organisations relocating their head offices to Parramatta. Public administration and safety has been a growth sector for Parramatta as the State Government has promoted a policy of moving government agencies westward to support economic development beyond the Sydney CBD.

The City of Parramatta provides a broad range of regional services across the Sydney Metropolitan area with a significant transport hub and hospital and educational facilities. The City of Parramatta is home to the Westmead Health and Medical Research precinct which represents the largest concentration of hospital and health services in Australia, servicing Western Sydney and providing other specialised services for the rest of NSW.

The City of Parramatta is also home to a significant number of cultural and sporting facilities (including Sydney Olympic Park) which draw significant domestic and international visitors to the region.

## Local Government Remuneration Tribunal

### Metropolitan Large

Councils categorised as Metropolitan Large will typically have a minimum population of 200,000.

Other features may include:

- total operating revenue exceeding \$200M per annum
- the provision of significant regional services to greater Sydney including, but not limited to, major education, health, retail, sports, other recreation and cultural facilities
- significant industrial, commercial and residential centres and development corridors
- high population growth.

Councils categorised as Metropolitan Large will have a sphere of economic influence and provide regional services considered to be greater than those of other metropolitan councils.

### Metropolitan Medium

Councils categorised as Metropolitan Medium will typically have a minimum population of 100,000.

Other features may include:

- total operating revenue exceeding \$100M per annum
- services to greater Sydney including, but not limited to, major education, health, retail, sports, other recreation and cultural facilities
- industrial, commercial and residential centres and development corridors
- high population growth.

The sphere of economic influence, the scale of council operations and the extent of regional servicing would be below that of Metropolitan Large councils.

### Metropolitan Small

Councils categorised as Metropolitan Small will typically have a population less than 100,000.

Other features which distinguish them from other metropolitan councils include:

- total operating revenue less than \$150M per annum.

While these councils may include some of the facilities and characteristics of both Metropolitan Large and Metropolitan Medium councils the overall sphere of economic influence, the scale of council operations and the extent of regional servicing would be below that of Metropolitan Medium councils.

## Local Government Remuneration Tribunal

### Regional City

Councils categorised as Regional City will typically have a population above 150,000. These councils are metropolitan in nature with major residential, commercial and industrial areas. These Councils typically host government departments, major tertiary education and health facilities and incorporate high density commercial and residential development.

These councils provide a full range of higher order services and activities along with arts, culture, recreation and entertainment facilities to service the wider community and broader region. These councils typically also contain ventures which have a broader State and national focus which impact upon the operations of the council.

Newcastle City Council and Wollongong City Councils are categorised as Regional City.

### Regional Strategic Area

Councils categorised as Regional Strategic Area are differentiated from councils in the Regional Rural category on the basis of their significant population. Councils categorised as Regional Strategic Area will typically have a population above 200,000. These councils contain a mix of urban and rural settlements. They provide a range of services and activities including business, office and retail uses, along with arts, culture, recreation and entertainment facilities to service the wider community. These councils host tertiary education campuses and health facilities.

While councils categorised as Regional Strategic Area may have populations which exceed those of Regional City, they would not typically provide the same range of regional services or have an equivalent sphere of economic influence.

Central Coast Council and Lake Macquarie Council are categorised as Regional Strategic Area.

### Regional Rural

Councils categorised as Regional Rural will typically have a minimum population of 20,000.

Other features which distinguish them from other non-metropolitan councils include:

- a major town or towns with the largest commercial component of any location in the surrounding area
- a significant urban population existing alongside a traditional farming sector, and are surrounded by smaller towns and villages or may be located on or close to the coast with high levels of population and tourist facilities
- provide a full range of higher-order services including business, office and retail uses with arts, culture, recreation and entertainment centres
- regional services to the wider community through principal referral hospitals, tertiary education services and major regional airports
- these councils may also attract large visitor numbers to established tourism ventures.

## Local Government Remuneration Tribunal

### Rural

Councils categorised as Rural will typically have a population below 20,000.

Other features which distinguish them from other non-metropolitan councils include:

- one or two significant townships combined with a considerable dispersed population spread over a large area and a long distance from a major regional centre
- a limited range of services, facilities and employment opportunities compared to Regional Rural councils
- local economies based on agricultural/resource industries.

### County Councils - Water

County councils that provide water and/or sewerage functions with a joint approach in planning and installing large water reticulation and sewerage systems.

### County Councils - Other

County councils that administer, control and eradicate declared noxious weeds as a specified Local Control Authority under the *Noxious Weeds Act 1993*.

## **Loan Agreement – NSW Local Councils**

**New South Wales Treasury Corporation**

**and**

**Bathurst Regional Council**



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## Loan Agreement

**Date:** The date specified in Schedule 1

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## Parties

1. **NEW SOUTH WALES TREASURY CORPORATION ABN 99 095 235 825**, constituted pursuant to the *Treasury Corporation Act 1983* (NSW) (**Lender**)
2. The party described in Schedule 1 (**Borrower**)

---

## Background

- A. The New South Wales Government has approved the Lender establishing the Loan Scheme.
- B. The Lender's application for a loan under the Loan Scheme has been approved.
- C. The Lender has agreed to make a loan facility available to the Borrower on the terms and conditions set out in this agreement.

## The Parties Agree

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### 1. Interpretation

#### 1.1 Definitions

In this agreement, unless expressed or implied otherwise:

**Accounting Standards** means the accounting standards, principles and practices applying by law or otherwise generally accepted and consistently applied in Australia.

**Advance** means an advance made by the Lender to the Borrower under this agreement or, where the context requires, the balance of the loan which is outstanding. The maximum number of Advances permitted under this agreement is specified at Item 1 of Schedule 1.

**Amortising Loan** means a loan whereby the principal outstanding is repaid progressively over the term of the loan.

**Amortising Loan Amount** means, in respect of an Amortising Loan, the payment required to be made by the Borrower to the Lender on each Interest Payment Date, as notified by the Lender to the Borrower.

**Annuity Payment** means the payment calculated by the Lender in accordance with clause 7.3.

**Annuity Payment Date** has the meaning specified in Item 11 of Schedule 1.

**Approved Purpose** has the meaning specified Item 2 of Schedule 1.

**Authorised Officer** means:

- (a) in respect of the Borrower, any person from time to time nominated as an Authorised Officer by the Borrower by a notice to the Lender signed by the General Manager of the Borrower, accompanied by certified copies of signatures of all persons so appointed (and in respect of which the Lender has not received notice of revocation of which the appointment); and
- (b) in respect of the Lender, any person appointed by the Lender pursuant to its delegation authorities as authorised to sign documents, provide notices or take actions under this Agreement.

**Availability Period** means the period starting on the date of this agreement and ending on the date as set out in Item 3 of Schedule 1 (and which such date must not be later than 30 June of the financial year in which this agreement was entered into).

**Borrower's Bank Account** means the account specified in Item 4 of Schedule 1.

**Break Costs** means any losses and costs incurred or suffered by the Lender and reasonably determined in the sole discretion of the Lender by reason of:

- (a) the liquidation, prepayment, repayment or re-employment of deposits, borrowings or other funds acquired or contracted for by or on account of the Lender to fund or maintain the Advance;
- (b) terminating, cancelling or varying any arrangements to fund or maintain the Advance or any interest rate or currency hedge or any related trading position entered into to hedge, fix or limit its effective cost of funding or maintaining the Advance and whether such arrangement is with a third party or established pursuant to any internal accounting policy,

and the amount of loss or cost may be determined by the Lender in such manner as it reasonably thinks fit including without limitation by reference to its estimation of current market interest rates for relevant bonds issued by the Lender or other similar market instruments or by reference to a pool of funds, notional borrowings, averaging techniques or such other reasonable methods adopted by the Lender rather than by reference to a specific borrowing or a specific contract made to fund or maintain the Loan.

**Break Gains** means any gains derived by the Lender and reasonably determined in the sole discretion of the Lender by reason of:

- (c) the liquidation, prepayment, repayment or re-employment of deposits, borrowings or other funds acquired or contracted for by or on account of the Lender to fund or maintain the Advance;
- (d) terminating, cancelling or varying any arrangements to fund or maintain the Advance or any interest rate or currency hedge or any related trading position entered into to hedge, fix or limit its effective cost of funding or maintaining the Advance and whether such arrangement is with a third party or established pursuant to any internal accounting policy,

and the amount of any gain may be determined by the Lender in such manner as it reasonably thinks fit including without limitation by reference to its estimation of current market interest rates for relevant bonds issued by the Lender or other similar market instruments or by reference to a pool of funds, notional borrowings, averaging techniques or such other reasonable methods adopted by the Lender rather than by reference to a specific borrowing or a specific contract made to fund or maintain the Loan.

**Business Day** means a day that banks are open for business in Sydney, but excludes a Saturday, Sunday or public holiday.

**Cash Expense Ratio** means on any Relevant Date,  $(A/B) \times 12$ , where

- (a) A is the cash and cash equivalents (including term deposits) for the financial year ending on that date; and
- (b) B is total expenses less depreciation and Interest Expense for the financial year ending on that date.

**Consumer Price Index or CPI** means the "Weighted Average of Eight Capital Cities: All-Groups Index" as maintained and published quarterly by the Australian Bureau of Statistics ("ABS"), subject to:

- (a) if the ABS ceases to publish the CPI and publishes another index which it states to be in replacement of the CPI, then that index will be used as CPI for the purposes of this agreement; and
- (b) If a relevant CPI number is revised after the Annuity Payment Date, a subsequent adjustment will be made to the Annuity Payment to take account of any discrepancy.

**Debt Service Cover Ratio** means on any Relevant Date, the ratio of A:B where:

- (a) A is EBITDA of the Borrower for the financial year ending on that date; and
- (b) B is the sum of principal repayments made in that financial year and Interest Expense for the financial year ending on that date.

**Default Rate** means the aggregate of the Interest Rate and 3% per annum.

**Drawdown Notice** means a notice given under clause 3.1.

**EBITDA** means the net operating result before Interest Expense, depreciation and amortisation.

**Event of Default** has the meaning given in clause 12.1.

**Facility** means the loan facility made available under this agreement for the purposes set out in clause 2.2.

**Facility Limit** means an aggregate amount equal the amount set out in Item 5 of Schedule 1 or such other amount as requested by the Borrower and agreed by the Lender (in its absolute discretion).

**Final Repayment Date** means the date specified in Item 11 of Schedule 1.

**Finance Document** means:

- (a) this Agreement;
- (b) any Related Loan Agreement; and
- (c) a document that the Lender and the Borrower agree is a Finance Document.

**Financial Liability** means any present or future, actual or contingent indebtedness in respect of any financial accommodation, bill of exchange, credit or hedging arrangement,

finance lease or hire purchase arrangement or any guarantee or other assurance given in respect of any such indebtedness.

**Fixed Rate** means the interest rate as determined by the Lender using the current TCorp benchmark midpoint yield curve and notified to the Borrower, in respect of the Advance, with such interest rate including the Margin.

**Floating Rate** means the interest rate as determined by the Lender using the then current TCorp benchmark midpoint yield curve (which is priced at a spread to the 3 month BBSW rate published by the Australian Financial Markets Association) and notified to the Borrower, in respect of the Advance, with such interest rate including the Margin.

**Government Authority** means any government or any governmental or semi-governmental entity, authority, agency, commission, corporation or body, local government authority, administrative or judicial body or tribunal.

**GST** means the goods and services tax levied under the GST Act.

**GST Act** means the *A New Tax System (Goods and Services Tax) Act 1999* (Cth).

**Indexed Annuity Loan** means an inflation indexed annuity loan, where the Annuity Payments consist of components of principal and interest and is otherwise adjusted in accordance with clause 7.

**Interest Cover Ratio** means, on any Relevant Date, the ratio of A:B where:

- (a) A is EBITDA of the Borrower for the financial year ending on that date; and
- (b) B is Interest Expense for the financial year ending on that date.

**Interest Expense** means, in respect of a financial year, interest and amounts in the nature of interest, or having a similar purpose or effect to interest, whether paid, payable or capitalised by the Borrower in respect of that financial year.

**Interest Payment Date** means the last day of each Interest Period.

**Interest Period** means each period of the number of months specified in Item 9 of Schedule 1, commencing on the date of the first Advance, with the final period ending on the Final Repayment Date.

**Interest Rate** means:

- (a) where the Interest Rate Type is "Fixed Rate", the Fixed Rate; and
- (b) where the Interest Rate Type is "Floating Rate", the Floating Rate.

**Interest Rate Type** means the type of interest rate nominated in Item 7 of Schedule 1.

**LG Act** means the *Local Government Act 1993* (NSW).

**LG Regulation** means the *Local Government (General) Regulation 2005* (NSW).

**Loan Scheme** means the loan scheme established by TCorp for the provision of loans to Councils in connection with the NSW Government's "Fit For The Future" reform program.

**Loan Type** means the form of the loan nominated in Item 6 of Schedule 1, being a Principal at Maturity Loan, an Amortising Loan or an Indexed Annuity Loan.

**Long Term Financial Plan** means the Borrower's 10 year financial plan prepared in accordance with the integrated planning and reporting guidelines determined by the OLG.

**Margin** means the amount as set out in Item 10 of Schedule 1.

**Obligations** means all the liabilities and obligations of the Borrower to the Lender under or by reason of any Finance Document, and includes any liabilities or obligations which:

- (a) are liquidated or unliquidated;
- (b) are present, prospective or contingent;
- (c) are in existence before or come into existence after the date of this document;
- (d) relate to the payment of money or the performance or omission of any act;
- (e) sound in damages only; or
- (f) accrue as a result of any Event of Default,

and irrespective of:

- (g) whether the Borrower is liable or obligated solely, or jointly, or jointly and severally with another person;
- (h) the circumstances in which the Lender comes to be owed each liability or obligation, including any assignment of any liability or obligation; or
- (i) the capacity in which the Borrower and the Lender comes to owe or to be owed that liability or obligation.

**OLG** means the NSW Office of Local Government, a division of the NSW Department of Planning and Environment.

**Permitted Use Certificate** means a certificate substantially in the form provided by the Borrower in its Application, applicable as at the date of this document, signed by the Mayor and General Manager of the Borrower.

**Potential Event of Default** means any event which with the giving of notice, lapse of time, satisfaction of a condition or determination could constitute an Event of Default.

**Principal at Maturity Loan** means a loan where the principal is only repayable on the Final Repayment Date.

**Principal Outstanding** means the aggregate of all Advances drawn under this agreement.

**Related Loan Agreement** means any other loan agreement between the Lender and the Borrower in connection with the Loan Scheme, whether entered into before or after the date of this agreement.

**Relevant Date** means 30 June each year.

**Settlement Date** means, in relation to an Advance, the date on which funds are provided to the Borrower.

**Statute** means any legislation of the Parliament of the Commonwealth of Australia or of any State or Territory of the Commonwealth of Australia in force at any time, and any rule, regulation, ordinance, by-law, statutory instrument, order or notice at any time made under that legislation.

**Taxes** means all present and future taxes, levies, imposts, deductions, charges, fees and withholdings, in each case plus interest, related penalties, and any charges, fees or other amounts in respect of any of them.

**TCorp Portal** means the secure web-based TCorp Client Portal at [portal.tcorp.nsw.gov.au/login](http://portal.tcorp.nsw.gov.au/login) (or such other platform made available as notified by TCorp).

**Termination Date** means the earlier of:

- (a) the Final Repayment Date; and
- (b) any date on which the Facility is terminated or cancelled by the Lender in accordance with this document.

## 1.2 Interpretation

In this agreement, unless the contrary intention appears:

- 1.2.1 a reference to:
  - (a) a person includes an individual, the estate of an individual, a corporation, and authority, an association or a joint venture (whether incorporated or unincorporated), a partnership and a trust;
  - (b) a party includes that party's executors, administrators, successors and permitted assigns, including persons taking by way of novation and, in the case of a trustee, includes a substituted or an additional trustee;
  - (c) a document (including this agreement) is to that document as varied, novated, ratified or replaced from time to time;
  - (d) a statute includes its delegated legislation and a reference to a statute or delegated legislation or a provision of either includes consolidations, amendments, re-enactments and replacements;
  - (e) a word importing the singular includes the plural (and vice versa), and a word indicating a gender includes every other gender;
  - (f) a party, clause, schedule, exhibit, attachment or annexure is a reference to a party, clause, schedule, exhibit, attachment or annexure to or of this agreement including all schedules, exhibits, attachments and annexures to it;
- 1.2.2 if a word or phrase is given a defined meaning, any other part of speech or grammatical form of that word or phrase has a corresponding meaning;
- 1.2.3 '**includes**' in any form is not a word of limitation; and
- 1.2.4 a reference to '**\$**' or '**dollar**' is to Australian currency.



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## **2. Advances**

### **2.1 Advances**

- 2.1.1 On the Borrower's request the Lender agrees that it shall make one or more Advances to the Borrower at the time and in the amount specified in a Drawdown Notice during the Availability Period, provided that the total aggregate amount of Advances made by the Lender shall not exceed the Facility Limit.
- 2.1.2 The Borrower acknowledges the:
- (a) Facility Limit represents the amount of funds available for borrowing during the current financial year;
  - (b) Facility Limit may not represent all amounts required to be borrowed by the Borrower in connection with the Approved Purpose; and
  - (c) provision of the Loan under this Agreement does not oblige the Lender to provide additional funds to the Borrower, whether in respect of the Approved Purpose or otherwise, and should the Borrower require additional funds, it must submit a new loan application to the Lender in respect of such required funds.

### **2.2 Approved Purpose**

The Borrower may only use the amounts borrowed by it under the Facility for the Approved Purpose.

### **2.3 Availability**

- 2.3.1 Any amount which has not been drawn at 5.00pm on the last day of the Availability Period is cancelled.
- 2.3.2 The Borrower acknowledges that the Availability Period ends on 30 June of the financial year in which this agreement is executed, irrespective of whether the Approved Purpose for which the loan has been sought requires additional funds for completion.

### **2.4 Security**

The parties acknowledge that the Facility and each Advance provided hereunder is secured by a charge on the income of the Borrower pursuant to section 623 of the LG Act and clause 229 of the LG Regulation.

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## **3. Drawdown**

### **3.1 Notice**

- 3.1.1 The Borrower may draw down the Facility on a Business Day by giving written notice of its intention to do so to the Lender by way of a Drawdown Request sent through the TCorp Portal.
- 3.1.2 The proceeds of each Advance will be deposited directly to the Borrower's Bank Account (or such other account notified by the Borrower to the Lender in writing not less than 5 Business Days before a drawdown date).

### 3.2 Requirements of Drawdown Request

- 3.2.1 Each Drawdown Request will be irrevocable and must:
- (a) specify the amount of the drawdown, term, repayment frequency and the proposed Settlement Date;
  - (b) be received by the Lender 3 Business Days before the proposed Settlement Date (or such other time as agreed between the Lender and the Borrower);
  - (c) be made by the General Manager or Authorised Officer of the Borrower; and
  - (d) not be given if the making of the Advance requested would cause the Facility Limit to be exceeded or otherwise would not comply with any term of this agreement.
- 3.2.2 When each Drawdown Request is given, the Borrower is deemed to make the following representations and warranties:
- (a) the proceeds of the Advance will be used only for the Approved Purposes;
  - (b) each representation and warranty made by the Borrower in, or in connection with, the Facility, including without limitation, those set out in clause 10, repeated with reference to the facts and circumstances subsisting at the date of the Drawdown Request, remains true and correct; and
  - (c) no Event of Default or Potential Event of Default has occurred which remains remedied or which has not been waived in writing or will occur as a result of the drawdown.

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## 4. Conditions Precedent

### 4.1 Conditions Precedent to the First Advance

The obligation of the Lender to make the first Advance is subject to the condition that it has first received all of the following in form and substance satisfactory to it:

- 4.1.1 **Certificate:** a certificate in the form of Schedule 2 providing the details and annexures specified in that schedule dated not more than 10 days before the first Settlement Date, in respect of the Borrower;
- 4.1.2 **Permitted Use Certificate:** the Permitted Use Certificate;
- 4.1.3 **Insurance:** certificates of currency in relation to insurance held by the Borrower; and
- 4.1.4 **Original Documents:** this document fully executed;

### 4.2 Conditions precedent to each Advance

The obligation of the Lender to make each Advance is subject to the condition that:

- 4.2.1 **Representations and warranties true:** the representations and warranties set out in this document are true and correct as at the date of the Drawdown Request and the Settlement Date as though made at that date;

- 4.2.2 **No Event of Default:** no Event of Default or Potential Event of Default is subsisting at the date of the Drawdown Request and the Settlement Date or will result from the provision or continuation of the Advance.

## 5. Interest Provisions

### 5.1 Application of Part 5

This part 5 applies to all Loan Types except Indexed Annuity Loans.

### 5.2 Interest

- 5.2.1 The Principal Outstanding bears interest on the principal outstanding from and including the initial Settlement Date up until, but excluding, the Final Repayment Date.
- 5.2.2 The interest rate for each Interest Period is the Interest Rate.
- 5.2.3 Each Interest Period in relation to the Principal Outstanding is the period commencing on:
- (a) in the case of the initial Interest Period, the Settlement Date for the initial Advance; and
  - (b) in the case of each subsequent Interest Period, on the day after the expiry of the immediately preceding Interest Period for the Advance,
- and ending on the last day of such Interest Period.
- 5.2.4 The term of each Interest Period is subject to any marginal adjustment as the Lender in its discretion determines so that the final Interest Period ends on the Termination Date.

### 5.3 Calculation of interest

- 5.3.1 Interest is to be computed on a daily basis on the actual number of days in a year.
- 5.3.2 Interest accrues during an Interest Period from day to day until it is paid.

### 5.4 Payment of interest

The Borrower will pay to the Lender all interest accrued during the course of an Interest Period in relation to the Loan in arrears on the Interest Payment Date.

### 5.5 Switching Interest Rates

- 5.5.1 The Borrower may by written notice to the Lender request to switch the type of interest payable in respect of the Loan. The Lender will use all reasonable endeavours to agree to the request, but it is not required to do so.
- 5.5.2 The Interest Rate on the Loan may only be changed as from the Interest Payment Date immediately following the Lender's agreement to the change requested.
- 5.5.3 If the Borrower is changing from a Fixed Rate to a Floating Rate:
- (a) where Break Costs are incurred in connection with such switch, the Borrower will be required to pay to the Lender such Break Costs; and

- (b) where Break Gains are realised in connection with such switch, the Lender will pay to the Borrower such Break Gains.

5.5.4 In the case of a switch from Floating Rate to Fixed Rate, the Lender will notify the Borrower of the Interest Rate to apply to the loan as from the next Interest Payment Date.

## **6. Repayment**

### **6.1 Application of Part 6**

This part 6 applies to all Loan Types except Indexed Annuity Loans.

### **6.2 Repayment**

6.2.1 If the Borrower has selected a Principal at Maturity Loan, the Borrower must pay to the Lender the Principal Outstanding on the Final Repayment Date.

6.2.2 If the Borrower has selected an Amortising Loan, the Borrower must pay to the Lender the Amortising Loan Amount (consisting of principal and interest) on each Interest Payment Date, up to and including the Final Repayment Date. The Lender must notify the Borrower of the Amortising Loan Amount (and its components) as soon as practicable after it makes such determination.

### **6.3 Prepayment**

6.3.1 The Borrower may prepay the whole or part of the Loan on an Interest Payment Date on giving not less than 3 Business Days' prior written notice to the Lender, provided that any part repayment of the Loan must be for a minimum amount of A\$1,000,000 or the balance of the Principal Outstanding (whichever is lower).

6.3.2 Any notice of prepayment given by the Borrower is irrevocable and the Borrower is bound to prepay in accordance with the notice.

6.3.3 Interest accrued on any amount prepaid under this agreement must be paid at the time of prepayment.

6.3.4 Any prepayment is permanent and the Facility will be cancelled to the extent of the prepayment.

6.3.5 On the proposed prepayment date, the Borrower must:

- (a) pay the amount notified to be prepaid;
- (b) pay all interest and other amounts accrued or due under this agreement on the amount prepaid; and
- (c) if applicable, pay any Break Costs (or if any Break Gains are realised, any prepayment may be reduced by the amount of such Break Gains).

## **7. Indexed Annuity Loans**

### **7.1 Application of Part 7**

This part 7 applies to Indexed Annuity Loans only.

## 7.2 Annuity Payments

- 7.2.1 The Borrower must pay the Annuity Payments to the Lender in accordance with this clause 7.
- 7.2.2 Each Annuity Payment comprises components of principal, interest and inflation adjustment.
- 7.2.3 Annuity Payments are payable on each Annuity Payment Date, up to and including the Final Repayment Date.

## 7.3 Calculation of Annuity Payments

Each Annuity Payment is calculated in accordance with the following formula:

$$B_t = B_0 \times \frac{CPI_t}{CPI_0}$$

Where:

- $B_t$  = the amount of the relevant Annuity Payment at time t.
- $B_0$  = Base Annuity Payment (as notified by the Lender to the Borrower).
- $CPI_0$  = CPI for the second last full calendar quarter prior to the Initial Settlement Date.
- $CPI_t$  = the highest CPI from  $CPI_0$  to the CPI for the full calendar quarter prior to the relevant Annuity Payment Date.

## 7.4 Notification of Annuity Payments

In respect of each Annuity Payment Date, the Lender must notify the Borrower of the Annuity Payment and the components of principal, interest and inflation adjustment for that Annuity Payment, as soon as practicable after it has made such determination.

## 7.5 Prepayment

- 7.5.1 The Borrower may prepay the whole or part of the Loan on an Annuity Payment Date on giving not less than 3 Business Days' prior written notice to the Lender, provided that any part repayment of the Loan must be for a minimum amount of A\$1,000,000 or the balance of the Principal Outstanding (whichever is lower).
- 7.5.2 Any notice of prepayment given by the Borrower is irrevocable and the Borrower is bound to prepay in accordance with the notice.
- 7.5.3 Interest accrued on any amount prepaid under this agreement must be paid at the time of prepayment.
- 7.5.4 Any prepayment is permanent and the Facility will be cancelled to the extent of the prepayment.
- 7.5.5 On the proposed prepayment date, the Borrower must:
- (a) pay the amount notified to be prepaid;
  - (b) pay all interest and other amounts accrued or due under this agreement on the amount prepaid; and

- (c) if applicable, pay any Break Costs (or if any Break Gains are realised, any prepayment may be reduced by the amount of such Break Gains).

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## **8. Interest on Overdue Amounts**

### **8.1 Payment of Interest**

The Borrower will pay interest on all amounts due and payable by it under or in respect of this document and unpaid, including any interest payable under this clause 8.

### **8.2 Accrual of Interest**

Interest will accrue on all amounts due and payable from day to day from the day 2 Business Days after due date up to the date of actual payment, before and (as a separate and independent obligation) after judgment, at the Default Rate for successive 30 day periods (as if these were 30 day Interest Periods) commencing on the date of default and, if not paid when due, will itself bear interest in accordance with this clause 8.2.

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## **9. Payments**

### **9.1 Time and place**

Unless expressly provided otherwise in writing, all payments by the Borrower under this document are to be made to the Lender in dollars in immediately available funds not later than 11.00 am Sydney time on the due date to the account that the Lender from time to time designates, or as otherwise agreed between the Borrower and the Lender.

### **9.2 No deduction for Taxes and no set-off or counterclaim**

All payments by the Borrower under this document, whether of principal, interest or other amounts due under this document, will be:

- 9.2.1 free of any set-off or counterclaim; and
- 9.2.2 without deduction or withholding for any present or future Taxes, unless the Borrower is compelled by law to deduct or withhold the same, in which event the Borrower will pay to the Lender any additional amount necessary to enable the Lender to receive, after all deductions and withholdings for Taxes, a net amount equal to the full amount which would otherwise have been payable had no such deduction or withholding been required to be made.

### **9.3 Merger**

If the liability of the Borrower to pay any of the Obligations to the Lender becomes merged in any judgment or order, the Borrower will, as an independent obligation, pay interest at the rate which is the higher of that payable under this document and that fixed by or payable under the judgment or order.

### **9.4 GST gross-up**

If any party:

- 9.4.1 is liable to pay GST on a supply made in connection with this agreement; and

9.4.2 certifies to the recipient of the supply that it has not priced the supply to include GST,

then the recipient of the supply agrees to pay that party an additional amount equal to the consideration payable for the supply multiplied by the prevailing GST rate.

## 10. Representations and Warranties

### 10.1 Representations and Warranties

The Borrower represents and warrants to the Lender:

- 10.1.1 **Legal power:** it has full power and authority to own its assets and to enter into and perform the obligations under this agreement;
- 10.1.2 **Legally binding obligation:** this agreement constitutes a valid and legally binding obligation of the Borrower in accordance with its terms;
- 10.1.3 **Due authority:** it has taken all action required to enter into this agreement and to authorise the execution and delivery of this agreement and the satisfaction of its obligations under it; and
- 10.1.4 **Execution, delivery and performance:** the execution, delivery and performance of this agreement does not violate any Statute or law, or any document or agreement to which the Borrower is a party or which is binding on it or any of its assets;
- 10.1.5 **Filings:** it has filed all notices and document with the OLG and all of those filings are current, complete and accurate.
- 10.1.6 **No material adverse effect:** no litigation, arbitration, mediation, conciliation, criminal or administrative proceedings are current, pending or, to the knowledge of the Borrower, threatened, which, if adversely determined would or could have a material adverse effect on the financial condition of the Borrower;
- 10.1.7 **Solvency:** there are no reasonable grounds to suspect that it is unable to pay its debts as and when they become due and payable;
- 10.1.8 **Information accurate:** Any information provided by or on behalf of the Borrower to the Lender in writing in connection with this agreement was true and accurate in all material respects as at the date it was provided or as at the date (if any) at which it is stated, and nothing has occurred and no information has been given or withheld that results in the information provided by the Borrower being untrue or misleading in any material respect;
- 10.1.9 **Borrowings:** it is not in default in the payment of any material sum, or in the satisfaction of any material obligation in respect of any Financial Liability, and no event has occurred which with the giving of notice, lapse of time or other condition could constitute a default in respect of any Financial Liability;
- 10.1.10 **No Event of Default:** no event has occurred which constitutes an Event of Default;
- 10.1.11 **Statutes:** the Borrower has complied with all Statutes;
- 10.1.12 **Financial statements:** its most recent financial statements, together with the notes thereto complies with current accounting practice and all applicable laws, is a true and fair statement of its financial position and state of affairs as at the date to which

it is prepared and discloses or reflects all its actual and contingent liabilities as at that date; and

- 10.1.13 **No adverse change:** since the date of the financial statements referred to in clause 10.1.12, there has been no change in its affairs which has had or may have a material adverse effect on it.

## 10.2 Representations and Warranties Repeated

Each representation and warranty in this document will be repeated on each day whilst any of the Obligations remain outstanding (whether or not then due for payment) or the Facility is available for drawdown, with reference to the facts and circumstances then subsisting, as if made on each such day.

## 11. Undertakings

### 11.1 General Undertakings

For as long as any amount is outstanding under the Facility or the Facility is available for drawdown, the Borrower undertakes to the Lender that it will:

- 11.1.1 **Satisfy Obligations:** satisfy the Obligations;
- 11.1.2 **Maintain all consents:** obtain, renew, maintain and comply with all consents, licences, approvals and authorisations necessary for the validity and enforceability of this agreement, the satisfaction of its obligations under this agreement, and it will promptly provide copies of these to the Lender when they are obtained or renewed;
- 11.1.3 **Provision of information:** supply to the Lender:
- (a) as soon as they are available and within 180 days of the end of each financial year copies of its audited financial statements for that financial year;
  - (b) copies of any updated Long Term Financial Plan;
  - (c) promptly on request, any additional financial or other information the Lender may request (including, but not limited to, information in relation to the Borrower's management and structure);
- 11.1.4 **Comply with laws:** comply with all Statutes and all lawful requirements of every Government Authority, including any Ministerial directions issued in respect of the Borrower or councils generally;
- 11.1.5 **Insurance:** take out and keep in full force and effect insurance over all of its physical assets and premises for such amounts and against such risks as is reasonably prudent for a NSW local council;
- 11.1.6 **Notification of certain events:** immediately notify the Lender in writing if it becomes aware of the occurrence of the following:
- (a) **Event of Default:** any Event of Default or Potential Event of Default;
  - (b) **Litigation:** any litigation, arbitration, criminal or administrative proceedings or labour disputes relating to the Borrower or the Borrower's property, assets or revenues that involves a claim against the Borrower that, if decided adversely to the Borrower, could have a material adverse effect on the ability of the Borrower to perform the Obligations.



## 11.2 Financial Covenant Undertakings

- 11.2.1 After the initial Settlement Date, the Borrower must ensure that on each Relevant Date up until the Final Repayment Date:
- (a) **(Debt Service Cover Ratio)** the Debt Service Cover Ratio must be at least 1.50:1;
  - (b) **(Interest Cover Ratio)** the Interest Cover Ratio must be at least 3.00:1; and
  - (c) **(Cash Expense Ratio)** the Cash Expense Ratio must be at least 2 months.
- 11.2.2 The financial covenants referred to above shall be:
- (a) calculated by reference to the Accounting Standards; and
  - (b) based on the then most recent audit financial statements of the Borrower.
- 11.2.3 At the time the Borrower provides the financial statements under clause 11.1.3(a), the Borrower must provide calculations demonstrating its compliance with the financial ratios in clause 11.2.1.
- 11.2.4 In addition, in connection with its financial projections in the most recently provided Long Term Financial Plan, the Borrower must include calculations demonstrating whether the financial projections of the Borrower for the following 5 years would comply with the financial covenants in clause 11.2.1.
- 11.2.5 Where the calculations made for the purposes of clauses 11.2.3 or 11.2.4 indicate that the Borrower has not, or may not in the future (as the case may be), comply with the financial ratios in clause 11.2.1:
- (a) the Lender and the Borrower will discuss the non-compliance as part of the annual review under clause 11.3; and
  - (b) the Borrower acknowledges that the Lender may notify OLG of such non-compliance, which may lead to OLG seeking a performance improvement order in respect of the Borrower.
- 11.2.6 For the avoidance of doubt, a failure by the Borrower to comply with the financial ratios under this clause 11.2 is not to be taken as a breach of this agreement and does not entitle the Lender to take action against the Borrower under clause 12 of this Agreement or at general law.

## 11.3 Annual Review

- 11.3.1 The Lender will conduct an annual review of the Borrower, and the Borrower will provide the Lender with such information as reasonably required by the Lender for the purposes of the review.

---

## 12. Default and Termination

### 12.1 Events of Default

Each of the following events is an Event of Default, whether or not the cause is beyond the control of the Borrower, or any other person:

- 12.1.1 **Failure to pay:** the Borrower does not pay at or within 5 Business Days of the due date and in the manner specified in this agreement or otherwise in accordance with the Obligations;
- 12.1.2 **Failure to comply:** the Borrower defaults in fully performing and observing any provision of this agreement other than a provision requiring the payment of money as contemplated by clause 12.1.1, and that default is not remedied within 20 Business Days of its occurrence;
- 12.1.3 **Untrue warranty:** any representation, warranty or statement made, repeated or deemed to be made or repeated in this agreement or in connection with the Facility or any accounts, or any opinion furnished under this document is proved to be untrue in any material respect when made or repeated or deemed to be made or repeated (as the case may be);
- 12.1.4 **Breach of undertaking:** the Borrower breaches any undertaking given at any time to the Lender or fails to comply with any condition imposed by the Lender in agreeing to any matter (including any waiver);
- 12.1.5 **Cross default:** the Borrower fails to pay any indebtedness when due or within an applicable grace period;
- 12.1.6 **Void or voidable:** this agreement, becomes or is claimed by the Borrower to be void, voidable or unenforceable in whole or in part;
- 12.1.7 **Illegality:** at any time it is unlawful for the Borrower to perform any of its obligations under this agreement;
- 12.1.8 **Failure to comply with Statutes:** the Borrower fails to duly and punctually comply with all Statutes binding on it;
- 12.1.9 **Material change:** any other event or series of events whether related or not (including, any material adverse change in the material assets or financial condition of the Borrower) occurs which in the reasonable opinion of the Lender could affect the ability of the Borrower to satisfy all or any of its respective obligations under this agreement.

## 12.2 Lender's Rights on Event of Default

If any Event of Default occurs and if it continues, the Lender may (but is not obliged to), by written notice to the Borrower:

- (a) declare the Lender's obligations under this document to be cancelled immediately (including, but not limited to, any obligation to provide any further advance) and the same and the Facility (including any part of the Facility) will be cancelled immediately; and/or
- (b) declare the Principal Outstanding, interest on the Principal Outstanding and all other money the payment of which forms part of the Obligations immediately due and payable, and the same are immediately due and payable,

and for the avoidance of doubt, any decision by the Lender to reserve its rights or not to exercise its rights under this clause 12.2 is not to be interpreted as waiver of, or election in reaction to, such rights.

**12.3 Appointment of consultants and disclosures:**

- 12.3.1 The Lender may where it considers an Event of Default has or is likely to have occurred or is reasonably likely to occur within 12 months:
- (a) appoint consultants (in this clause, **Investigating Consultants**) to investigate the affairs and financial position of the Borrower; and
  - (b) notify the OLG of the occurrence (or potential occurrence) of an Event of Default or appointment of Investigating Consultants.
- 12.3.2 The Borrower:
- (a) unconditionally authorises the Investigating Consultants to take all actions which may be reasonably necessary for the investigation; and
  - (b) undertakes to give the Investigating Consultants all reasonable assistance for that purpose.
- 12.3.3 The Borrower unconditionally authorises the disclosure by:
- (a) Investigating Consultants to the Lender, OLG and its legal and other professional advisers all information and documents obtained or generated in the course of or in connection with the investigation; and
  - (b) the Lender to the OLG all information and documents relating to the occurrence (or potential occurrence) of an Event of Default.
- 12.3.4 The Borrower is liable for the costs and expenses of the investigations described in this clause 12.3 and must upon demand by the Lender pay the Investigating Consultants and reimburse the Lender for any such costs or expenses incurred or paid by it.

**13. Indemnities, change in law or circumstance****13.1 Borrower to indemnify Lender**

The Borrower will on demand indemnify the Lender against any loss or reasonable costs or expenses which the Lender may sustain or incur as a consequence of:

- 13.1.1 any sum payable by the Borrower under this document not being paid when due;
- 13.1.2 the occurrence of any Event of Default; or
- 13.1.3 the Lender receiving payments of principal other than on the last day of an Interest Period (or any other day permitted under the terms of this agreement)

**13.2 Unlawfulness**

If, at any time, the Lender reasonably determines that the introduction of or a change in a law, guideline, direction, request or requirement (whether or not having the force of law) or in the interpretation or application of any of them by a Government Authority makes it unlawful for the Lender to make, fund or maintain the Facility or an Advance, or to otherwise give effect to a provision of this agreement, then:

- 13.2.1 the Lender may notify the Borrower of its determination;

- 13.2.2 on that notification, the Facility is cancelled and the obligation to make, fund or maintain the Facility or an Advance or give effect to the relevant provision ceases; and
- 13.2.3 the Borrower must pay the Principal Outstanding (plus all accrued interest) to the Lender within:
- (a) 60 days; or
  - (b) another period specified in the notice and certified by the Lender as being required or permitted by the relevant law.

### 13.3 Increased costs

If the Lender reasonably decides that:

- 13.3.1 the cost to it of providing, funding or maintaining the Facility is increased; or
- 13.3.2 an amount payable or the effective return to it under this agreement is reduced;

because of any law or regulation or a directive by a Government Authority (including, but not limited to, those relating to taxation, other change in tax rules (in each case, not being a tax imposed on its overall net income), capital adequacy or reserve requirements or banking or monetary control or any policy with which it habitually complies) or any change in the way they are interpreted or applied, then:

- 13.3.3 the Lender must promptly notify the Borrower of that decision; and
- 13.3.4 the Borrower indemnifies the Lender against that loss and must pay the Lender on demand whatever amount the Lender certifies is reasonably necessary to indemnify it.

## 14. Expenses and Taxes

### 14.1 Expenses

The Borrower must reimburse the Lender on demand for, and indemnifies the Lender against all reasonable expenses, including legal fees, costs and disbursements (on a solicitor/own client basis) incurred in connection with:

- 14.1.1 **Consents:** any consent, agreement, approval, waiver, or amendment relating to this agreement; and
- 14.1.2 **Enforcement:** exercising, enforcing or preserving, or attempting to exercise, enforce or preserve, rights under this agreement, including any expenses incurred in the evaluation of any matter of material concern to the Lender.

### 14.2 Taxes

The Borrower:

- 14.2.1 must pay all stamp duty, transaction, registration and similar Taxes, including fines and penalties and debits tax which may be payable to or required to be paid by any appropriate authority or determined to be payable in connection with the execution, delivery, performance or enforcement of this agreement or any payment, receipt or other transaction contemplated by them; and

14.2.2 indemnifies the Lender against any loss or liability incurred or suffered by it as a result of the delay or failure by the Borrower to pay Taxes.

---

## **15. Assignment**

### **15.1 Assignment by Lender**

The Lender cannot assign any of its rights under this agreement without the Borrower's prior written consent (not to be unreasonably withheld).

### **15.2 Assignments by the Borrower**

The Borrower cannot assign any of its rights under this agreement without the Lender's prior written consent (not to be unreasonably withheld).

---

## **16. Miscellaneous**

### **16.1 Governing law and jurisdiction**

16.1.1 This agreement is governed by and must be construed according to the law applying in New South Wales.

16.1.2 Each party irrevocably submits to the non-exclusive jurisdiction of the courts of New South Wales, and the courts competent to determine appeals from those courts, with respect to any proceedings which may be brought at any time relating to this agreement.

### **16.2 Certificate of Lender**

A certificate in writing signed by the Lender or by an officer of the Lender certifying the amount payable by the Borrower under this document to the Lender or stating any other act, matter or thing relating to this agreement is conclusive and binding on the Borrower in the absence of manifest error on the face of the certificate.

### **16.3 Counterparts**

This agreement may be executed in any number of counterparts and by the parties on separate counterparts. Each counterpart constitutes an original of this agreement, and all together constitute one agreement.

### **16.4 Amendment**

No provision of this agreement may be amended, supplemented, waived, varied or charged in any way or assigned (subject to clause 9 above), novated or transferred (in whole or part) without the prior written consent of the parties hereto.

### **16.5 Notices**

Any notice required or permitted to be given by a party hereunder will be left at, sent by registered or recorded delivery post to the address below:

#### **16.5.1 Lender**

New South Wales Treasury Corporation  
Level 7, Deutsche Bank Place

126 Phillip Street  
SYDNEY NSW 2000

Attention: General Counsel

Facsimile: 02 9325 9333

Email: legal@tcorp.nsw.gov.au

16.5.2 **Borrower**

See Schedule 1

**16.6 Severance**

If at any time a provision of this agreement is or becomes illegal, invalid or unenforceable in any respect under the law of any jurisdiction, that will not affect or impair:

- 16.6.1 the legality, validity or enforceability in that jurisdiction of any other provision of this agreement; or
- 16.6.2 the legality, validity or enforceability under the law of any other jurisdiction of that or any other provision of this agreement.

**16.7 Waiver**

- 16.7.1 A waiver or consent given by the Lender under this agreement is only effective and binding on the Lender if it is given or confirmed in writing.
- 16.7.2 No waiver of a breach of a term of this agreement operates as a waiver of another breach of that term or of a breach of any other term of this agreement.

---

## Signing Page

**Executed** as an agreement

**NEW SOUTH WALES TREASURY CORPORATION**

by its authorised signatories:

\_\_\_\_\_  
Authorised signatory

\_\_\_\_\_  
Authorised signatory

\_\_\_\_\_  
Name (please print)

\_\_\_\_\_  
Name (please print)

**BATHURST REGIONAL COUNCIL**

by its General Manager in the presence of:

\_\_\_\_\_  
Witness

\_\_\_\_\_  
General Manager

\_\_\_\_\_  
Name (please print)

\_\_\_\_\_  
Name (please print)

## Schedule 1 - Variables

**Date of Agreement:** 2018

**Borrower:** Bathurst Regional Council  
ABN 42 173 522 302

**Notice Details:** 158 Russell Street  
Bathurst NSW 2795

**Attention:** Mr David Sherley, General Manager

**Email:** david.sherley@bathurst.nsw.gov.au

Item		
1.	<b>Advances</b>	One
2.	<b>Approved Purpose</b>	Parks and recreational facilities upgrade, new animal pound, post office heating, ventilation and air-conditioning, road works, aerodrome upgrade, Mount Panorama circuit upgrade, library and art gallery refurbishment
3.	<b>Availability Period</b>	Until 30 June 2018
4.	<b>Borrower's Bank Account</b>	BSB No.: 062-504 Account No.: 10271358 Account Name: Bathurst Regional Council
5.	<b>Facility Limit</b>	\$8,525,000
6.	<b>Loan Type</b>	Amortising Loan
7.	<b>Interest Rate Type</b>	Fixed Rate
8.	<b>Term</b>	10 years
9.	<b>Interest Period</b>	Quarterly
10.	<b>Margin</b>	0.55% p.a.
11.	<b>Final Repayment Date</b>	



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## Schedule 2 - Condition precedent certificate

To: New South Wales Treasury Corporation (the " **Lender**")

This condition precedent certificate is given under clause 4 of the Loan Agreement between the Lender and Bathurst Regional Council ("Borrower"). Terms defined in the Loan Agreement have the same meaning in this condition precedent certificate.

I, David Sherley, being the General Manager of the Borrower, certify that true, complete and up to date copies of an extract of minutes (marked "Annexure A") of a duly convened meeting of the governing body of the Borrower approving execution of the Loan Agreement are attached to this Certificate, which minutes are fully effective and have not been varied or revoked.

Signed: \_\_\_\_\_

General Manager

Date:

## **DIRECTOR ENGINEERING SERVICES' REPORT - ATTACHMENTS**

ORDINARY MEETING OF BATHURST REGIONAL COUNCIL

20 JUNE 2018

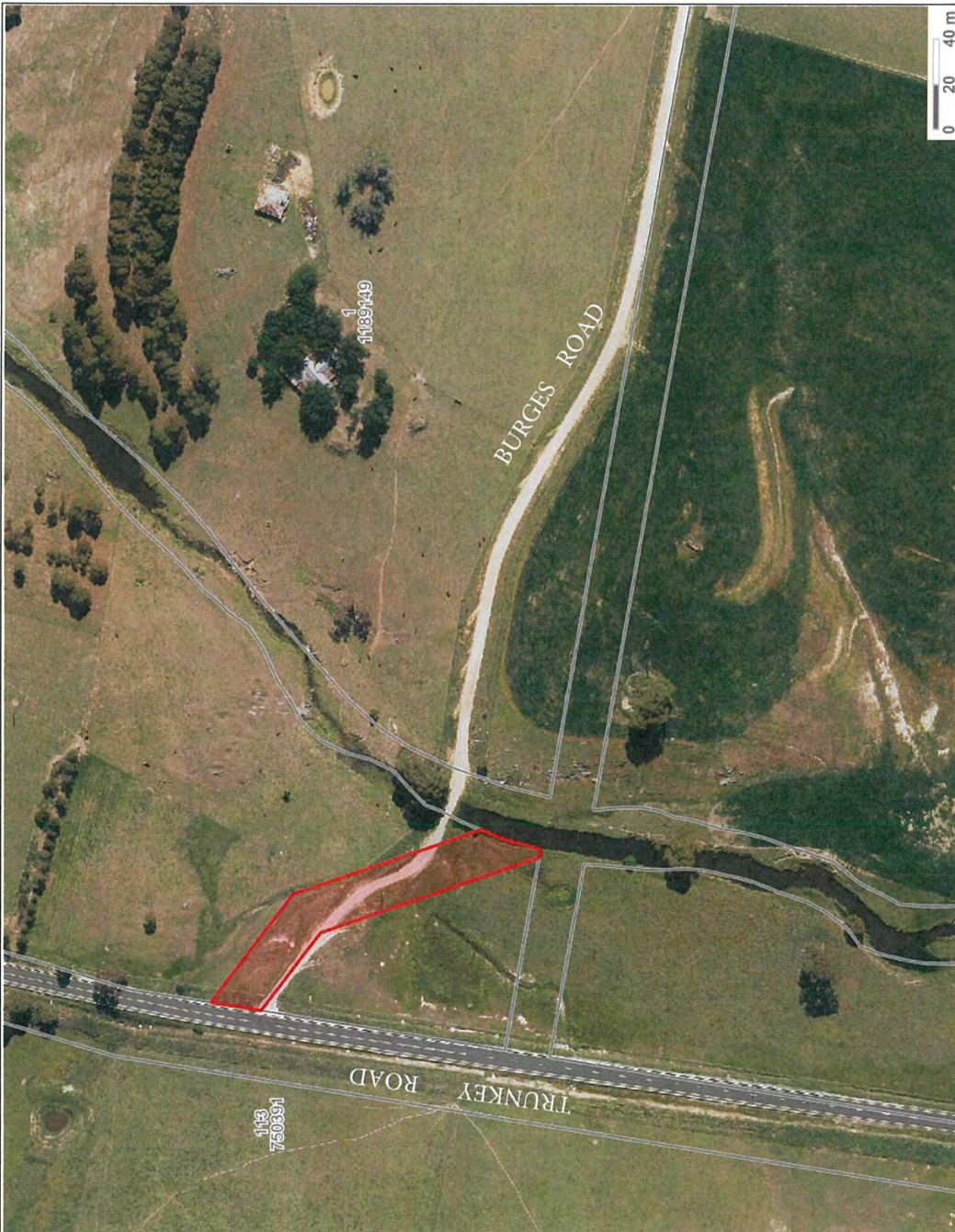
Created on 5/06/2018 8:55 AM

**ROAD CONSTRUCTED**

Status  
Crown Road  
Constructed  
Burgess Road

Name  
Description1  
Description2  
Notes  
Suburb

CALOOLA



**Feature Report**

Drawn By: LuckD  
Date: 5/06/2018  
Projection: GDA94 / MGA zone 55  
Map Scale: 1:2635 @ A4



**Important Notice!**  
This map is not a precise survey document. Accurate locations can only be determined by a professional surveyor. 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 any other purpose. 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, express or implied, 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 in reliance on the data being inaccurate or incomplete in any way and for any reason.  
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**BATHURST REGIONAL COUNCIL**  
Bathurst Regional Council  
158 Russell Street  
BATHURST NSW 2795  
Telephone: 02 6333 0111  
Fax: 02 6331 7211  
Email: [general@bathurstregional.gov.au](mailto:general@bathurstregional.gov.au)

**Assessment of future intersection operations for**

# **Lambert Street/Mitre Street/Suttor Street, Bathurst Intersection Assessment**

Prepared by:  
Traffic Matters  
102 President Road,  
Kellyville NSW 2155

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## 1 Introduction

Traffic Matters has been requested by Bathurst Regional Council to undertake an assessment of the current operation and future requirements for the intersection of Lambert Street/Mitre Street/Suttor Street in West Bathurst. This assessment considers the current operation of the intersection with the current configuration and an assessment of the future operation of the intersection taking into account forecast traffic growth over a five, ten and twenty year timeframes. This assessment also reviews the operation of the intersection in the future as a roundabout and with traffic signals, with Suttor Street realigned to provide a four way intersection.

The intersection is located to the north west of the Bathurst Town Centre and provides an alternative route between the Windradyne area, the Bathurst town centre and employment areas to the east of the Bathurst. The other route is via the Mitchell Highway via Bradwardine Road and the Mitchell Highway to Stewart Street.

Surrounding development is mainly residential with a small group of retail shops and the Assumption primary school located adjacent to the intersection. There are bus stops located on both sides of Mitre Street just to the east of the intersection. These bus stops operate for school services and for a scheduled bus route (Route 520 – West Bathurst & Windradyne).

The existing intersection layout could be characterised as a staggered T-junction with the centrelines of Suttor Street and Lambert Street being offset by approximately 15 metres. This means that through traffic movements from Lambert Street to Suttor Street involve vehicles undertaking a right and left turn to travel through the intersection. Lambert Street and Suttor Street are provided with 'Give Way' signs, meaning that traffic travelling on Mitre Street has priority when travelling through the intersection.

In addition to this intersection configuration, there are marked pedestrian crossings provided on Suttor Street and the eastern leg of Mitre Street. The Suttor Street pedestrian crossing is located approximately 23 metres from the intersection, near the intersection with Coral Way. The Mitre Street pedestrian crossing is located approximately 40 metres from the intersection, near the intersection with Esrom Street, and provides a direct connection from the bus stop located on the northern side of Mitre Street to the school entrance.

This report provides an assessment of the existing intersection operation and investigates potential future intersection configuration as a roundabout, taking into account expected traffic growth in the Bathurst area.

## 2 The site

The intersection of Lambert Street/Mitre Street/Suttor Street is a four leg intersection located in the area of West Bathurst to the north west of Stewart Street (Great Western Highway). The intersection is characterised with Suttor Street and Lambert Street legs of the intersection being offset approximately 15 metres to each other.

While the site is structured as a “staggered T-junction” it effectively operates as a standard four-way intersection with ‘Give Way’ signs on the Suttor Street and Lambert Street approaches. Medians are provided on the Suttor Street, Lambert Street and Mitre Street east approaches to the intersection.

Marked pedestrian crossings are provided on Suttor Street and Mitre Street although they are located away from the intersection. The Suttor Street pedestrian crossing is located approximately 23 metres from the intersection, adjacent to the intersection of Suttor Street with Coral Way, and the Mitre Street pedestrian crossing is located over 40 metres from the intersection. The Mitre Street crossing is located outside the Assumption Primary School and provides access from the bus stop located on the opposite (northern) side of Mitre Street for students accessing bus services and those approaching from Suttor Street or Esrom Street.

Figure 1 Site map



Map source: Nearmap



Suttor Street is a divided road on the approach to the intersection with a one metre wide median provided. No lanes are marked although the road is provided with a six metre carriageway in each direction. While lanes are not marked on the approach to the intersection, traffic forms two lanes at the intersection, depending on the direction of travel, for the left turn and through/right turns.

Mitre Street is provided with an 11 metre wide carriageway on the western approach to the intersection and a 20 metre wide carriageway on the eastern approach to the intersection. Mitre Street east is also provided with a one metre wide median at the intersection with Suttor Street giving lane widths of 10 metres westbound and a five metre lane with a four metre painted island eastbound away from the intersection, The western approach does not have a median. It is noted that the Mitre Street pedestrian crossing is provided with a two metre wide median/refuge.

Bus stops are located on Mitre Street near the intersection with Suttor Street. These bus stops are used by school services setting down and picking up students for the adjacent primary school and also for the scheduled Route 520 services, which operate at an approximately 40 minute frequency during the day, Monday to Friday.

Lambert Street has a 14 metre carriageway with a median at the intersection. No lanes are marked on Lambert Street

There is a small group of retail shops located on the north western corner of the intersection. This group of shops is provided with a small sealed parking area providing 9 parking spaces with access provided from Mitre Street, directly opposite Lambert Street. A small unsealed car park is provided in the reserve on the north eastern corner of the intersection. This carpark provides off street parking for the tennis courts located in this reserve, with access from Mitre Street.

## 2.1 Surrounding Road Network

### Stewart Street (Great Western Highway)

Stewart Street is a State Road under the care and control of Roads and Maritime Services (RMS). It is generally provided with two traffic lanes in each direction and a parking lane, with medians and turning lanes provide at a number of intersections. As the Great Western Highway it provides a primary transport function being the main road access from Sydney to Bathurst and the Central West. It is classified as a State Highway (SH5). At the intersection of Brilliant Street it becomes the Mitchell Highway (SH6) toward Orange and the Mid-Western Highway (SH7) toward Blayney and Cowra. The intersection with Lambert Street is controlled with traffic signals.

The posted speed limit on Stewart Street is 60km/h.

### Suttor Street

Suttor Street operates as a collector road and provides an alternative route to the Bathurst Town Centre to the Mitchell Highway/Great Western Highway for residents of Windradyne and West Bathurst. It is a divided road along most of its length and provides a one traffic lane and parking lane in each direction. Suttor Street has a speed limit of 50km/h with a School Zone speed limit of 40km/h on the approach to Mitre Street.

### Lambert Street

Lambert Street operates as a collector road providing a direct link to Stewart Street. It is an undivided road with a wide carriageway providing a traffic lane in each direction with parking permitted along most of its length. Some channelisation is provided at the intersection with Peel Street with the use of painted medians. Lambert Street has a

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speed limit of 50km/h with a School Zone speed limit of 40km/h on the approach to the intersection with Mitre Street.

### **Mitre Street**

Mitre Street provides two different sections of road. West of the intersection with Lambert Street it provides an 11 metre carriageway to the intersection with Hill Street. East of the intersection it is provided with a wider 20 metre carriageway with a median provided east of the intersection with Piper Street, due to a level difference between the eastbound and westbound carriageways. Mitre Street has a speed limit of 50km/h with a School Zone speed limit of 40km/h between Piper Street and Hill Street.

## **2.2 Previous Studies and report**

Investigations have been carried on a number of occasions regarding potential changes and improvements to the intersection. On each of those investigations it was identified that changes to the intersection would involve significant public utility adjustments, potential restrictions of traffic movements or that the cost of the proposed works could not be justified on the basis of intersection operation and estimated traffic growth.

The potential modification of the intersection was first considered in the Bathurst Traffic Study (1997) which identified that a roundabout or traffic signals should be considered for the intersection, subject to costing and potential loss of the small car park. As a result of this study, council resolved in 1999 to construct a roundabout at the intersection, subject to available funding. No allocation of funding was made due to budgetary constraints and the estimated cost of the construction. The crash history at the intersection was not severe enough to be eligible for 'Blackspot' funding in the past although it may become eligible with revised criteria.

The matter was raised again at Council in 2012 and considered by the Working Party in May 2013. The matter was deferred again due to the estimated cost of the public utility works associated with the any changes to the intersection.

A number of representations were made to Council across 2016 and 2017 highlighting a number of issues associated with the intersection, including pedestrian accessibility issues when crossing the roads in the current configuration.

### **2.2.1 Crash history**

A review of the most recent five year crash history available for the intersection for the period July 2011 to December 2016 highlighted five vehicle crashes at the intersection with four of the five crashes resulting in a moderate injury. Three of these crashes were single vehicle crashes with vehicles leaving the road and colliding with a power pole or signpost.

Two of the crashes involved vehicles entering the intersection from Suttor Street being hit by vehicles travelling in Mitre Street.

One of the crashes occurred in 2012, with none in 2013, two in 2014, none in 2015 and two crashes in 2016. Changes to the reporting system for vehicles crashes occurred in October 2014. At this time some minor injury crashes did not require the Police to attend the scene, which means that some may have gone unreported to the Police.

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### 3 Intersection Assessment

In order to assess the intersection for its capacity to accommodate future traffic volumes and assess what measures may need to be in place for the future it is necessary to understand the existing intersection operation and the volume of vehicles currently using the intersection. While this is not the only consideration for the intersection when assessing the most suitable intersection treatment, it will assess the impacts of future traffic growth on the operation of the intersection.

#### 3.1 Traffic Volumes

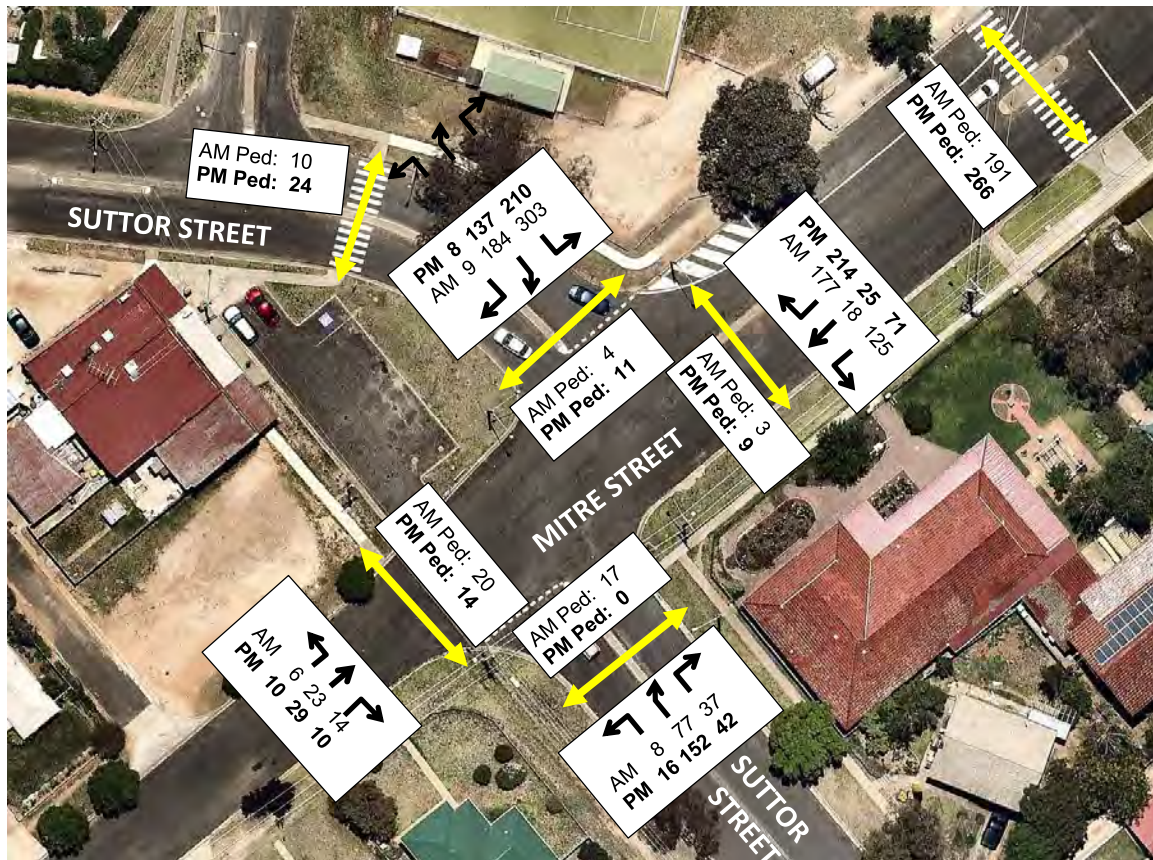
Traffic counts were undertaken as part of this review. The counts were carried out on Wednesday 7 February 2018 for the periods 7:30-9:30am and 3:00-6:00pm. Traffic movements and pedestrian movements were assessed, with pedestrian movements being classified on Mitre Street east and Suttor Street categorised if the pedestrian crossed on the marked pedestrian crossings provided, or at the intersection.

It was identified from the traffic counts that the major traffic flow through the intersection was the left turn from Suttor Street to Mitre Street east, and the reverse movement in the PM peak. There were over 300 vehicles turning left from Suttor Street into Mitre Street during the AM peak hour. The through movement from Suttor Street to Lambert Street was the next largest movement with 184 vehicles. The right turn from Mitre Street east to Suttor Street was recorded at 177 vehicles in the AM peak.

The PM peak right turn from Mitre Street east to Suttor Street and the left turn from Suttor Street to Mitre Street were of similar magnitude.

The AM and PM peak hour traffic and pedestrian flows are outlined in **Figure 2**.

Figure 2 Existing peak hour flows



Aerial photo source: Nearmap

### 3.2 Intersection modelling

Modelling of the intersection has been undertaken utilising SIDRA INTERSECTION 7. SIDRA INTERSECTION software is an advanced lane-based micro-analytical tool for design and evaluation of individual intersections and networks of intersections. It provides estimates of capacity, level of service and a wide range of performance measures including delay, queue length and stops for vehicles and pedestrians.

Level of Service (LoS) is a measure of the operational efficiency of an intersection and is described in the Austroads Guide to Traffic Management as “a qualitative measure for ranking operating conditions, based on factors such as speed, travel time, freedom to manoeuvre, interruptions, comfort and convenience.”

The LoS criteria for intersections is based on the average delay per vehicle encountered at the intersection. **Table 1** below outlines the assessment criteria in determining the efficiency of an intersections operation, as provided in the RMS Guide to Traffic Generating Developments.

Table 1 Level of Service criteria for intersections

Level of Service (LoS)	Average delay per vehicle (secs/veh)	Traffic signals, roundabouts	Give Way & Stop signs
A	< 14	Good operation	Good operations
B	15 to 28	Good with acceptable delays & spare capacity	Acceptable delays & good capacity
C	29 to 42	Satisfactory	Satisfactory, but accident study required
D	43 to 56	Operating near capacity	Near capacity & accident study required
E	57 to 70	At capacity, at signals, incidents will cause excessive delays Roundabouts require other control mode	At capacity, requires other control mode

Source: RMS Guide to Traffic Generating Developments (2002)

Due to the unusual configuration of the intersection the arrangement in the SIDRA model needed to take into account that vehicles travelling from Lambert Street to Suttor Street and for the return movement of Suttor Street to Lambert Street must travel a greater distance than a 'normal' four way intersection. The following measures have been incorporated in the model for these movements:

- Greater travel distance incorporated across the intersection for these movements.
- Slower travel speed taking into account that vehicles are performing a right then left movement.
- Including the opposing right turn movement (from Suttor Street and Lambert Street into Mitre Street) as a priority movement.

The operation of the pedestrian crossings approximately 23 metres and 40 metres from the intersection were modelled to assess the likely queue lengths created with the volume of pedestrians that would be crossing during the peak hour.

As indicated in the Section 1, the operation of the intersection was also assessed for the future scenario years 5, 10 and 20 years from the base counts carried out in February 2018. Information provided by Bathurst Regional Council indicated that traffic volumes are expected to increase at the rate of 1.3% per year.

This rate of growth has been applied to the traffic movements through the intersection for the identified scenarios.

### 3.3 Modelling Results – existing layout

The intersection modelling was carried out for the existing configuration and operation as a sign-controlled intersection using the parameters highlighted in the previous section. The results of the modelling for the existing future year scenarios are outlined in **Table 2**. Full SIDRA Intersection Movements results are provided in **Appendix A**.

For sign-controlled intersections the LoS is generally represented by the movement with the worst level of service. This does not necessarily represent the LoS of the intersection as a whole.

The movement with the most delay and worst LoS was the right turn movement from Lambert Street to Mitre Street however, this movement represents only 4% of the traffic movements through the intersection. Most of the other movements operated at LoS 'A' in the existing operation and in the future. In the 20 year scenario, some movements are operating at LoS 'B', notably the through movement from Lambert Street, and the through and right turn movements from Suttor Street in the AM peak hour. This LoS is acceptable.

The PM peak hour showed similar results.

**Table 2** Level of Service (LoS) summary for current configuration

Year	AM peak Level of Service	Average delay (sec/veh)	PM peak Level of Service	Average delay (sec/veh)
<b>Existing</b>	B*	23.4	B*	23.4
<b>+ 5 years</b>	B*	26.3	B*	22.7
<b>+ 10 years</b>	B*	30.1	B*	26.5
<b>+ 20 years</b>	C*	41.8	C*	35.1

Note: \* - SIDRA Intersection does not provide an overall intersection level of service for sign controlled intersections. This represents the traffic leg with the worst LoS, not the whole intersection operation.

The marked pedestrian crossings in Mitre Street and Suttor Street were also modelled to assess the potential queues that would occur as vehicles gave way to pedestrians on the crossing for the volumes measured. This was to assess the potential for vehicles to queue back into the intersection and block other traffic movements. The Mitre Street crossing has the heaviest pedestrian flow and therefore the most possibility of queueing traffic back through the intersection with Suttor Street.

The results of this modelling indicated that the traffic flow in Mitre Street would operate at LoS 'A' during the peak periods with a 95<sup>th</sup> percentile queue length of 34 metres. The 95<sup>th</sup> percentile queue indicates that the queue length would be below this for 95% of the time during the peak period. As the distance from the stop line for eastbound vehicles to the intersection with Suttor Street is over 40 metres the frequency of traffic queueing would be minimal and have little to no effect on the intersection operation.

Coupled with this is that there is a school crossing supervisor controlling the pedestrian crossing in the period before and after school. This coincides with the morning peak period for the traffic movements. The crossing supervisor can control pedestrian movements to further minimise potential queueing impacts on the intersection.

Similarly, modelling of the Suttor Street pedestrian crossing indicated that the 95<sup>th</sup> percentile queue for vehicles in Suttor Street would be 16 metres in the AM peak and 30 metres in the PM peak for the 20 year scenario. The average queue length for the pedestrian crossing is approximately 12 metres.

The clear distance in Suttor Street from the Mitre Street intersection to the pedestrian crossing is approximately 23 metres which indicates that there would be infrequent occasions when the traffic queue would extend back to the intersection.

## 4 Other matters

While the modelling of the intersection indicates that it will operate with a reasonable level of service for up to 20 years there are other factors which need to be considered with the operation of the intersection.

### Shopping Centre carpark access

The location of the entry off Mitre Street west to the car park located in front of the small shopping centre fronting Suttor Street creates some unsatisfactory traffic movements, particularly for vehicles exiting the car park and wishing to proceed directly down Lambert Street. Vehicles were observed proceeding directly across the intersection. This raises a number of potential issues regarding right of way and ability to observe vehicles turning from Suttor Street to also travel down Lambert Street.

Similarly, vehicles entering the car park from Lambert Street proceed directly across the intersection to enter the car park.

Potential measures to address this could be achieved with the following:

- Provision of a short median in Mitre Street on the western approach to the intersection to enforce left in/left out movements for the car park.
- Relocation of the car park entry to the right of way and construction of a connection through to the existing car park. The existing entry would be closed.

### Suttor Street Pedestrian Crossing

While there are no lanes marked in Suttor Street on the approaches to the pedestrian crossing, the width of the road could allow for a vehicle to attempt to pass a vehicle stopped at the pedestrian crossing, particularly for southbound traffic as this has the potential to queue back through the crossing. Coupled with this is the median is not suitable as it is narrow (1 metre in width) and the opening is not of sufficient width to comply with RMS and Austroads guidelines.

RMS practice does not permit Pedestrian (Zebra) Crossings on roads with two or more marked travel lanes in the same direction. This also applies to roads with two unmarked travel lanes in the same direction, i.e. where vehicles can pass other vehicles travelling in the same direction.

The provision of kerb blisters at the pedestrian crossing to narrow the road pavement to one lane in each direction and a raised threshold at the pedestrian refuge located near the intersection with Mitre Street would remove the opportunity for vehicles to pass a stopped vehicle, reduce vehicle speeds and provide a safer environment for pedestrians to cross.

### Mitre Street Pedestrian Crossing

While the pedestrian crossing is provided with a central refuge island which is 2m in width, and the eastbound carriageway is provided with an edge line to define the traffic lane, the westbound carriageway is wide enough to allow a vehicle to pass another vehicle stopped at the crossing. This could also occur for the eastbound direction outside of the school crossing supervisor times should a vehicle be stopped at the crossing and another vehicle wishes to turn into Esrom Street. It is considered that the provision of kerb blisters to narrow the traffic lanes through the pedestrian crossing would improve safety for pedestrians.

## 5 Roundabout Assessment

A roundabout design is being considered by Bathurst Regional Council for the intersection as part of the investigations into the future operation of the intersection and taking into account the expected growth in traffic volumes through the intersection. This design would include the realignment of the Sutor Street leg of the intersection to align with Lambert Street. This would retain the opportunity for all movements at the intersection. It also retains right turn movements in and out of Coral Way and expansion of the existing unsealed car park on the northern side of the intersection, adjacent to the tennis courts and reserve.

This roundabout design provides for heavy vehicle turning movements through the intersection from all approaches. This will also cater for bus movements between Sutor Street and Mitre Street east, and potential changes to bus routes should they be considered in the future.

A plan of the concept layout for the roundabout is provided in **Figure 3**.

**Figure 3** Concept roundabout design



Source: Bathurst Regional Council

Modelling of the intersection was carried out for the operation of the above roundabout design for the future 10 and 20 year scenarios. Modelling of the roundabout for the five year scenario was not considered necessary as the initial modelling of the existing intersection indicates that it is operating satisfactorily at the present time, with regard to level of service, and the construction of a roundabout in the short term could not be justified on traffic congestion grounds. It may provide some improvement on safety grounds however, this would need to be assessed further.



Discussions with Bathurst Regional Council highlighted that traffic speed on Suttor Street and Mitre Street west on the approach to the roundabout needs to be considered for vehicles approaching the intersection and the pedestrians that may be attempting to cross the street. In this regard, the provision of a raised threshold or speed cushion at the nose of the central median on the Mitre Street west approach and, similarly, a raised threshold on the Suttor Street pedestrian refuge would reduce vehicles speeds to provide increased safety for pedestrians. It would also reduce the potential crashes that occurred between vehicles travelling on Mitre Street from the west colliding with vehicles proceeding into the intersection from Suttor Street.

The intersection was modelled as a single lane roundabout with the Suttor Street and Lambert Street legs realigned and the car park located in front of the shops removed. An indented parking bay is proposed for the realigned Suttor Street outside the shops. This indented parking bay provides parking for approximately two vehicles.

The splitter islands on the approach to the intersection are constructed to provide a pedestrian refuge facility on each of the legs of the intersection. This allows pedestrians to pause in the median when they have crossed one direction of traffic to wait for an opportunity to complete the crossing to the other side.

The pedestrian crossing currently located in Suttor Street near Coral Way has been removed as this crossing would unlikely meet the RMS warrants for a pedestrian crossing, given the traffic surveys carried out. The RMS warrants for a pedestrian crossing are provided as:

*i. Normal Warrant:*

*A pedestrian (Zebra) Crossing is warranted where:-*

*In each of three separate one hour periods in a typical day*

- a. The pedestrian flow per hour (P) crossing the road is greater than or equal to 30  
AND*
- b. The vehicular flow per hour (V) through the site is greater than or equal to 500  
AND*
- c. The product PV is greater than or equal to 60,000.*

The traffic counts carried out for this intersection assessment found that Suttor Street crossing had a maximum pedestrian volume of 24 for the PM peak hour. Pedestrian flows outside this time were low and while traffic flows exceeded the 500 vehicles in the three separate one hour periods the resultant PV value did not meet the criteria for the provision of a marked pedestrian crossing.

As highlighted above, a pedestrian refuge has been provided on the approach to the intersection. The pedestrian crossing in Mitre Street would be expected to remain as it receives heavy use during school start and finish times and satisfies the reduced warrant for a site used predominantly by school children.

Modelling of the intersection as shown in **Figure 3** was carried out for the 10 and 20 year scenarios in order to assess the operation of the intersection as a roundabout. In summary, the intersection would operate at LoS 'A' up to, and including, the 20 year scenario for the intersection. Movement summaries which identify the level of service on each leg of the intersection are attached at **Appendix B** with a summary provided in **Table 3**.

**Table 3** Level of Service summary for roundabout

Year	AM peak Level of Service	Average delay (sec/veh)	PM peak Level of Service	Average delay (sec/veh)
<b>+ 10 years</b>	A	5.8	A	5.7
<b>+ 20 years</b>	A	7.2	A	7.4

## 6 Traffic Signal Assessment

One of the options proposed was for the installation of traffic signals at the intersection. To determine the suitability of the intersection for traffic signals it has been reviewed on the basis of the warrants provided in the RMS Traffic Signal Design guide. The Traffic Signal Design guide provides the warrants that should be met when considering the provision of traffic signals at an intersection. These warrants include

(a) *Traffic demand:*

*For each of four one-hour periods of an average day:*

- (i) *The major road flow exceeds 600 vehicles/hour in each direction; and*
- (ii) *The minor road flow exceeds 200 vehicles/hour in one direction.*

OR

(b) *Continuous traffic:*

*For each of four one-hour periods of an average day:*

- (i) *The major road flow exceeds 900 vehicles/hour in each direction; and*
- (ii) *The minor road flow exceeds 100 vehicles/hour in one direction; and*
- (iii) *The speed of traffic on the major road or limited sight distance from the minor road causes undue delay or hazard to the minor road vehicles; and*
- (iv) *There is no other nearby traffic signal site easily accessible to the minor road vehicles.*

OR

(c) *Pedestrian safety:*

*For each of four one-hour periods of an average day:*

- (i) *The pedestrian flow crossing the major road exceeds 150 persons/hour; and*
- (ii) *The major road flow exceeds 600 vehicles/hour in each direction or, where there is a central median of at least 1.2m wide, 1000 vehicles/hour in each direction.*

OR

(d) *Pedestrian safety – high speed road:*

*For each of four one-hour periods of an average day:*

- (i) *The pedestrian flow crossing the major road exceeds 150 person/hour; and*
- (ii) *The major road flow exceeds 450 vehicles/hour in each direction or, where there is a central median of at least 1.2m wide, 750 vehicles/hour in each direction; and*
- (iii) *The 85<sup>th</sup> percentile speed on the major road exceeds 75km/h.*

OR

(e) *Crashes:*

- (i) *The intersection has been the site of an average of three or more reported tow-away or casualty traffic accidents per year over a three year period, where the traffic accidents could have been prevented by traffic signals; and*
- (ii) *The traffic flows are at least 80% of the appropriate flow warrants.*

Source: Traffic Signal Design – Section 2 – Warrants (RMS)

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In considering the intersection and reviewing the traffic volumes, pedestrian volumes and the crash history, it does not satisfy the warrants for traffic signals as the traffic flows are insufficient to require the provision of traffic signals, even when considered with the forecast traffic volumes for the 20 year timeframe. The pedestrian volumes and crash history also do not meet the warrants.

Traffic signals would be considered if there was a capacity issue however, as shown in the preceding sections, the intersection operates well within capacity with either a roundabout or the existing intersection configuration. Section 2.2.1 also highlights that the crash history at the intersection does not satisfy the warrant for traffic signals.

As traffic volumes are not substantial the operation of traffic signals could potentially create enforced delays for traffic at times of low traffic volumes, should they approach the intersection on a red signal and need to wait for the lights to change, even though there may not be any opposing traffic at the time. It should also be considered that approaching vehicles who observe a green signal on approach to the intersection may also increase speed through the intersection. Under the existing arrangements and with the roundabout the great majority of vehicles are required to slow on the approach to the intersection.

It is considered that the provision of traffic signals at this intersection are not warranted and would not provide any significant benefit to the community with regard to traffic flow or intersection safety. The provision of traffic signals at the intersection has not been considered further.

## 7 Comparison

A comparison table of the future operation of the intersection under the current operation and as a single lane roundabout operation is provided in **Table 4**. This shows the different levels of service for the intersection under the current configuration and with the roundabout operation.

The roundabout does provide some improvement well into the future for the intersection. It would be expected from these results that the construction of a roundabout would provide good intersection operation for an extended period of time.

**Table 4** Comparative levels of service – sign control and roundabout operation

Year	AM peak Level of Service	Average delay (sec/veh)	PM peak Level of Service	Average delay (sec/veh)
<b>Existing</b>	B*	23.4	B*	23.4
<b>+ 5 years</b>	B*	26.3	B*	22.7
<b>+ 10 years</b> (sign control)	B*	30.1	B*	26.5
<b>+ 10 years</b> (roundabout)	A	5.8	A	5.7
<b>+ 20 years</b> (sign control)	C*	41.8	C*	35.1
<b>+ 20 years</b> (roundabout)	A	7.2	A	7.4

Note: \* - SIDRA Intersection does not provide an overall intersection level of service for sign controlled intersections. The values for the sign controlled configuration represents the traffic leg with the worst LoS, not the whole intersection operation.

The comparison of the level of service for the operation of the intersection under the existing configuration and with roundabout operation indicates that the intersection would have an improved operation with minimal delay over a more extended period as a roundabout. While the delays may not be considered significant under the current configuration, there is a marked reduction with the proposed roundabout.

The intersection, while providing a satisfactory level of service and average delay up to the 20 year timeframe, would need to have additional controls or reconstruction to be investigated to cater for future traffic growth beyond the 20 year timeframe.

## 8 Conclusion

An assessment has been carried out on the operation of the intersection of Lambert Street/Mitre Street/Suttor Street under the current configuration for the existing traffic and pedestrian volumes and for future years of 5, 10 and 20 years.

Modelling was carried out using SIDRA Intersection 7 to assess the operation of the intersection in the future, in order to assess when improvements such as the installation of a roundabout or traffic signals would be required.

The modelling has identified that with the forecast increase in traffic volumes across these timeframes that the existing intersection, as a sign controlled intersection, would continue to operate satisfactorily up the 20 year timeframe although average delay for vehicles through the intersection would be getting to the point where an intersection upgrade to a roundabout or other intersection control would need to be considered.

In addition, there are some changes that could be made to the existing intersection to improve safety at the intersection. These include the provision of kerb blisters in Suttor Street at the crossing to narrow the road pavement in each direction to provide a single travel lane in each direction, providing a median in Mitre Street west to provide more control of vehicles entering or exiting the small car park at the shops and the provision of kerb blisters at the Mitre Street pedestrian crossing.

However, a review of the intersection for a single lane roundabout (as shown in **Figure 3**), including realignment of the Suttor Street approach and the provision of pedestrian refuges on each of the approaches to the intersection, was carried out for the 10 and 20 year future timeframes. The pedestrian crossing in Suttor Street, near the intersection with Coral Way, is removed for the roundabout design, and the Mitre Street pedestrian crossing in front of the Assumption Primary School is retained for the roundabout design. This crossing would also need to include the provision of kerb blisters, to provide a single traffic lane in each direction at the crossing. The provision of a raised threshold or speed cushions on the Mitre Street west approach to the intersection and, similarly, a raised threshold on the Suttor Street pedestrian refuge would improve traffic safety through reducing the approach speed of these vehicles entering the intersection.

The traffic modelling highlighted that even though the intersection would operate satisfactorily for the medium term in its current configuration the provision of the roundabout would ensure that the intersection operates with minimal delay and a good level of service well into the future.

It is concluded that the existing intersection configuration, with the minor changes proposed in Section 4, would operate satisfactorily in the medium to long term. However, the provision of a single lane roundabout, including the realignment of the Suttor Street leg of the intersection, provision of raised thresholds on the Mitre Street west and Suttor Street approaches and the provision of the kerb blisters at the pedestrian crossing in Mitre Street, would ensure the satisfactory operation of the intersection in the long term.

## Appendix A – Intersection modelling results

# AM Peak results

## MOVEMENT SUMMARY

### ▽ Site: 110 [Lambert/Mitre/Suttor - 2018 AM peak - Copy]

Four way intersection operation  
Giveway / Yield (Two-Way)

Movement Performance - Vehicles											
Mov ID	OD Mov	Demand Total veh/h	Flows HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance m	Prop. Queued	Effective Stop Rate per veh	Average Speed km/h
South: Lambert Street											
1	L2	8	5.0	0.006	4.6	LOS A	0.0	0.0	0.00	0.53	44.3
2	T1	81	5.0	0.276	11.3	LOS A	1.2	8.7	0.60	0.85	40.9
3	R2	39	5.0	0.276	23.4	LOS B	1.2	8.7	0.60	0.85	35.0
Approach		128	5.0	0.276	14.5	LOS B	1.2	8.7	0.56	0.83	39.7
East: Mitre Street east											
4	L2	132	5.0	0.073	3.8	LOS A	0.0	0.0	0.00	0.52	44.8
5	T1	19	5.0	0.147	6.1	LOS A	0.7	4.9	0.11	0.49	37.8
6	R2	186	5.0	0.147	3.8	LOS A	0.7	4.9	0.11	0.49	44.3
Approach		337	5.0	0.147	3.9	NA	0.7	4.9	0.07	0.50	44.3
North: Suttor Street											
7	L2	319	5.0	0.251	4.7	LOS A	1.1	8.2	0.10	0.50	42.8
8	T1	194	5.0	0.337	13.1	LOS A	1.8	13.1	0.61	0.90	41.8
9	R2	9	5.0	0.337	12.2	LOS A	1.8	13.1	0.61	0.90	38.1
Approach		522	5.0	0.337	7.9	LOS A	1.8	13.1	0.30	0.66	42.2
West: Mitre Street west											
10	L2	6	0.0	0.005	4.6	LOS A	0.0	0.0	0.00	0.37	46.0
11	T1	24	0.0	0.023	0.3	LOS A	0.1	0.6	0.18	0.23	40.8
12	R2	15	0.0	0.023	5.1	LOS A	0.1	0.6	0.20	0.21	46.3
Approach		45	0.0	0.023	2.5	NA	0.1	0.6	0.16	0.25	44.8
All Vehicles		1033	4.8	0.337	7.2	NA	1.8	13.1	0.25	0.61	42.4

Site Level of Service (LOS) Method: Delay (RTA NSW). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Vehicle movement LOS values are based on average delay per movement.

Minor Road Approach LOS values are based on average delay for all vehicle movements.

NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.

SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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## MOVEMENT SUMMARY

### Site: 110 [Lambert/Mitre/Suttor - 2023 AM peak]

Four way intersection operation  
Giveaway / Yield (Two-Way)

Movement Performance - Vehicles											
Mov ID	OD Mov	Demand Flows		Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue		Prop. Queued	Effective Stop Rate per veh	Average Speed km/h
		Total veh/h	HV %				Vehicles veh	Distance m			
South: Lambert Street											
1	L2	9	5.0	0.007	4.6	LOS A	0.0	0.0	0.00	0.53	44.3
2	T1	86	5.0	0.316	12.2	LOS A	1.4	10.5	0.63	0.89	40.2
3	R2	41	5.0	0.316	26.3	LOS B	1.4	10.5	0.63	0.89	34.2
Approach		137	5.0	0.316	15.9	LOS B	1.4	10.5	0.59	0.87	39.0
East: Mitre Street east											
4	L2	140	5.0	0.078	3.8	LOS A	0.0	0.0	0.00	0.52	44.8
5	T1	20	5.0	0.157	6.1	LOS A	0.7	5.2	0.12	0.49	37.7
6	R2	199	5.0	0.157	3.8	LOS A	0.7	5.2	0.12	0.49	44.2
Approach		359	5.0	0.157	3.9	NA	0.7	5.2	0.07	0.50	44.3
North: Suttor Street											
7	L2	340	5.0	0.268	4.7	LOS A	1.2	8.9	0.11	0.50	42.8
8	T1	206	5.0	0.377	14.0	LOS A	2.1	15.7	0.64	0.95	41.3
9	R2	12	5.0	0.377	13.1	LOS A	2.1	15.7	0.64	0.95	37.5
Approach		558	5.0	0.377	8.3	LOS A	2.1	15.7	0.32	0.68	41.9
West: Mitre Street west											
10	L2	6	0.0	0.005	4.6	LOS A	0.0	0.0	0.00	0.34	46.2
11	T1	26	0.0	0.025	0.3	LOS A	0.1	0.7	0.18	0.23	40.7
12	R2	16	0.0	0.025	5.2	LOS A	0.1	0.7	0.21	0.22	46.3
Approach		48	0.0	0.025	2.5	NA	0.1	0.7	0.17	0.24	44.7
All Vehicles		1102	4.8	0.377	7.6	NA	2.1	15.7	0.26	0.62	42.1

Site Level of Service (LOS) Method: Delay (RTA NSW). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Vehicle movement LOS values are based on average delay per movement.

Minor Road Approach LOS values are based on average delay for all vehicle movements.

NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.

SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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## MOVEMENT SUMMARY

### Site: 110 [Lambert/Mitre/Suttor - 2028 AM peak]

Four way intersection operation  
Giveaway / Yield (Two-Way)

Movement Performance - Vehicles											
Mov ID	OD Mov	Demand Flows		Deg. Satn	Average Delay	Level of Service	95% Back of Queue		Prop. Queued	Effective Stop Rate	Average Speed
		Total	HV %	v/c	sec		Vehicles	Distance		per veh	km/h
		veh/h					veh	m			
South: Lambert Street											
1	L2	9	5.0	0.007	4.6	LOS A	0.0	0.0	0.00	0.53	44.3
2	T1	93	5.0	0.369	13.4	LOS A	1.8	13.0	0.66	0.94	39.3
3	R2	44	5.0	0.369	30.1	LOS C	1.8	13.0	0.66	0.94	35.3
Approach		146	5.0	0.369	17.9	LOS B	1.8	13.0	0.62	0.92	38.5
East: Mitre Street east											
4	L2	149	5.0	0.083	4.6	LOS A	0.0	0.0	0.00	0.53	46.5
5	T1	21	5.0	0.167	6.9	LOS A	0.8	5.6	0.12	0.50	45.3
6	R2	212	5.0	0.167	4.5	LOS A	0.8	5.6	0.12	0.50	46.2
Approach		382	5.0	0.167	4.7	NA	0.8	5.6	0.07	0.51	46.3
North: Suttor Street											
7	L2	363	5.0	0.286	4.7	LOS A	1.3	9.7	0.11	0.50	43.9
8	T1	220	5.0	0.420	15.1	LOS B	2.5	18.4	0.67	0.99	40.9
9	R2	12	5.0	0.420	14.0	LOS A	2.5	18.4	0.67	0.99	36.9
Approach		595	5.0	0.420	8.7	LOS A	2.5	18.4	0.33	0.69	42.2
West: Mitre Street west											
10	L2	7	0.0	0.006	4.6	LOS A	0.0	0.0	0.00	0.37	46.0
11	T1	27	0.0	0.026	0.4	LOS A	0.1	0.7	0.19	0.24	46.9
12	R2	17	0.0	0.026	5.2	LOS A	0.1	0.7	0.22	0.22	46.2
Approach		52	0.0	0.026	2.6	NA	0.1	0.7	0.17	0.25	46.6
All Vehicles		1175	4.8	0.420	8.3	NA	2.5	18.4	0.28	0.64	43.3

Site Level of Service (LOS) Method: Delay (RTA NSW). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Vehicle movement LOS values are based on average delay per movement.

Minor Road Approach LOS values are based on average delay for all vehicle movements.

NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.

SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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## MOVEMENT SUMMARY

▽ Site: 110 [Lambert/Mitre/Suttor - 2038 AM peak]

Four way intersection operation  
Giveway / Yield (Two-Way)

Movement Performance - Vehicles											
Mov ID	OD Mov	Demand Flows		Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue		Prop. Queued	Effective Stop Rate per veh	Average Speed km/h
		Total veh/h	HV %				Vehicles veh	Distance m			
South: Lambert Street											
1	L2	11	5.0	0.008	4.6	LOS A	0.0	0.0	0.00	0.53	44.3
2	T1	105	5.0	0.517	17.7	LOS B	2.8	20.5	0.75	1.08	36.6
3	R2	51	5.0	0.517	41.8	LOS C	2.8	20.5	0.75	1.08	32.1
Approach		166	5.0	0.517	24.2	LOS B	2.8	20.5	0.70	1.05	35.7
East: Mitre Street east											
4	L2	171	5.0	0.095	4.6	LOS A	0.0	0.0	0.00	0.53	46.5
5	T1	24	5.0	0.192	6.9	LOS A	0.9	6.6	0.14	0.50	45.2
6	R2	241	5.0	0.192	4.6	LOS A	0.9	6.6	0.14	0.50	46.1
Approach		436	5.0	0.192	4.7	NA	0.9	6.6	0.08	0.51	46.3
North: Suttor Street											
7	L2	413	5.0	0.326	4.7	LOS A	1.6	11.6	0.13	0.50	43.9
8	T1	251	5.0	0.534	18.2	LOS B	3.7	26.7	0.73	1.09	39.4
9	R2	14	5.0	0.534	16.9	LOS B	3.7	26.7	0.73	1.09	35.1
Approach		677	5.0	0.534	10.0	LOS A	3.7	26.7	0.37	0.73	41.4
West: Mitre Street west											
10	L2	8	0.0	0.006	4.6	LOS A	0.0	0.0	0.00	0.37	46.0
11	T1	32	0.0	0.030	0.4	LOS A	0.1	0.8	0.21	0.24	46.9
12	R2	19	0.0	0.030	5.3	LOS A	0.1	0.8	0.24	0.22	46.2
Approach		59	0.0	0.030	2.6	NA	0.1	0.8	0.19	0.25	46.5
All Vehicles		1338	4.8	0.534	9.7	NA	3.7	26.7	0.31	0.68	42.4

Site Level of Service (LOS) Method: Delay (RTA NSW). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Vehicle movement LOS values are based on average delay per movement.

Minor Road Approach LOS values are based on average delay for all vehicle movements.

NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.

SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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# PM Peak results

## MOVEMENT SUMMARY

▽ Site: 110 [Lambert/Mitre/Suttor - 2018 PM peak - Copy]

Four way intersection operation  
Giveaway / Yield (Two-Way)

Movement Performance - Vehicles											
Mov ID	OD Mov	Demand Total Flows veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance m	Prop. Queued	Effective Stop Rate per veh	Average Speed km/h
South: Lambert Street											
1	L2	17	5.0	0.013	3.8	LOS A	0.0	0.3	0.03	0.50	34.4
2	T1	160	5.0	0.381	11.9	LOS A	2.1	15.4	0.62	0.91	36.6
3	R2	44	5.0	0.381	20.2	LOS B	2.1	15.4	0.62	0.91	17.9
Approach		221	5.0	0.381	13.0	LOS A	2.1	15.4	0.58	0.88	34.5
East: Mitre Street east											
4	L2	75	5.0	0.044	3.8	LOS A	0.0	0.0	0.00	0.52	29.5
5	T1	26	5.0	0.179	6.1	LOS A	0.8	6.1	0.12	0.49	37.7
6	R2	225	5.0	0.179	3.8	LOS A	0.8	6.1	0.14	0.49	44.2
Approach		326	5.0	0.179	4.0	NA	0.8	6.1	0.10	0.49	42.6
North: Suttor Street											
7	L2	221	5.0	0.175	4.7	LOS A	0.7	5.2	0.11	0.50	42.8
8	T1	144	5.0	0.258	12.3	LOS A	1.2	8.4	0.59	0.85	36.8
9	R2	8	5.0	0.258	13.9	LOS A	1.2	8.4	0.59	0.85	38.5
Approach		374	5.0	0.258	7.9	LOS A	1.2	8.4	0.31	0.65	40.1
West: Mitre Street west											
10	L2	11	0.0	0.006	4.6	LOS A	0.0	0.0	0.00	0.53	44.7
11	T1	31	0.0	0.024	0.1	LOS A	0.1	0.5	0.11	0.14	44.1
12	R2	11	0.0	0.024	4.9	LOS A	0.1	0.5	0.11	0.14	39.2
Approach		52	0.0	0.024	2.0	NA	0.1	0.5	0.09	0.22	43.6
All Vehicles		973	4.7	0.381	7.4	NA	2.1	15.4	0.29	0.63	39.6

Site Level of Service (LOS) Method: Delay (RTA NSW). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Vehicle movement LOS values are based on average delay per movement.

Minor Road Approach LOS values are based on average delay for all vehicle movements.

NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.

SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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## MOVEMENT SUMMARY

▽ Site: 110 [Lambert/Mitre/Suttor - 2023 PM peak]

Four way intersection operation  
Giveaway / Yield (Two-Way)

Movement Performance - Vehicles											
Mov ID	OD Mov	Demand Flows		Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue		Prop. Queued	Effective Stop Rate per veh	Average Speed km/h
		Total veh/h	HV %				Vehicles veh	Distance m			
South: Lambert Street											
1	L2	18	5.0	0.014	3.8	LOS A	0.0	0.4	0.03	0.50	34.4
2	T1	171	5.0	0.430	13.0	LOS A	2.5	18.6	0.65	0.97	35.7
3	R2	47	5.0	0.430	22.7	LOS B	2.5	18.6	0.65	0.97	17.0
Approach		236	5.0	0.430	14.2	LOS A	2.5	18.6	0.61	0.93	33.5
East: Mitre Street east											
4	L2	80	5.0	0.047	3.8	LOS A	0.0	0.0	0.00	0.52	29.5
5	T1	28	5.0	0.192	6.1	LOS A	0.9	6.6	0.13	0.49	37.6
6	R2	240	5.0	0.192	3.8	LOS A	0.9	6.6	0.14	0.49	44.1
Approach		348	5.0	0.192	4.0	NA	0.9	6.6	0.11	0.49	42.6
North: Suttor Street											
7	L2	236	5.0	0.187	4.7	LOS A	0.8	5.7	0.11	0.50	42.8
8	T1	154	5.0	0.290	13.1	LOS A	1.4	10.1	0.62	0.90	36.3
9	R2	9	5.0	0.290	15.0	LOS B	1.4	10.1	0.62	0.90	38.0
Approach		399	5.0	0.290	8.2	LOS A	1.4	10.1	0.32	0.66	39.9
West: Mitre Street west											
10	L2	12	0.0	0.006	4.6	LOS A	0.0	0.0	0.00	0.53	44.7
11	T1	33	0.0	0.026	0.2	LOS A	0.1	0.5	0.12	0.14	43.9
12	R2	12	0.0	0.026	5.0	LOS A	0.1	0.5	0.12	0.14	39.0
Approach		56	0.0	0.026	2.1	NA	0.1	0.5	0.09	0.22	43.5
All Vehicles		1039	4.7	0.430	7.8	NA	2.5	18.6	0.30	0.64	39.2

Site Level of Service (LOS) Method: Delay (RTA NSW). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Vehicle movement LOS values are based on average delay per movement.

Minor Road Approach LOS values are based on average delay for all vehicle movements.

NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.

SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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## MOVEMENT SUMMARY

▽ Site: 110 [Lambert/Mitre/Suttor - 2028 PM peak]

Four way intersection operation  
Giveaway / Yield (Two-Way)

Movement Performance - Vehicles											
Mov ID	OD Mov	Demand Flows		Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue		Prop. Queued	Effective Stop Rate per veh	Average Speed km/h
		Total veh/h	HV %				Vehicles veh	Distance m			
South: Lambert Street											
1	L2	19	5.0	0.015	4.6	LOS A	0.1	0.4	0.03	0.51	44.2
2	T1	182	5.0	0.487	15.0	LOS B	3.1	22.5	0.68	1.03	39.9
3	R2	51	5.0	0.487	26.5	LOS B	3.1	22.5	0.68	1.03	34.4
Approach		252	5.0	0.487	16.5	LOS B	3.1	22.5	0.63	0.99	39.2
East: Mitre Street east											
4	L2	85	5.0	0.050	4.6	LOS A	0.0	0.0	0.00	0.53	46.5
5	T1	29	5.0	0.205	6.9	LOS A	1.0	7.2	0.13	0.50	45.2
6	R2	257	5.0	0.205	4.6	LOS A	1.0	7.2	0.15	0.50	46.1
Approach		372	5.0	0.205	4.8	NA	1.0	7.2	0.11	0.50	46.1
North: Suttor Street											
7	L2	252	5.0	0.200	4.7	LOS A	0.8	6.1	0.12	0.50	43.9
8	T1	164	5.0	0.323	14.0	LOS A	1.6	11.9	0.64	0.94	41.3
9	R2	9	5.0	0.323	16.1	LOS B	1.6	11.9	0.64	0.94	37.4
Approach		425	5.0	0.323	8.6	LOS A	1.6	11.9	0.33	0.68	42.4
West: Mitre Street west											
10	L2	12	0.0	0.006	4.6	LOS A	0.0	0.0	0.00	0.53	44.7
11	T1	35	0.0	0.027	0.2	LOS A	0.1	0.5	0.12	0.13	48.1
12	R2	12	0.0	0.027	5.0	LOS A	0.1	0.5	0.12	0.13	47.4
Approach		58	0.0	0.027	2.0	NA	0.1	0.5	0.10	0.21	47.3
All Vehicles		1106	4.7	0.487	8.8	NA	3.1	22.5	0.32	0.67	43.1

Site Level of Service (LOS) Method: Delay (RTA NSW). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Vehicle movement LOS values are based on average delay per movement.

Minor Road Approach LOS values are based on average delay for all vehicle movements.

NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.

SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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## MOVEMENT SUMMARY

▽ Site: 110 [Lambert/Mitre/Suttor - 2038 PM peak]

Four way intersection operation  
Giveaway / Yield (Two-Way)

Movement Performance - Vehicles											
Mov ID	OD Mov	Demand Flows		Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue		Prop. Queued	Effective Stop Rate per veh	Average Speed km/h
		Total veh/h	HV %				Vehicles veh	Distance m			
South: Lambert Street											
1	L2	22	5.0	0.017	4.6	LOS A	0.1	0.4	0.06	0.51	44.1
2	T1	207	5.0	0.629	19.1	LOS B	4.7	34.3	0.75	1.17	37.8
3	R2	57	5.0	0.629	35.1	LOS C	4.7	34.3	0.75	1.17	31.8
Approach		286	5.0	0.629	21.2	LOS B	4.7	34.3	0.70	1.12	37.1
East: Mitre Street east											
4	L2	86	5.0	0.056	4.6	LOS A	0.0	0.0	0.00	0.54	46.4
5	T1	34	5.0	0.229	6.9	LOS A	1.1	8.2	0.10	0.51	45.3
6	R2	292	5.0	0.229	4.6	LOS A	1.1	8.2	0.17	0.50	46.1
Approach		412	5.0	0.229	4.8	NA	1.1	8.2	0.13	0.51	46.1
North: Suttor Street											
7	L2	286	5.0	0.228	4.8	LOS A	1.0	7.2	0.13	0.50	43.9
8	T1	186	5.0	0.403	16.0	LOS B	2.2	16.3	0.68	0.99	40.3
9	R2	11	5.0	0.403	19.2	LOS B	2.2	16.3	0.68	0.99	36.2
Approach		483	5.0	0.403	9.4	LOS A	2.2	16.3	0.36	0.70	41.8
West: Mitre Street west											
10	L2	14	0.0	0.007	4.6	LOS A	0.0	0.0	0.00	0.53	44.7
11	T1	40	0.0	0.031	0.2	LOS A	0.1	0.6	0.12	0.14	48.1
12	R2	14	0.0	0.031	5.0	LOS A	0.1	0.6	0.12	0.14	47.3
Approach		67	0.0	0.031	2.0	NA	0.1	0.6	0.10	0.22	47.2
All Vehicles		1248	4.7	0.629	10.2	NA	4.7	34.3	0.35	0.71	42.2

Site Level of Service (LOS) Method: Delay (RTA NSW). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Vehicle movement LOS values are based on average delay per movement.

Minor Road Approach LOS values are based on average delay for all vehicle movements.

NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.

SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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## Appendix B – Roundabout modelling results

# AM Peak results

## MOVEMENT SUMMARY

 **Site: 110v [Lambert/Mitre/Suttor - 2028 AM peak - Roundabout]**

Single lane Roundabout  
Roundabout

Movement Performance - Vehicles											
Mov ID	OD Mov	Demand Total veh/h	Flows HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance m	Prop. Queued	Effective Stop Rate per veh	Average Speed km/h
South: Lambert Street											
1	L2	9	5.0	0.135	5.1	LOS A	0.6	4.2	0.35	0.57	42.7
2	T1	93	5.0	0.135	4.6	LOS A	0.6	4.2	0.35	0.57	45.9
3	R2	44	5.0	0.135	7.5	LOS A	0.6	4.2	0.35	0.57	43.5
Approach		146	5.0	0.135	5.5	LOS A	0.6	4.2	0.35	0.57	45.2
East: Mitre Street east											
4	L2	149	5.0	0.384	6.2	LOS A	2.7	19.9	0.59	0.67	44.6
5	T1	21	5.0	0.384	6.1	LOS A	2.7	19.9	0.59	0.67	42.4
6	R2	212	5.0	0.384	9.0	LOS A	2.7	19.9	0.59	0.67	44.9
Approach		382	5.0	0.384	7.7	LOS A	2.7	19.9	0.59	0.67	44.7
North: Suttor Street											
7	L2	363	5.0	0.444	4.6	LOS A	2.5	18.2	0.26	0.50	44.6
8	T1	220	5.0	0.444	4.2	LOS A	2.5	18.2	0.26	0.50	45.2
9	R2	12	5.0	0.444	7.1	LOS A	2.5	18.2	0.26	0.50	44.2
Approach		595	5.0	0.444	4.5	LOS A	2.5	18.2	0.26	0.50	44.8
West: Mitre Street west											
10	L2	7	0.0	0.056	6.0	LOS A	0.3	2.2	0.53	0.60	42.2
11	T1	27	0.0	0.056	5.9	LOS A	0.3	2.2	0.53	0.60	43.2
12	R2	17	0.0	0.056	8.8	LOS A	0.3	2.2	0.53	0.60	42.8
Approach		52	0.0	0.056	6.8	LOS A	0.3	2.2	0.53	0.60	42.9
All Vehicles		1175	4.8	0.444	5.8	LOS A	2.7	19.9	0.39	0.57	44.7

Site Level of Service (LOS) Method: Delay (RTA NSW). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Vehicle movement LOS values are based on average delay per movement.

Intersection and Approach LOS values are based on average delay for all vehicle movements.

Roundabout Capacity Model: SIDRA Standard.

SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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## MOVEMENT SUMMARY

 **Site: 110v [Lambert/Mitre/Suttor - 2038 AM peak - Roundabout]**

Single lane roundabout  
Roundabout

Movement Performance - Vehicles											
Mov ID	OD Mov	Demand Flows		Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue		Prop. Queued	Effective Stop Rate per veh	Average Speed km/h
		Total veh/h	HV %				Vehicles veh	Distance m			
South: Lambert Street											
1	L2	11	5.0	0.157	5.5	LOS A	0.7	4.9	0.38	0.72	40.0
2	T1	105	5.0	0.157	8.7	LOS A	0.7	4.9	0.38	0.72	43.2
3	R2	51	5.0	0.157	14.2	LOS A	0.7	4.9	0.38	0.72	39.0
Approach		166	5.0	0.157	10.2	LOS A	0.7	4.9	0.38	0.72	42.0
East: Mitre Street east											
4	L2	171	5.0	0.419	6.3	LOS A	2.5	18.3	0.53	0.67	44.9
5	T1	24	5.0	0.419	8.5	LOS A	2.5	18.3	0.53	0.67	43.2
6	R2	241	5.0	0.419	7.4	LOS A	2.5	18.3	0.53	0.67	45.3
Approach		436	5.0	0.419	7.1	LOS A	2.5	18.3	0.53	0.67	45.1
North: Suttor Street											
7	L2	413	5.0	0.510	5.1	LOS A	3.2	23.0	0.31	0.59	43.7
8	T1	251	5.0	0.510	8.3	LOS A	3.2	23.0	0.31	0.59	42.9
9	R2	14	5.0	0.510	13.8	LOS A	3.2	23.0	0.31	0.59	37.6
Approach		677	5.0	0.510	6.4	LOS A	3.2	23.0	0.31	0.59	43.3
West: Mitre Street west											
10	L2	8	0.0	0.067	6.4	LOS A	0.4	2.6	0.56	0.64	41.6
11	T1	32	0.0	0.067	7.4	LOS A	0.4	2.6	0.56	0.64	43.4
12	R2	19	0.0	0.067	9.1	LOS A	0.4	2.6	0.56	0.64	42.1
Approach		59	0.0	0.067	7.8	LOS A	0.4	2.6	0.56	0.64	42.7
All Vehicles		1338	4.8	0.510	7.2	LOS A	3.2	23.0	0.40	0.63	43.8

Site Level of Service (LOS) Method: Delay (RTA NSW). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Vehicle movement LOS values are based on average delay per movement.

Intersection and Approach LOS values are based on average delay for all vehicle movements.

Roundabout Capacity Model: SIDRA Standard.

SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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# PM Peak results

## MOVEMENT SUMMARY

### Site: 110v [Lambert/Mitre/Suttor - 2028 PM peak - Roundabout]

Single lane roundabout  
Roundabout

Movement Performance - Vehicles											
Mov ID	OD Mov	Demand Total veh/h	Flows HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance m	Prop. Queued	Effective Stop Rate per veh	Average Speed km/h
South: Lambert Street											
1	L2	19	5.0	0.238	5.4	LOS A	1.0	7.7	0.40	0.59	42.7
2	T1	182	5.0	0.238	4.9	LOS A	1.0	7.7	0.40	0.59	45.9
3	R2	51	5.0	0.238	7.9	LOS A	1.0	7.7	0.40	0.59	41.8
Approach		252	5.0	0.238	5.6	LOS A	1.0	7.7	0.40	0.59	45.1
East: Mitre Street east											
4	L2	85	5.0	0.325	5.2	LOS A	1.8	12.9	0.39	0.63	44.8
5	T1	29	5.0	0.325	4.8	LOS A	1.8	12.9	0.39	0.63	42.8
6	R2	257	5.0	0.325	7.7	LOS A	1.8	12.9	0.39	0.63	45.2
Approach		372	5.0	0.325	6.9	LOS A	1.8	12.9	0.39	0.63	45.0
North: Suttor Street											
7	L2	252	5.0	0.328	4.6	LOS A	1.6	11.7	0.24	0.50	44.7
8	T1	164	5.0	0.328	4.2	LOS A	1.6	11.7	0.24	0.50	45.3
9	R2	9	5.0	0.328	7.1	LOS A	1.6	11.7	0.24	0.50	44.2
Approach		425	5.0	0.328	4.5	LOS A	1.6	11.7	0.24	0.50	44.9
West: Mitre Street west											
10	L2	12	0.0	0.070	7.1	LOS A	0.4	2.7	0.60	0.65	41.9
11	T1	35	0.0	0.070	6.9	LOS A	0.4	2.7	0.60	0.65	42.8
12	R2	12	0.0	0.070	9.8	LOS A	0.4	2.7	0.60	0.65	42.5
Approach		58	0.0	0.070	7.5	LOS A	0.4	2.7	0.60	0.65	42.5
All Vehicles		1106	4.7	0.328	5.7	LOS A	1.8	12.9	0.35	0.57	44.9

Site Level of Service (LOS) Method: Delay (RTA NSW). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Vehicle movement LOS values are based on average delay per movement.

Intersection and Approach LOS values are based on average delay for all vehicle movements.

Roundabout Capacity Model: SIDRA Standard.

SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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Organisation: MANAGE DIGITAL PTY LTD T/A TRAFFIC MATTERS | Processed: Monday, 26 March 2018 9:45:42 PM

Project: C:\Users\KenHind\Documents\Traffic Matters\TRAFFIC MATTERS\Bathurst Regional Council\Suttor Street\SIDRA Files\Future Roundabout.sip7

## MOVEMENT SUMMARY

### Site: 110v [Lambert/Mitre/Suttor - 2038 PM peak - Roundabout]

Single lane roundabout  
Roundabout

Movement Performance - Vehicles											
Mov ID	OD Mov	Demand Flows		Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue		Prop. Queued	Effective Stop Rate per veh	Average Speed km/h
		Total veh/h	HV %				Vehicles veh	Distance m			
South: Lambert Street											
1	L2	22	5.0	0.303	5.8	LOS A	1.2	8.4	0.39	0.76	40.4
2	T1	207	5.0	0.303	9.0	LOS A	1.2	8.4	0.39	0.76	43.4
3	R2	57	5.0	0.303	14.5	LOS B	1.2	8.4	0.39	0.76	38.6
Approach		286	5.0	0.303	9.8	LOS A	1.2	8.4	0.39	0.76	42.5
East: Mitre Street east											
4	L2	86	5.0	0.403	5.7	LOS A	1.9	14.0	0.39	0.63	45.1
5	T1	34	5.0	0.403	7.9	LOS A	1.9	14.0	0.39	0.63	43.5
6	R2	292	5.0	0.403	6.8	LOS A	1.9	14.0	0.39	0.63	45.5
Approach		412	5.0	0.403	6.7	LOS A	1.9	14.0	0.39	0.63	45.3
North: Suttor Street											
7	L2	286	5.0	0.409	5.0	LOS A	1.7	12.4	0.23	0.61	43.8
8	T1	186	5.0	0.409	8.2	LOS A	1.7	12.4	0.23	0.61	43.1
9	R2	11	5.0	0.409	13.7	LOS A	1.7	12.4	0.23	0.61	37.5
Approach		483	5.0	0.409	6.4	LOS A	1.7	12.4	0.23	0.61	43.5
West: Mitre Street west											
10	L2	14	0.0	0.095	7.5	LOS A	0.5	3.2	0.60	0.71	41.1
11	T1	40	0.0	0.095	8.5	LOS A	0.5	3.2	0.60	0.71	42.9
12	R2	14	0.0	0.095	10.3	LOS A	0.5	3.2	0.60	0.71	41.6
Approach		67	0.0	0.095	8.7	LOS A	0.5	3.2	0.60	0.71	42.3
All Vehicles		1248	4.7	0.409	7.4	LOS A	1.9	14.0	0.34	0.65	43.9

Site Level of Service (LOS) Method: Delay (RTA NSW). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Vehicle movement LOS values are based on average delay per movement.

Intersection and Approach LOS values are based on average delay for all vehicle movements.

Roundabout Capacity Model: SIDRA Standard.

SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

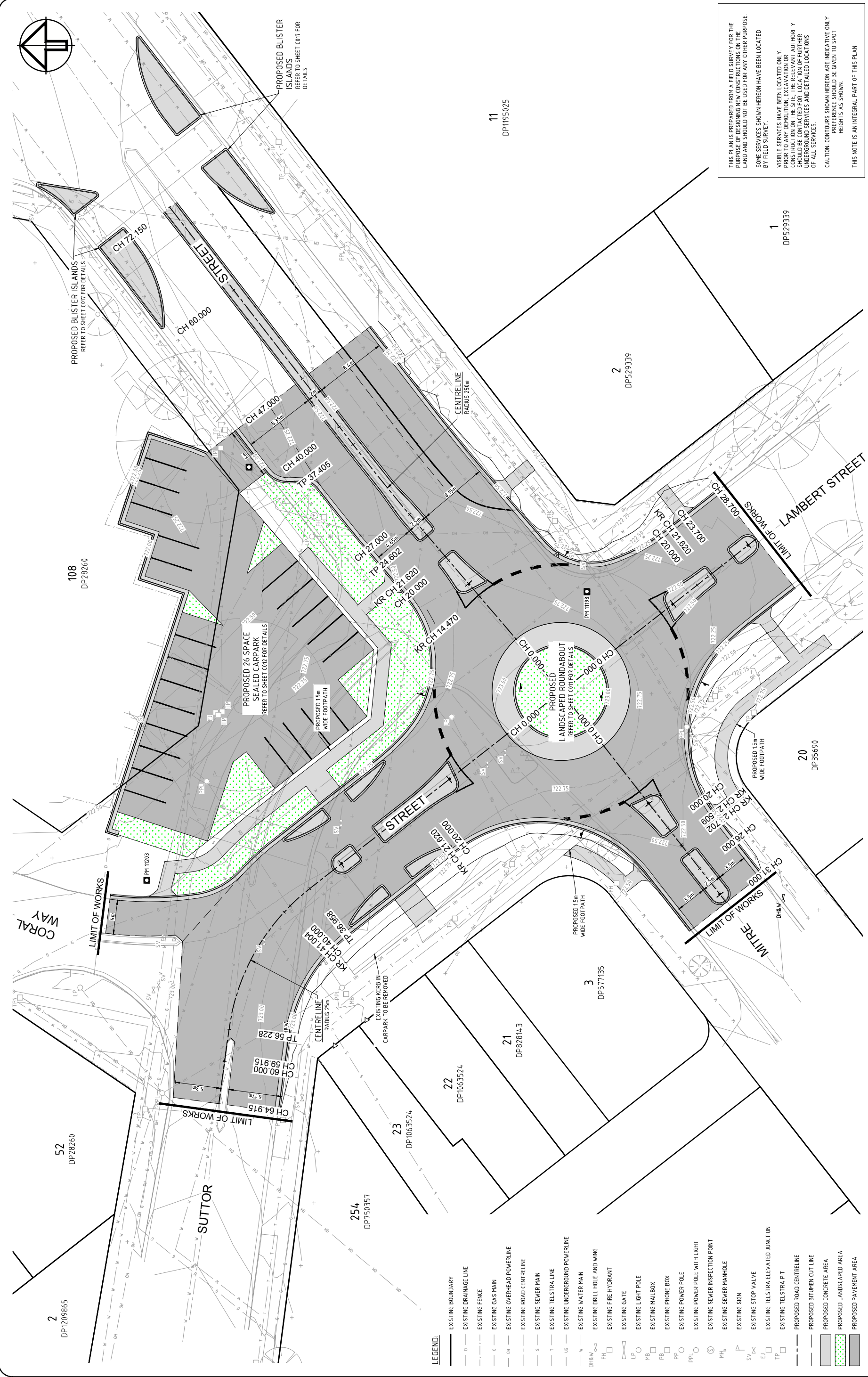
Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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Project: C:\Users\KenHind\Documents\Traffic Matters\TRAFFIC MATTERS\Bathurst Regional Council\Suttor Street\SIDRA Files\Future Roundabout.sip7



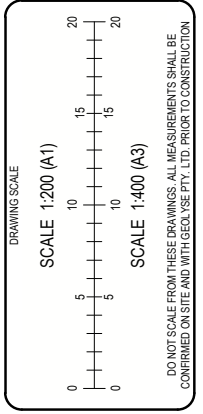
THIS PLAN IS PREPARED FROM A FIELD SURVEY FOR THE PURPOSE OF DESIGNING THE PROPOSED CONSTRUCTION OF THE LAND AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE. SOME SERVICES SHOWN HEREON HAVE BEEN LOCATED BY FIELD SURVEY. VISIBLE SERVICES HAVE BEEN LOCATED ONLY. PRIOR TO DEMOLITION EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT AUTHORITY SHOULD BE CONTACTED FOR LOCATION OF FURTHER UNDERGROUND SERVICES AND DETAILED LOCATIONS OF ALL SERVICES. CAUTION: CONTOUR SURVIVAL HEREON ARE INDICATIVE ONLY. PRECEDENCE SHOULD BE GIVEN TO SPOT HEIGHTS AS SHOWN. THIS NOTE IS AN INTEGRAL PART OF THIS PLAN.

DRAWING		PROPOSED INTERSECTION LAYOUT	
PROJECT NUMBER	218257	DRAWING FILE	218257_000_001-C028.dwg
SURVEY MARK	RL	DATUM	A.H.D.
IMAGE SOURCE	-	ORIGINAL	A1
STATUS	FOR REVIEW	SHEET	C028 OF C028

**GEOLYSE**  
ORANGE

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APPROVAL AUTHORITY	BATHURST REGIONAL COUNCIL
CLIENT	BATHURST REGIONAL COUNCIL
PROJECT	MITRESUTOR/LAMBERT STREET PROPOSED INTERSECTION UPGRADE



REV	DATE	APPD	FILE	DETAILS
A	08/05/2018	MY	218257_Detailed.dwg	FOR REVIEW
B	01/06/2018	MY	218257_01D_ROUNDABOUT_DETAILED_DESIGN_PROJECT	PARKING BAY REMOVED AND WOMBAT CROSSING ADDED
C	06/06/2018	MY	218257_01D_ROUNDABOUT_DETAILED_DESIGN_PROJECT	PARKING BAY REMOVED AND WOMBAT CROSSING REMOVED, ZEBRA ADDED
D	07/06/2018	GT	218257_01D_ROUNDABOUT_DETAILED_DESIGN_PROJECT	FOR REVIEW/ZEBRA CROSSING REMOVED

REV	DATE	APPD	FILE	DETAILS
A	08/05/2018	MY	218257_Detailed.dwg	FOR REVIEW
B	01/06/2018	MY	218257_01D_ROUNDABOUT_DETAILED_DESIGN_PROJECT	PARKING BAY REMOVED AND WOMBAT CROSSING ADDED
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D	07/06/2018	GT	218257_01D_ROUNDABOUT_DETAILED_DESIGN_PROJECT	FOR REVIEW/ZEBRA CROSSING REMOVED

- LEGEND:**
- EXISTING BOUNDARY
  - - - EXISTING DRAINAGE LINE
  - - - EXISTING FENCE
  - - - EXISTING GAS MAIN
  - - - EXISTING OVERHEAD POWERLINE
  - - - EXISTING ROAD CENTRELINE
  - - - EXISTING SEWER MAIN
  - - - EXISTING TELSTRA LINE
  - - - EXISTING UNDERGROUND POWERLINE
  - - - EXISTING WATER MAIN
  - - - EXISTING DRILL HOLE AND WING
  - - - EXISTING FIRE HYDRANT
  - - - EXISTING GATE
  - - - EXISTING LIGHT POLE
  - - - EXISTING MAILBOX
  - - - EXISTING PHONE BOX
  - - - EXISTING POWER POLE
  - - - EXISTING POWER POLE WITH LIGHT
  - - - EXISTING SEWER INSPECTION POINT
  - - - EXISTING SEWER MANHOLE
  - - - EXISTING SIGN
  - - - EXISTING STOP VALVE
  - - - EXISTING TELSTRA ELEVATED JUNCTION
  - - - EXISTING TELSTRA PIT
  - - - PROPOSED ROAD CENTRELINE
  - - - PROPOSED BITUMEN CUT LINE
  - - - PROPOSED CONCRETE AREA
  - - - PROPOSED LANDSCAPED AREA
  - - - PROPOSED PAVEMENT AREA

**DIRECTOR CULTURAL & COMMUNITY SERVICES' REPORT -  
ATTACHMENTS**

ORDINARY MEETING OF BATHURST REGIONAL COUNCIL

20 JUNE 2018

**MINUTES OF THE TOURISM REFERENCE GROUP MEETING HELD  
AT 5.30PM MONDAY 7 MAY 2018**

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**PRESENT:** Lucy White (Destination Development Manager & Chair), Hannah Madden (arrived 5.55pm), Christine Le Fevre, Gerarda Mader, Fran White, Fiona McWilliam (left meeting at 6.35pm), Christopher Morgan, Mark Renzaglia

**IN ATTENDANCE:** Dan Cove (Bathurst Visitor Information Centre Manager)

**1. APOLOGIES**

**RESOLVED:** that the apologies from Cr Graeme Hanger OAM, Tony McBurney, Ray Pickard, Shawn Pyne & Alan Cattermole be accepted.

**MOVED:** Gerarda Mader

**SECONDED:** Fran White

**2. PREVIOUS MINUTES**

**RESOLVED:** that the minutes from the previous meeting held on Monday 5 April 2018 are a true record of the meeting.

**MOVED:** Fran White

**SECONDED:** Christopher Morgan

**3. DECLARATIONS OF INTEREST**

**RESOLVED:** that there were no declarations of interest tabled at the meeting.

**MOVED:** Fran White

**SECONDED:** Tony McBurney

**4. WEBSITE STATUS UPDATE**

The link to the updated version of the VisitBathurst homepage was received after hours on Friday evening and sent to the TRG on Monday. The site was viewed and reviewed at the meeting with the following broad issues raised:

- The site was agreed to be an improvement from previous version and its design is trending in the right direction
- The home page needs to have a clearer destination focus and a clear sense of the Bathurst region
- The home page (and website generally) requires a clear and compelling 'call to action'
- The use of the cursive font should be replaced by the primary font from the brand style guidelines manual
- The 'Step Beyond' tagline needs to be incorporated with greater prominence.

**RESOLVED:** that based on the review of the second version of the website, the Tourism Reference Group recommends that a small working party be formed to review, provide advice and work with staff to ensure the website better reflects the destination and provides a clear destination focus. The working party members will include Christopher Morgan, Fiona McWilliam, Christine Le Fevre, Fran White and Hannah Madden. Links to new imagery and Dropbox destination imagery library and all website wireframe site design links will be sent to the TRG.

**MOVED:** Gerarda Mader

**SECONDED:** Mark Renzaglia

**MINUTES OF THE TOURISM REFERENCE GROUP MEETING HELD  
AT 5.30PM MONDAY 7 MAY 2018**

---

**5. DRAFT MARKETING PLAN**

The Bathurst region 3 year draft marketing plan was tabled by the BVIC Manager. This document outlines how the destination brand will be taken to market and the strategic outcomes and measures expected. The budget is not yet populated, but will be completed by the Manager BVIC and Destination Development Manager.

**RESOLVED:** That the draft marketing plan be electronically distributed to TRG members with feedback requested by 5.00 Monday 21 May 2018.

**MOVED:** Fran White

**SECONDED:** Gerarda Mader

**6. BVIC MANAGER'S REPORT**

The Autumn Colours program is showing a significant increase in average tour attendance size and in volunteer morale indicating that the new more concentrated program is a successful model to build on for future years.

TRG members were asked to advise the BVIC Manager of any additional metrics that they would like to see included in a monthly report.

There was some discussion regarding growing the tourism partnership program. It was noted that the program has grown by 18% in 2017/18.

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

**MOVED:** Fran White

**SECONDED:** Hannah Madden

**7. DESTINATION DEVELOPMENT MANAGER'S REPORT**

A brief is being prepared for a consultancy to advise on the upgrading and refitting of BVIC to create a destination concept store fully incorporating and projecting the Bathurst destination brand.

An update on the work of Res Publica and Leonards Advertising Agency in promoting the Bathurst Heritage Trades Trail was provided. This was made possible by DNSW funding, and has yielded excellent results.

The need for a Bathurst destination presence at The End festival in 2019 was noted.

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

**MOVED:** Gerarda Mader

**SECONDED:** Mark Renzaglia

**8. GENERAL BUSINESS**

- (a) Cirencester Broadcast – Gerarda Mader provided feedback regarding the 26 April radio broadcast from the Australian Fossil and Mineral Museum and commended the organisation and intent of the event.
- (b) Bathurst Heritage Trades Trail – Fran White, echoed by the TRG, commended the organisation of the event with particular acknowledgement of the input and commitment of Sandy Bathgate

**MINUTES OF THE TOURISM REFERENCE GROUP MEETING HELD  
AT 5.30PM MONDAY 7 MAY 2018**

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- (c) Macquarie Medal - Fran White noted that the evening went very well and was a success.
- (d) Proclamation Day – Christopher Morgan noted that the Proclamation Day ceremony was well attended and commended Council on recognising and acknowledging the significance. Christopher also noted that he is close to finishing a major work on the Bathurst migrant camp and has also gathered over 300 episodes of oral history on his radio show which represents outstanding content to be mined.
- (e) ABC Stargazing Live Community Night – Christopher spoke to the event being organised with Ray Pickard for the evening of Wednesday 23 May at Abercrombie House. Up to 100 participants may take place for a gold coin donation to go to Glenray.

**9. NEXT MEETING**

The next meeting of the Tourism Reference Group will be 5.30pm on Monday 4 June at the Bathurst Visitor Information Centre.

There being no further business the meeting was closed at 7.05pm.

**ACTION SHEET**

<b>ACTION</b>	<b>DUE DATE</b>	<b>RESPONSIBILITY</b>	<b>STATUS</b>
Form website working party	7 May 2018	LW	Complete
Distribute image library and web wireframe links	8 May 2018	Dan	Complete
Working party to meet and provide recommendations	14 May 2018	Working party	Pending
Distribute draft marketing plan	8 May 2018	Dan	Complete
TRG to provide feedback on marketing plan	21 May 2018	TRG	In progress
TRG to officially acknowledge work of Sandy Bathgate in BHTT	14 May 2018	LW	Pending

## CHARTER / TERMS OF REFERENCE

# Bathurst Region Tourism Reference Group

**Operational Context:**

The Bathurst Region Destination Management Plan (DMP) was prepared for Council in response to Bathurst Regional Council's commitment to developing a focused and driven approach to increasing tourism investment in the Bathurst Region. This is consistent with the advice of Destination NSW to prepare a strategy which encompasses the whole destination and considers all elements of the tourism experience and the visitor economy.

The DMP represents a joint Council and community vision and it is an operational plan to guide Council with the co-ordinated development, marketing, promotion and management of tourism product in recognition of the need to achieve optimal results for the Bathurst Region.

The Bathurst Region Destination Management Plan 2015 was adopted by Council at its meeting on 20 May 2015 and is reviewed every three (3) years.

**Organisational Status:**

A skills-based group of professionals who represent a cross section of the tourism industry, convened and chaired by Bathurst Regional Council.

**Membership:**

Membership positions are voluntary and will be reviewed after a two year period or as vacancies arise.

Future Expressions of Interest (EOIs) will be sought for experienced industry professionals to fill 12 seats on the Bathurst Region Tourism Reference Group. The EOI will have a standard format. Appointment to the Tourism Reference Group will be by resolution of Bathurst Regional Council.

**Council Representatives:**

- Mayor (Chair)
- Cultural and Community Services Director
- Destination Development Manager
- Other staff as required

**Chair:**

The Mayor, or nominated delegate.

**Role:**

To provide strategic and advisory advice, review plans and provide recommendations to Council on:

1. the prioritisation of objectives and recommended actions within the Bathurst Region Destination Management Plan,
2. the implementation of activities, programs and projects within the Bathurst Region Destination Management Plan,
3. appropriate adjustments to the Bathurst Region Destination Management Plan
4. the annual reporting of achievements (Council and community) under the Bathurst Region Destination Management Plan, and
5. the three year major review of the Bathurst Region Destination Management Plan.

**Operational Protocol:**

- Convening to be by notice of the Chair. Council staff to record and distribute meeting agendas and minutes to members of the reference group.



- Meet as agreed. The March meeting will concentrate on annual reporting and review and prioritisation of projects for the next year.
- Receive and discuss written and verbal reports from Council on the progress of the Plan's implementation.
- Formulate recommendations to Council by way of discussion and consensus.
- Annual report on the implementation of the Bathurst Region Destination Management Plan to be reported to the Council.

# **THE END FESTIVAL 2018** **Friday 20 – Sunday 22 April**

## **MAJOR PARTNER** **Bathurst Regional Council** **Post Event Report**





## 1: Executive Summary

### The End Festival 2018 – Hill End Historic Site

**Date:** 20-22 April 2018  
**Attendance:** Approximately 7000  
**Budget:** **Event Expenditure: \$126,400**

**Revenue: \$20,400**

(Includes \$10,000 program contribution from Bathurst Regional Council, Royal Hall ticket sales and stallholder fees)

**N.C.O.S.: \$106,400+ GST**

### Summary

The End Festival was presented by NPWS in Hill End Historic Site for a third time after the success of the previous two festivals staged in 2016 and 2017.

The festival again met its objective of driving tourism to the site, with approximately 6500 - 7000 people recorded in the village during the event period, an increase of 8% - 17% from the previous year's event.

All local hard roof accommodation was at capacity and booked out months prior to the event.

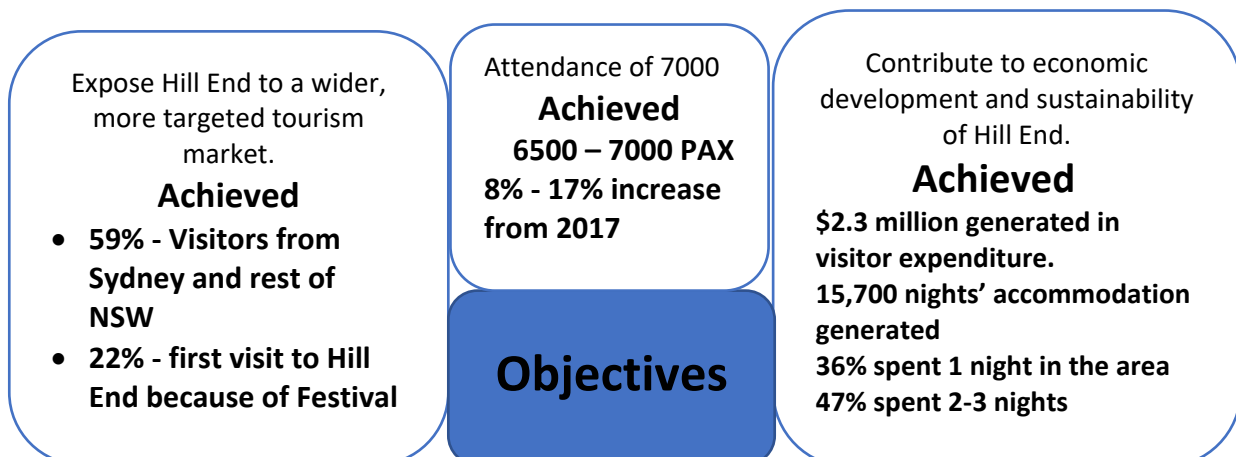
Village Campground bookings went on-line on Tuesday 3<sup>rd</sup> April, after the Easter weekend and had exhausted all availability within one day.

The event was delivered successfully with no incidents, and positive received feedback post event.

Surveys were conducted post event through email and social media

96% of survey respondents rated the overall event as good or very good.

Bathurst Regional Council's financial and in-kind marketing support contributed to the success of the festival and it's reach to visitors outside the Central West region.



### Marketing Results:

**1,590,682** impressions through paid Facebook promoted posts (+235% from 2017)

**27,750** click through from Facebook to NPWS 'The End' pages (+205% from 2017)

**29,077** unique page views to The End NPWS Webpages (+99% from 2017)

## THE END FESTIVAL 2018 – OUTCOMES

### 1: OVERVIEW

This unique event, staged against the backdrop of the historic gold-mining village of Hill End, aims to increase cultural participation by encouraging tourism to the NSW National Parks and Wildlife managed Historic Site and wider Central West region. The first event staged in 2016 drew an estimated 5000 visitors to Hill End. The event staged again in 2017 attracted an increased crowd of up to 6000 visitors, an increase of 20%.

The third event increased participation again, up to 7000 visitors, up to 17% increase from 2017.

In providing an encompassing event offering, 'The End' incorporates the regions' heritage, creative community as well as regional food and wine offerings, creating a unique selling proposition like no other event on the Central West NSW Calendar. This is a boutique cultural event that is gaining momentum, following and audience each year. It is attracting return visitors who are spreading the appeal of the festival to friends and family and extending the reach of Hill End and the Central West Region as a visitor destination.

The End Festival has evolved as a unique and charismatic regional event which appeals to those looking for a multi night arts/culture/entertainment based social experience in a location which has a genuine sense of place.

NPWS plans to stage the event again in 2019 and will seek to continue the partnership with Bathurst Regional Council to deliver the festival.



Image: John Spencer / OEH



## 2: Marketing Outcomes

NSW National Parks owned media channels, including social media, online platforms, event partner owned media channels and local media, were critical in driving awareness and participation of local and out of region audiences to 'The End'

The marketing report attached displays the reach of The End Festival and therefore the reach of the Bathurst Regional Council region because of the marketing campaign executed to promote the festival.

1,590,682 impressions on Facebook were made during the life of the campaign.



Objectives	Measurement	Results	Achieved
<b>To increase visitation by 9% to approximately 6,540 visitors to Hill End over the event period</b>	Estimate	It's estimated 6,500 to 7,000 people attended (8% - 17% increase on 2017)	
<b>100% ticket sales</b> for the Friday night "Beginning of The End" performance	Moshtix report	130 (100%)	
<b>100% ticket sales</b> for the Saturday night Fleetwood Mac "Rumours" cover show	Moshtix report	130(100%)	
<b>Deliver at least 1,500</b> "interested or going" customers on The End Facebook event page	Facebook	2,778 (85% increase on 2017)	
<b>Deliver at least 9,000 unique page-views</b> to The End NPWS page	Google Analytics	29,077 unique (223% above target)	
<b>Deliver at least 3,000 unique page-views</b> to the Moshtix ticket page	Moshtix Google Analytics	TBC	



**NPWS post on The End Festival – Facebook event page.**

### 3: Visitation:

**Attendance:** Up to 7000 people over Friday 20<sup>th</sup> to Monday 23<sup>rd</sup> April 2018.

**Methodology:** Car counter data on Bathurst and Mudgee roads into Hill End.

### Post Event Survey Results:

#### Methodology

The survey was conducted on the Qualtrics survey platform was launched on 2 May 2018 and was live until 14 May 2018. Participants who had booked tickets and opted in (62) were directly invited by email and a link to the survey was provided on The End Festival Facebook page. Total response was modest (n=77) with 44% of those invited by email responding and a further 50 responses via the link provided

#### Expenditure Impacts

Estimates (based on 7000 attendees) are that over 15,700 nights were generated. When the NVS estimate of \$135 a night spend in Central NSW (a reduction from last year) is applied to this figure the total estimated expenditure is in the order of \$2.12 million. \$1.86 million of this amount can be directly attributed to the event as 88% of attendees cited it as the main or one of the reasons for their trip to the area. \$1.25 million of the total is new money in to the host region as 59% of attendees came from origin markets other than the Central West.

#### Estimated Economic Impact

In order to develop an estimate of the economic impact of the event on the NPWS Country Inland Region (As defined in the Remplan tool) estimates of visitors and nights were used to create a tourism impact scenario. A summary of the output appears below. The full report is available in Appendix 1.

Direct output (expenditure generated) is estimated at 2.3 million which will sustain 12 direct long-term jobs in the region, \$625,000 in wages and salaries and \$1.21 million in value added. 1<sup>st</sup> and 2<sup>nd</sup> round flows through the regional economy will increase output by \$1.7 million and sustain an additional 6 full time jobs.

## Tourism Impact Summary Report

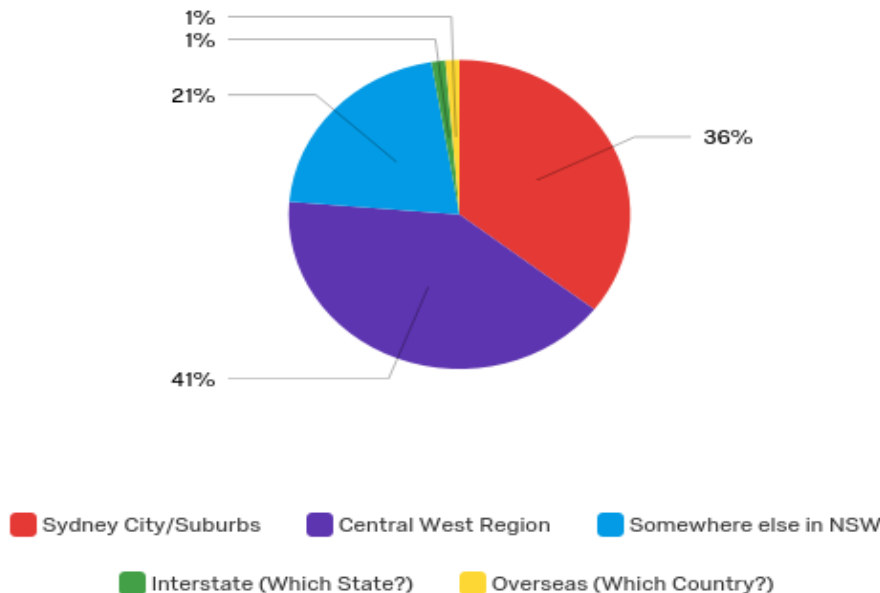
Impact Summary	Direct Effect	Industrial Flow On Effect	Consumption Flow On Effect	Total	Type 1 Multiplier	Type 2 Multiplier
Output (\$M)	\$2.390	\$0.932	\$0.772	\$4.093	1.390	1.713
Long Term Employment (Jobs)	12	3	3	18	1.250	1.500
Wages and Salaries (\$M)	\$0.625	\$0.208	\$0.173	\$1.006	1.333	1.609
Value-Added (\$M)	\$1.121	\$0.393	\$0.435	\$1.949	1.350	1.739

### Visitation

- 59% of visitors from Sydney and rest of NSW
- 41% from Central West region.
- 22% 1<sup>st</sup> visit to Hill End.
- 78% indicated it was the main reason for their visit to the Central West.  
(increased from 57% in 2017)

The most significant individual group of respondents were from within the Central West Region. However, when combined visitors from outside the region added to 59% of all attendees. This highlights the capacity of the event to bring new visitors and their expenditure to the region.

### Q4 - Where is your usual place of residence?



### Spend and stay in regions

Although the largest group of respondents (36%) spent one night in the area a further 47% spent between 2-3 nights in the area and 17% 4 – 5 nights or more. This illustrates the capacity of the event to encourage visitation to Hill End and exploration of the wider region.

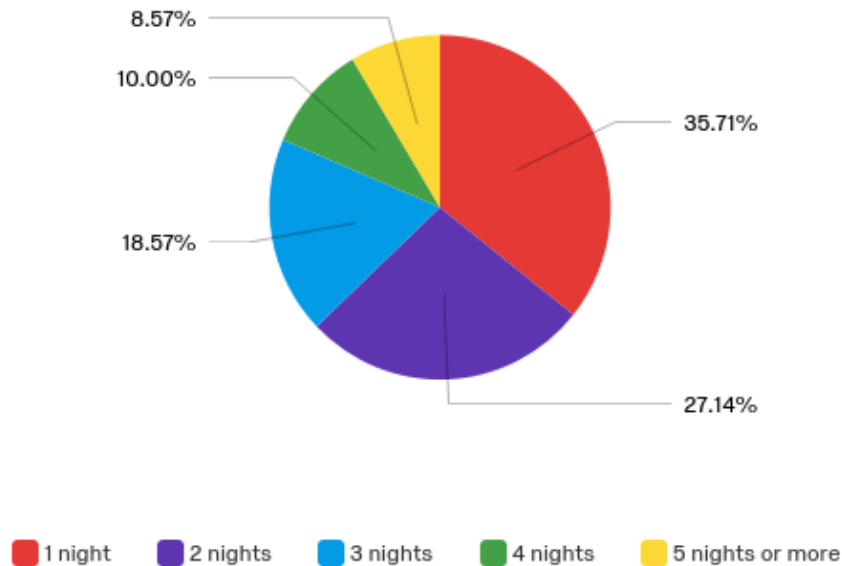
Estimated 15,000+ nights spent in Central West region.

- 36% spent 1 night in the area.
- 27% spent 2 nights in the area.
- 19% spent 3 nights in the area.
- 10% spent 4 nights in the area.
- 9% spent 5 nights or more.
- Spend in region could have generated up to \$2.5 million (based on National Visitor Survey method)





Q7 - How many nights in total did you spend in the area?



#### Event Evaluation:

Respondents were also asked to rate a number of statements designed to measure higher order outcomes of event attendance.

The best performing of these statements was attending the event helped me to appreciate NSW NPWS's work in preserving our heritage with which 87% of respondents somewhat or strongly agreed (65% strongly). There was also solid agreement with statements about appreciating history/heritage of the area (87%) and open eyes to rich art and culture (77%).

#### Event Evaluation - % of people rating these as good/very good:

- The event itself: 96%
- Appearance of the area: 99%
- Live entertainment: 95%
- Value for money: 92%

#### Destination

- Appreciate history and heritage: 86%
- Open eyes to art and culture of the area: 77%
- Appreciate NPWS work: 87%

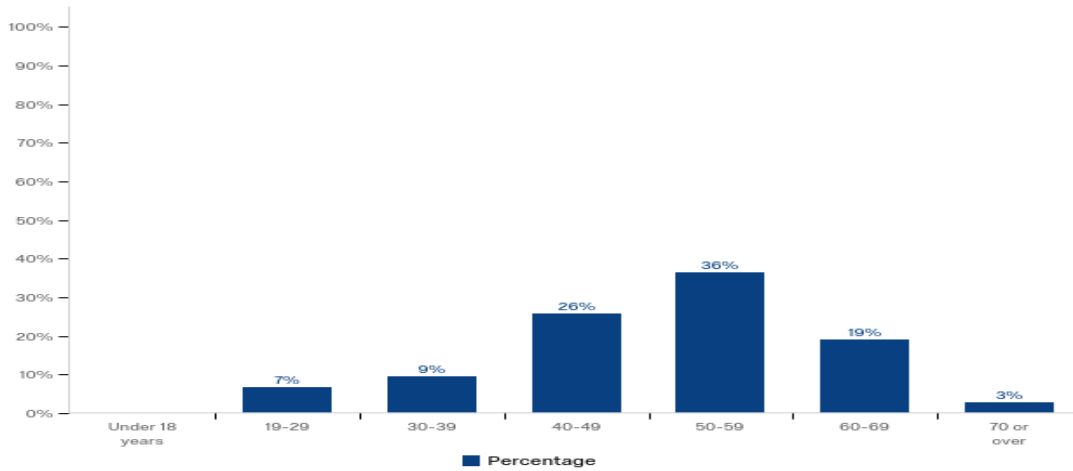


**Visitor Demographics:**

**Which of the following age groups do you fall into?**

The largest single group of respondents were in the 50-59 year age group. This was followed by 40-49 year olds and 60-69 year olds. This is an indicative older skew as only 16% of respondents were in the 18-39 year age group. There is also some risk of respondent bias with this question. Ages may have ranged more widely amongst larger groups especially family groups.

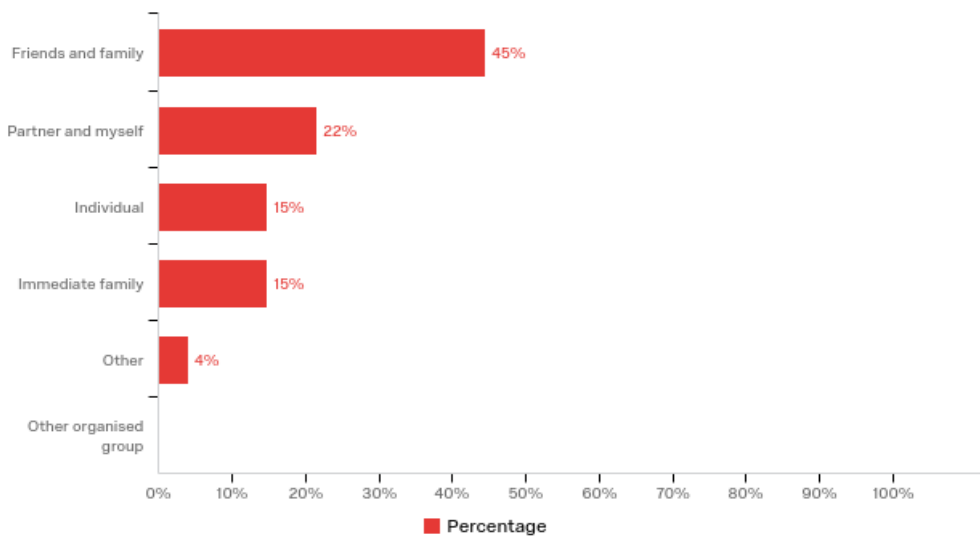
Q15 - Which of the following age groups do you fall into?



**Which of the following best describes your travel party for the Festival?**

Responses provided indicate the strong group orientated nature of the event. 45% of respondents travelled with friends and family, 15% immediate family and a further 22% with partners. 15% travelled alone.

Q12 - Which of the following best describes your travel party for the Festival?





### Survey Comment:

*Thank you for this survey as I was planning on sending an email to let you know how fantastic this event was. I had no idea Hill End existed, so this gave me a great opportunity as an avid camper to go and find out more about this really interesting area. I plan to go back and explore more and go to your future festivals. I thought the festival was superb. The quality of the music was great, the venue well set out and the stalls and activities really well thought out. My 11 and 13 year old kids have a great fun and are proud of their wooden knives/swords they made. We had fun making the postcards too, as well as exploring the pin hole camera, so I think the art aspect was a lovely addition to the event.*

*Thanks for a lovely weekend and next time I will get there on the Friday to make full use of the event. I am looking forward to going again next year. I particularly enjoyed being able to take my kids to a music event that wasn't crazy big. So the crowd were well behaved, I could let them do their own thing and the facilities weren't over stretched. Perhaps more of your locations could do similar events.*



#### 4: BENEFITS TO BATHURST COUNCIL

- Bathurst Regional Council listed as Major Partner on printed collateral and online channels with logo recognition.
- \$10,000 NPWS marketing budget dedicated to the event: digital campaign (paid Facebook campaign) and offline advertising.
- Exposure for BRC's support of Hill End on NPWS social media channels:
- Exposure for BRC's support of Hill End through our EDMs
  - Naturescapes (consumer EDM 45K)
- Opportunity for a speech at event and invitation for a guided tour of the festival to Mayor and Councillors.



#### **OUTCOMES –**

By supporting The End Festival, Bathurst Regional Council has contributed further to the positive impact of the visitor economy in the region.

The \$10,000 contributed to the program enhanced the festival and thereby increased the reach of the Hill End as a unique visitor destination.

NPWS values the relationship with Bathurst Regional Council working to transform this iconic historic village into a thriving cultural destination that supports the Bathurst Region visitor economy.

NPWS will seek to continue the partnership with Bathurst Regional Council for the 2019 festival.



## 5: BRC FUNDING OUTCOMES – PROGRAM

**Artwork: Nuns Reversing (Caravan Camera Obscura)**

**Artist: Claire Conroy**

**Cost: \$3280**



### Description:

'Nuns Reversing' 2018, recalled the spirit of Jeffrey Smart's iconic painting 'The Nuns' Picnic' 1957.

Claire explores the use of the camera obscura to reveal and destabilise cultural constructions of the Australian landscape and our identity within it. Performing Smart's Nuns in Carnival Cutouts then viewing them upside down and in reverse we can see how we perform and re-perform historic colonial narratives and that we have the ability to see them, flip them and reverse them, and best of all how we can have fun with them.

Conroy has an Masters of Fine Arts from Sydney College of the Arts. Her works have been collected by the NSW State Library, the National Gallery of Australia, the Powerhouse Museum and in private collections across Australia. She currently teaches Visual Art and Photography at Bradfield Senior College and is a casual academic at Sydney College of the Arts.

This artwork invited visitors to Hill End to experience the arts heritage of Hill End through a contemporary interpretation.



The End Festival 2018 – Bathurst Regional Council –  
 Major Partner Report 25.5.18

**GOLDEN AGE STAGE – LOCAL MUSIC PROGRAM**

Program Curation Fee and Artists Fee x 8 to Sophie Jones of Smith & Jones

Total Cost: \$5950

Curation Fee: \$1500

Band Fees: \$4450 x 8

Digging For Gold Prizes - \$530

## The Golden Age Stage

Saturday, 21 April

<b>11:30am</b>	<b>Lily Morgillo</b>	
<b>12:00pm</b>	<b>Edgeley Williams</b>	
<b>1:00pm</b>	<b>The Safety of Life at Sea</b>	
<b>2:00pm</b>	<b>Digging for Gold – Talent quest variety show</b>	
<b>3:00pm</b>	<b>Smith &amp; Jones</b>	
<b>4:00pm</b>	<b>The Andy Golledge Band</b>	
<b>5:00pm</b>	<b>Caitlin Harnett</b>	
<b>6:00pm</b>	<b>The Sweet Jelly Rolls</b>	
<b>7:00pm</b>	<b>That Red Head</b>	
<b>8:00pm</b>	<b>Narrownecks + social square dance</b>	
<b>10:30am</b>	<b>Phil Blatch</b>	
<b>11:30pm</b>	<b>The April Family</b>	
<b>12:30pm</b>	<b>Shelleys Murder Boys</b>	
<b>1:30pm</b>	<b>Off the Cuff</b>	
<b>2:30pm</b>	<b>Andy Nelson</b>	



Smith & Jones performing on The Golden Age Stage: John Spencer / OEH



### **Bathurst Business's Involved in The End Festival**

Delivery of The End Festival would not be possible without the contribution of local artists, food and wine and production businesses.

The staging of the festival positively contributes to these local businesses by offering economic opportunities.

As the festival continues to grow, these local brands will continue to be exposed to wider markets and have the opportunity to grow through the spend of the visitors at the event.

Business	Category	Impact
Two Heads Brewing	Craft Beer	Brand exposure plus increased sales
Renzaglia Wines	Wine	Brand exposure plus increased sales
Big Daddy's Wood Fired Pizza	Food Stall	Increased sales
Karl Shead	Scenic Design and Installation	Development of work and business enhancement
Hill End Press	Art	Brand exposure
Bathurst Art Production	Lighting and Audio – Royal Hall	Business enhancement
JD Events	Infrastructure	Business enhancement
Smith & Co	Security	Business Enhancement
Bathurst Portables	Amenities	Business enhancement





## Regional representation and advocacy

- Arts and Health Coordinator Christine McMillan was a member of the NSW & ACT Leadership Team for the Arts and Health with the Creative Institute for Health.
  - Aboriginal Arts Development Officer Aleshia Lonsdale was a member of funding assessment panels for Create NSW.
  - Executive Director Tracey Callinan was on the funding panel for Arts on Tour.
  - Tracey Callinan presented on a panel about partnerships at the NSW regional arts event Artstate in Lismore.
  - Tracey was on the selection panel for speakers at Artstate.
- 
- Tracey was a guest speaker at an arts and health forum at Erina with Central Coast Council, and at forums in Batemans Bay, Bega and Cooma for South East Arts.
  - Tracey judged the regional Waste to Art awards.
  - Tracey was interviewed for research by NIDA students. As a PhD student she was a finalist in CSU's 3 Minute Thesis competition in Wagga Wagga.
  - Arts OutWest staff were involved in network meetings and teleconferences with the other Regional Arts Development Organisations in NSW and with Regional Arts NSW.

More information and links about our projects, people and organisation are available on our website:

[www.artsoutwest.org.au](http://www.artsoutwest.org.au) | [artsoutwest@csu.edu.au](mailto:artsoutwest@csu.edu.au) | 02 6338 4657  
@artsoutwest on Facebook, Instagram and Twitter  
PO Box 8272 CSU LPO BATHURST NSW 2795

Arts OutWest acknowledges the Wiradjuri people, whose land we work on, and pays respect to the traditional owners past and present.

**bathurst blayney cabonne cowra forbes  
lachlan lithgow oberon orange parkes weddin**



Australian Government  
Indigenous Visual Arts Industry Support



Arts OutWest

Arts OutWest

## Working with communities in 2107

This page accompanies the Arts OutWest 2017 Annual Report  
[artsoutwest.org.au/annualreport2017](http://artsoutwest.org.au/annualreport2017)

# bathurst

regional council

### LGA population

Invoiced for 43,080 based on the ABS 2016 estimate of population. (24% of Arts OutWest service area).

**Bathurst Regional Council contribution to the regional arts program**

On a per capita basis as per MOU at 60c per person \$25,848 + GST

**Estimated value of Arts OutWest services to communities in Bathurst Regional Council area 2017**

Arts media program (625 events @ \$150 per event promoted) \$93,750

CASP projects \$5,141

\$41,400

\$1,500

over \$14,874

**\$156,665**

This conservative estimate of services represents a **606% return** on the council's contribution to Arts OutWest.

**Board Members:** Cr Monica Morse, Bathurst Regional Council representative; Kylie Shead (Bathurst Memorial Entertainment Centre), elected from general membership; Kay Nankervis, Charles Sturt University representative.

**Staff Members** in 2017 who live in the Bathurst Regional Council area: Tracey Callinan; Maryanne Jaques; Jo Dicksen; Bec Wilson.

# highlights... specific projects



## Arts and Health

Employment of Arts OutWest's Arts and Health Coordinator Christine McMillan, based at Bathurst Health Service. Work included exhibitions, Christmas choir project, developing Wiradjuri signage project.

*The Waiting Room Project.* The Kelso Aboriginal Women's Group has been commissioned to produce art work for Bathurst Hospital. Arts OutWest staff members Christine McMillan (Arts and Health) and Aleshia Lonsdale (Aboriginal Arts development) worked with the group to produce work which was installed into the hospital with an opening in December 2017.

A wellbeing choir aimed at supporting mental health wellbeing ran as a 10 week project with funding from House With No Steps. The choir was led by Abby Smith and Sophie Jones.

Christine McMillan was part of team of people which also included health professionals and actors, delivering the *Dementia Roadshow*.

## Aboriginal Arts

*Jimmy Little Gathering:* A celebration of Aboriginal culture, this event was for both Aboriginal and non-Aboriginal people.

The event was held at BMEC on Saturday 23 September.

The afternoon session included workshops in dance, language, weaving, beading and featured performances in dance, local musicians and an open mic session.

In the evening the program featured performance by local musicians as well as visiting Aboriginal performers James Henry (Jimmy Little's grandson) and Radical Son.

Presented with the Jimmy Little Foundation and with generous support from local organisations.

## Kew-Y-Ahn Gallery

Showed work of Bathurst Aboriginal artists at the Kew-Y-Ahn Gallery at Hartley, a partnership between Arts OutWest and National Parks and Wildlife Services, with an estimated audience of around 8,000 visitors.



## Cultural Tourism

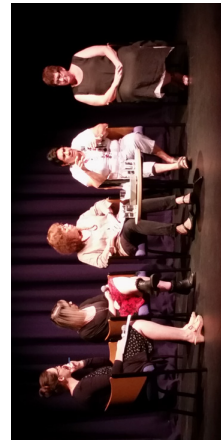
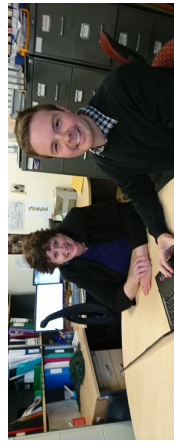
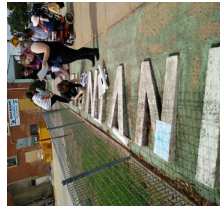
Arts OutWest assisted with programming of the *Inland Sea of Sound* festival.

## Developed Maps

Supporting art trails, festivals and public art.

## Lifelong Learning

ASP



Left to Right: *Jimmy Little Gathering; Wellbeing Choir run by Abby Smith & Sophie Jones; Artshed Invincible Exhibition preparation; Fun Theatre for the Very Young; Young regional Artist Scholarship scholarship winner Ben Rodwell and Tracey; Inland Sea of Sound; Tracey Callinan on the All About Women panel at BMEC.*

## CASP funded projects

Arts OutWest supported two projects that applied for Country Arts Support Project funding.

These projects were:

- Bathurst Child and Family Network: Children and Community Celebrating Wiradjuri Culture - \$2,141.
- Bathurst theatre Company: Fun Theatre for the Very Young - \$3,000.

## Arts media program stats

- 625 events promoted.
- Interviews with Bathurst practitioners produced for ABC Central West.
- Local media relationships with 2BS, 2MCE, 2GZ, ABC Central West.
- Weekly Western Advocate columns written on behalf of Bathurst Arts Council.
- Increased reach through social media.

## Examples of key groups, organisations and individuals met with, consulted or assisted during 2017:

- 13 practitioners/businesses received income from Arts OutWest through either being contracted to work on a project, commissioned to make work or through selling artwork through Arts OutWest.
- 22 Letters of support written for funding applications or assistance.

**BATHURST REGION: A CULTURAL VISION 2036  
ANNUAL PROGRESS REPORT - JUNE 2018**

<b>1 Creative Places: A Place of Culture and Creativity</b>				
	<b>Goal</b>	<b>Actions</b>	<b>Timeline &amp; Targets</b>	<b>Actions to date</b>
<b>1.1</b>	<b>Resource infrastructure to maximise the potential of existing cultural institutions.</b>			
1.1.1	Bathurst Memorial Entertainment Centre upgrade	Prepare a report to Council seeking approval and funding for improving the theatre's sightlines as well as the stairs, aisles and seating configuration of the dress circle.	1 year - short term	Consultant to be appointed to investigate options for a "Next Practice Performing Arts Facility". A sightline upgrade forms part of this consideration.
1.1.2	Library Refurbishment upgrade	<ul style="list-style-type: none"> <li>• Prepare a design brief seeking expressions of interest and costings for the Library Refurbishment Upgrade.</li> <li>• Seek additional funding from other sources to augment funding already confirmed.</li> <li>• Carry out upgrade to Library.</li> </ul>	1 year – short term	Upgrade carried out December 2017/January 2018.
1.1.3	Visitor Information Centre upgrade	<ul style="list-style-type: none"> <li>• Engage an appropriate tourism consultant to investigate and report on the redesign of the Bathurst Visitor Information Centre to bring a more dynamic feeling to the material on offer, to take advantage of new digital technologies and mobile applications and to highlight Council's cultural facilities.</li> <li>• Prepare a report to Council seeking approval and funding to implement recommendations of the consultant's report.</li> </ul>	2 years - short term	A Request for Quote process commenced in June 2018 for the appointment of a suitably qualified consultant. BVIC staff have provided input and ideas into the redesign process.
1.1.4	Australian Fossil and Mineral Museum upgrade	<ul style="list-style-type: none"> <li>• Engage an appropriate museum consultant to engage with key stakeholders to develop a 'next stage' strategic plan for the museum.</li> <li>• Prepare a report to Council seeking approval and funding to implement recommendations from the strategic plan.</li> </ul>	2 years - short term	<ul style="list-style-type: none"> <li>• A Strategic Plan Brief has been prepared.</li> <li>• A Strategic Plan Request for Quotation brief was prepared. A Consultant is undergoing selection.</li> </ul>

**BATHURST REGION: A CULTURAL VISION 2036  
ANNUAL PROGRESS REPORT - JUNE 2018**

<b>1.2 Develop new cultural infrastructure to meet the changing needs of the community and cultural sector.</b>				
	<b>Goal</b>	<b>Actions</b>	<b>Timeline &amp; Targets</b>	<b>Actions to date</b>
1.2.1	Collection Management and Storage Facility	<ul style="list-style-type: none"> <li>• Develop a business plan and operating model for a centralised Collections Management and Storage Facility.</li> <li>• Develop detailed physical and operational plans.</li> <li>• Engage with other Councils and organisations who may wish to use the facility.</li> <li>• Seek funding sources.</li> <li>• Prepare a report to Council seeking approval and funding to implement the recommendations.</li> <li>• Undertake building construction and commence storage operations.</li> </ul>	2 years - short term	<ul style="list-style-type: none"> <li>• Business plan and operating model for a centralised Regional Collections Facility has been developed.</li> <li>• Physical and operational plans have been developed</li> <li>• Engagement with other regional collecting organisations who may wish to use the facilities services has commenced.</li> <li>• Consultation with partners to provide other collections services has commenced.</li> <li>• Grant Applications have been submitted to the NSW Regional Cultural Fund.</li> </ul>
1.2.2	Chifley Dam Residency Space Strategy	<ul style="list-style-type: none"> <li>• Engage a consultant to prepare a business plan and operational model for the development of the Chifley Dam Performing Arts Residency Space Strategy.</li> <li>• Seeking funding and program partners.</li> <li>• Prepare a report to Council seeking approval and funding to implement the recommendations.</li> <li>• Undertake construction of facility and commence residency program.</li> </ul>	3 years – short term	No action to date.
1.2.3	Bathurst Rail Museum	<ul style="list-style-type: none"> <li>• Prepare a business plan and operational model for the development of the Rail Museum.</li> <li>• Seek capital and operational funding.</li> <li>• Undertake capital works.</li> <li>• Open museum with curated exhibitions and education and public programs.</li> </ul>	2 years - short term	<ul style="list-style-type: none"> <li>• Business plan and operational model being updated to reflect increased scale and scope of Rail Museum.</li> <li>• Capital and operational funding secured through Federal and State grants and Council allocation.</li> <li>• The Museum's architectural design has been finalised and approved</li> <li>• The Content designer has been engaged.</li> <li>• Capital works due to commence in September 2018 following construction tender.</li> </ul>
1.2.4	Wiradjuri Cultural Centre and Keeping Place strategy	<ul style="list-style-type: none"> <li>• Engage an appropriate Indigenous museum consultant to work with the Bathurst Aboriginal community and Council to investigate, scope and report on the requirements of a purpose-built Wiradjuri Cultural Centre and Keeping Place.</li> <li>• Investigate funding sources for the project.</li> <li>• Prepare a report and implementation strategy to Council for approval.</li> </ul>	3 years – short term	No action to date.

**BATHURST REGION: A CULTURAL VISION 2036  
ANNUAL PROGRESS REPORT - JUNE 2018**

1.3 Develop a strategic approach to planning for the next generation of cultural infrastructure.				
	Goal	Actions	Timeline & Targets	Actions to date
1.3.1	The next-practice Performing Arts Facility/Facilities	<ul style="list-style-type: none"> <li>Engage an appropriate consultant to investigate, scope the requirements including potential sites and report back to Council on the next-practice performing arts facility/facilities.</li> <li>Prepare and submit to Council for approval a business plan and operational model for the development of the next-practice performing arts facility/facilities.</li> <li>Seek capital funding.</li> <li>Undertake capital works.</li> </ul>	5 years – medium term & 15-20 years - long term	Funds allocated in the 2018/2019 budget for a consultant.
1.3.2	The next-practice Library	<ul style="list-style-type: none"> <li>Establish key performance indicators and monitor the performance of the newly refurbished library (see 1.1.2). This will measure the strengths, weaknesses, opportunities and threats of the current building service delivery approach.</li> <li>Engage an appropriate consultant to investigate, scope the requirements including potential sites and report back to Council on the next-practice library facility/facilities.</li> <li>Prepare and submit to Council for approval a business plan and operational model for the development of the next-practice library facilities.</li> <li>Seek capital funding.</li> <li>Undertake capital works.</li> </ul>	5 years – medium term & 15-20 years - long term	Library Review/evaluation from State Library to occur in early 2019, to contribute towards outcomes.
1.3.3	The next-practice Art Gallery	<ul style="list-style-type: none"> <li>With the recent upgrade of the gallery's air conditioning and climate control system and the installation of a new low-energy LED lighting system, the gallery is well placed to meet best industry standards and be more energy efficient.</li> <li>The installation in 2017/2018 of insulated interior and exterior walls in the gallery spaces will also remedy previously identified inadequacies in the original construction of the building and will make the building more energy efficient.</li> <li>As well the installation of solar power to the art Gallery/Library complex will further make the complex more energy efficient, making the building 'greener'.</li> <li>Despite these improvements, the gallery will eventually outgrow its site; as its role in the community grows, it will be necessary to look to the gallery's future development.</li> <li>As a result, it will be necessary to engage an appropriate consultant to investigate, scope and report on the next-practice gallery facility/facilities.</li> <li>Prepare and submit to Council for approval a business plan and operational model for the development of the next-practice Bathurst Regional Art Gallery facility/facilities.</li> <li>Seek capital funding.</li> <li>Undertake capital works.</li> </ul>	5 years – medium term & 15-20 years - long term	<ul style="list-style-type: none"> <li>August 2017: Interior walls of gallery insulated, lined, and painted.</li> <li>June 2018: Rees Room walls lined.</li> </ul>

**BATHURST REGION: A CULTURAL VISION 2036  
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<b>1.4 Develop a whole of city approach to alternative spaces/places to support culture and creativity.</b>				
	<b>Goal</b>	<b>Actions</b>	<b>Timeline &amp; Targets</b>	<b>Actions to date</b>
1.4.1	CBD cultural overlay	<ul style="list-style-type: none"> <li>• Conduct a review of the CBD and identify and map existing and potential facilities and outdoor spaces (public and private).</li> <li>• Identify any constraints on the use of those facilities and spaces and develop an improvement plan where required.</li> <li>• Identify opportunities to facilitate place management of business precincts that make greater use of cultural facilities and spaces, both public and private.</li> <li>• Develop a policy framework for use of Council owned facilities/spaces.</li> </ul>	3 years - short term	No activity at this time.
1.4.2	Town Square Precinct Redevelopment	<ul style="list-style-type: none"> <li>• Ensure that Cultural input is central to the ongoing development of the master plan of the Bathurst town Square Precinct in identifying improving and activating public spaces and buildings within the square.</li> <li>• Ensure that Cultural input is central to the continued detailed planning for the adaptive reuse of the former Bathurst TAFE site (see 1.4.3).</li> <li>• Identify opportunities to facilitate place management of the Town Square Precinct.</li> <li>• Develop and implement a Public Art Policy (see 2.2.1).</li> </ul>	10 years - medium term	<ul style="list-style-type: none"> <li>• Australian Fossil and Mineral Museum courtyard - Y Jam youth Music performance held during Youth Week 2017.</li> <li>• Australian Fossil and Mineral Museum Artist in residence during the Artstate festival November 2018.</li> <li>• Australian Fossil and Mineral Museum – grass courtyard wall to be used for projection during the Winter Festival and ongoing. Infrastructure is currently being installed.</li> <li>• Development of a Town Square Tour as a part of the Bathurst Region Tours and Trails App, June 2018, will serve to activate heritage buildings of the precinct.</li> </ul>
1.4.3	The former TAFE site	<ul style="list-style-type: none"> <li>• See 1.4.2 Town Square Precinct Redevelopment.</li> <li>• Pursue the appropriate adaptive reuse of the former Bathurst TAFE site.</li> </ul>	10 years - medium term	Public Works engaged to prepare a building conservation strategy fore the former Headmasters residence to guide the buildings repair, restoration and conservation.
1.4.4	Alternative performing arts/music/visual arts venues	<ul style="list-style-type: none"> <li>• See 1.4.1 CBD cultural overlay.</li> <li>• See 1.4.2 Town Square Precinct Redevelopment.</li> </ul>	5 years - medium term	<ul style="list-style-type: none"> <li>• Australian Fossil and Mineral Museum courtyard - Y Jam youth Music performance in for Youth Week 2017.</li> <li>• Australian Fossil and Mineral Museum Artist in residence during the Artstate festival November 2018.</li> <li>• Australian Fossil and Mineral Museum – grass courtyard wall to be used for projection during the Winter Festival and ongoing. Infrastructure is currently being installed.</li> </ul>

**BATHURST REGION: A CULTURAL VISION 2036  
ANNUAL PROGRESS REPORT - JUNE 2018**

<b>2 Creative Programs: Telling Bathurst Region Stories</b>				
<b>2.1 Expand opportunities for diverse, high-quality cultural programming and educational outcomes through Council</b>				
	<b>Goal</b>	<b>Actions</b>	<b>Timeline &amp; Targets</b>	<b>Actions to date</b>
2.1.1	Regional Centre for Excellence in Cultural Education Strategy	Engage a consultant to prepare a report that includes: <ul style="list-style-type: none"> <li>• A review of the current educational programs provided by Council cultural facilities.</li> <li>• A consultation with key external education providers investigating potential partnerships/programs.</li> <li>• A desktop review of current best practice in cultural education.</li> <li>• Recommendations as to strategies and resources required to establish Bathurst as the Centre for Excellence in Cultural Education.</li> <li>• Prepare a report to Council seeking approval and funding to implement the recommendations of the report.</li> </ul>	3 years – short term	A preliminary audit of current Bathurst Regional Council educational programs and services was conducted in 2017.
2.1.2	Chifley Heritage strategy	<ul style="list-style-type: none"> <li>• Engage a consultant to undertake a review of Chifley tourist information material, directional signage and interpretive signage to ensure consistent design and message to reinforce the integrated story line.</li> <li>• Investigate the opportunities available through the use of mobile technology to provide tourist information via the use of apps and/or other technologies.</li> </ul>	Ongoing	Investigations regarding the addition of an app-based tour of Chifley Home and an immersive 'virtual tour' via new tourism website.
2.1.3	Curated National Motor Racing Museum, Program	<ul style="list-style-type: none"> <li>• Engage a museum consultant to investigate the potential and identify the necessary resources required to undertake a changing program/exhibitions at the NMRM.</li> <li>• Prepare a report to Council seeking approval and funding to implement the curated exhibition program</li> </ul>	3 years - short term	<ul style="list-style-type: none"> <li>• The role of Audience Engagement Museums has expanded across the Bathurst Museums.</li> <li>• A series of changing displays are currently being planned by the Museum coordinator.</li> <li>• An immersive room has been planned and infrastructure is currently being installed.</li> <li>• National Motor Racing Museum Artist in residence during the Artstate festival November 2018.</li> </ul>
2.1.4	Curated Australian Fossil & Mineral Museum collection program	<ul style="list-style-type: none"> <li>• Engage a museum consultant/curator to explore the possibilities for expanding the interpretive and storytelling potential of the AFMM's collection by developing a unique program of changing exhibitions.</li> <li>• Prepare a report to Council seeking approval and funding to implement recommendations from the review.</li> </ul>	3 years - short term	<ul style="list-style-type: none"> <li>• The role of Audience Engagement Museums has expanded across the Bathurst Museums.</li> <li>• 3 exhibitions have been curated by the Australian Fossil and Mineral Museum during 2017/2018. These include Space Rocks in partnership with the Bathurst Observatory, Mini Mammoth and the Home of the Somerville Collection.</li> </ul>

**BATHURST REGION: A CULTURAL VISION 2036  
ANNUAL PROGRESS REPORT - JUNE 2018**

	Goal	Actions	Timeline & Targets	Actions to date
2.1.5	Collections Management Policy	<ul style="list-style-type: none"> <li>• Bathurst Regional Council's Collections Management Policy adopted by Council in 2016.</li> <li>• Museum Collections Management Policy and Procedures implemented across all Council's collections.</li> <li>• Initial consultation and feasibility study for a Regional Collections Management and Storage Facility developed in 2010.</li> <li>• Consultant engaged to scope and develop a financially sustainable business model for a Regional Collections Management and Storage Facility.</li> <li>• Develop a staff resourcing plan to support regional cultural facilities and collection activities (as per strategic objective 3.1.1 Operational Requirements).</li> <li>• Prepare a report to Council seeking approval and funding for the construction and operation of a Regional Collections Management and Storage Facility.</li> </ul>	Various	<ul style="list-style-type: none"> <li>• Bathurst Regional Council's Collections Management Policy adopted by council in 2016.</li> <li>• Museum Collections Management Policy and Procedures implemented across all Council Collections.</li> <li>• Initial consultation and feasibility study for a Regional Collections Facility developed in 2010.</li> <li>• Business plan and operating model for a centralised Regional Collections Facility has been developed.</li> <li>• Physical and operational plans have been developed.</li> <li>• Engagement with other regional collecting organisations who may wish to use the facilities services has begun.</li> <li>• Consultation with partners to provide other collections services has begun.</li> <li>• Grant Applications have been submitted to the NSW Regional Cultural Fund.</li> </ul>
2.1.6	Increased Public Programs	Seek resourcing and integration across all Council's cultural facilities and event programs to ensure there is cultural content embedded in all Council's Festivals, events and public programs.	2 years – short term	The Catapult Festival was successfully delivered in 2018. A consultant was employed in 2018 to conduct a review of the Inland Sea of Sound which led to delivery recommendations which have been acted upon.



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<b>2.2 Develop a strategic approach to the creative activation of Bathurst's public spaces and places</b>				
	<b>Goal</b>	<b>Actions</b>	<b>Timeline &amp; Targets</b>	<b>Actions to date</b>
2.2.1	Public Art Policy	<ul style="list-style-type: none"> <li>Engage an appropriate consultant to investigate, scope and report on an appropriate Public Art Policy.</li> <li>Prepare a report to Council for approval and implementation of the Public Art Policy.</li> </ul>	2 years – short term	<ul style="list-style-type: none"> <li>April 2018: Richard Brecknock Consultancy engaged to develop the Bathurst Region Public Art Policy;</li> <li>May 2018: Community Consultation undertaken with interest groups including Indigenous, heritage, arts, business / developers, BRC staff and BRC Councillors;</li> <li>June 2018: Public Art Policy drafting in progress.</li> </ul>
2.2.2	Cultural Festivals and Events Policy	<ul style="list-style-type: none"> <li>Develop and implement a Cultural Festivals and Events Policy that will provide an overview for the development of Council events and celebrations and integrate opportunities for the integration of Council's cultural facilities and to contribute to the aims and objectives of Council's Destination Management Plan and Economic Development Strategy.</li> <li>The policy will provide a framework for events that provide a return on investment and generate economic prosperity and community engagement.</li> </ul>	2 years – short term	Being developed in house by the Events team.
2.2.3	Wiradjuri cultural map	Engage an appropriate consultant to work with the Bathurst Aboriginal community and Council to develop an interpretive strategy and, in particular, develop and have ready for interpretation stories on a number of key cultural themes.	2 years – short term	Draft Aboriginal Heritage Interpretation Strategy prepared for Council by Extent Heritage. Awaiting final review by local Aboriginal groups. Aboriginal Heritage Study completed which includes mapping of aboriginal cultural sensitivity across the whole of the LGA.

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<b>3 Creative People: Developing a Creative Environment</b>				
<b>3.1 Attract and retain highly skilled and committed cultural and creative industry professionals</b>				
	<b>Goal</b>	<b>Actions</b>	<b>Timeline &amp; Targets</b>	<b>Actions to date</b>
3.1.1	Operational requirements strategy	<ul style="list-style-type: none"> <li>Engage a consultant to investigate and develop an appropriate organisational structure to implement the recommendations of the Cultural Vision.</li> <li>Prepare a report to Council seeking approval and funding for an organisational structure that resources an appropriate level of staffing for the proper management, curation and programming of Bathurst's cultural institutions as recommended in the Cultural Vision.</li> </ul>	2 years - short term and ongoing	Council's organisational structure is included with the new three year Delivery Program.
3.1.2	New technologies strategy	<ul style="list-style-type: none"> <li>Engage a consultant to investigate the staff and technology resources required to establish a next-practice approach to the application of new technologies in Bathurst's cultural institutions that will benefit the delivery of the Cultural Vision.</li> <li>Prepare a report to Council seeking approval and funding to implement the new technology strategy for Bathurst's cultural institutions.</li> </ul>	2 years - short term and ongoing	A review/evaluation conducted by State Library to occur in early 2019, to contribute towards outcomes.
<b>3.2 Develop and support staff, build volunteer capacity and contribute to educational richness</b>				
3.2.1	Capacity building strategy	Using Council's Annual Performance Review Process ensure there is relevant and ongoing professional development and resources provided and included in the annual staff appraisal process	Ongoing	Performance Appraisal Review utilised annually to provide relevant professional development for staff.
3.2.2	Educational potential strategy	<ul style="list-style-type: none"> <li>Engage a consultant to review all education and public programming across Council's cultural facilities looking at the strengths, weakness, threats and opportunities, staffing levels, funding and levels of demand. The review will make recommendations as to how to proceed and prepare an appropriate implementation strategy.</li> <li>Prepare a report to Council seeking approval and funding to implement the review's findings and implement the strategy across all Council's cultural facilities.</li> </ul>	2 years – short term	A preliminary audit of current Bathurst Regional Council educational programs and services was conducted in 2017.
3.2.3	Maximise volunteer contribution strategy	<ul style="list-style-type: none"> <li>Engage a consultant to undertake a review of all volunteer programs across Council's cultural facilities looking at the strengths, weakness, threats and opportunities, staffing levels, funding and levels of demand. The review will make recommendations as to how to proceed and prepare an appropriate implementation strategy.</li> <li>Prepare a report to Council seeking approval and funding to implement the review's findings and implement the strategy across all Council's cultural facilities.</li> </ul>	3 years - short term	<ul style="list-style-type: none"> <li>No action to date.</li> <li>The role of Audience Engagement Museums has expanded across the Bathurst Museums to include volunteer management.</li> </ul>

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<b>3.3 Encourage the evolution of a creative environment that supports a vibrant cultural and creative community</b>				
	<b>Goal</b>	<b>Actions</b>	<b>Timeline &amp; Targets</b>	<b>Actions to date</b>
3.3.1	Artists in Residency Strategy	<ul style="list-style-type: none"> <li>• Conduct a review of all aspects of the Hill End Artists in Residence Program looking at its strengths, weaknesses, threats and opportunities that makes recommendations and identifies opportunities for the future development of artists in residence programs.</li> <li>• Prepare and submit a report to Council on the artists in residence program seeking endorsement and implementation.</li> </ul>	1 year - short term	Review is in process.
3.3.2	Creative industry cluster strategy	<ul style="list-style-type: none"> <li>• Conduct a review of the existing creative industry sector and other commercial businesses in Bathurst to ascertain whether they would be supportive of participating in a creative industry cluster.</li> <li>• This review would determine how Council and affiliated groups can assist the growth of new and existing businesses through existing programs such as Council's Business Management Workshops, the Business Enterprise Centre and the Small Biz Bus as well as identify other business development programs and opportunities.</li> <li>• Encourage entrepreneurs and start-up creative commercial businesses through participation in business incubators/start-up hubs.</li> </ul>	2 years - short term	<ul style="list-style-type: none"> <li>• Creation of cluster groups identified in Economic Development Strategy 2018-2022.</li> <li>• Marketing to the general business community (including creative industries/entrepreneurs) to join the Upstairs Start-up Hub.</li> </ul>
3.3.3	Development of a Performing Arts Residency Program	Prepare a report and submit to Council for approval and funding a business plan, operational model and implementation strategy for a residency program for the performing arts.	1 year - short term	Research and processes occurring regarding the development of a Performing Arts Residency Program.

**COUNCILLORS/ DELEGATES REPORTS - ATTACHMENTS**

ORDINARY MEETING OF BATHURST REGIONAL COUNCIL

20 JUNE 2018

**MINUTES OF BATHURST REGIONAL YOUTH COUNCIL MEETING HELD IN  
COUNCIL CHAMBER ON TUESDAY 8 MAY 2018**

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**PRESENT:** Saskia-Jayne Handley, Gabrielle Boshier, Matilda Whittaker, Lydia Nichols.

**IN ATTENDANCE:** Erin Trevor-Jones (Community Development Officer – Youth, Bathurst Regional Council).

**1. APOLOGIES**

**RESOLVED** that apologies from Angela Lane, Sarah Dwyer and Anna Wilde be accepted.

**2. ADOPTION OF PREVIOUS MINUTES**

**RESOLVED** that the minutes of the meeting held 6 March 2018 be accepted.

**Moved:** Lydia Nichols

**Seconded:** Matilda Whittaker

**3. YOUTH WEEK 2018 DEBRIEF**

The Youth Council discussed what went well, what could be improved and suggestions for future.

- The Youth Council felt that their involvement with planning Youth Week events was limited therefore they did not have any ownership. The Youth Council believe that all Youth Councillors would be more committed if they played more of a role. They would like to be more involved in the collaboration with other organisations to plan events, such as having organisations attend Working Party Meetings.
- The Youth Council believe YJAM is more successful when held at night/twilight. Discussed that teenagers prefer to go out at night. They are often unable to get to events during the day as their parents are at work. Friday night was nominated as the preferred time.
- Outdoor events work well.
- Trivia worked well a few years ago. Appeals to a lot of different groups and brings people together.
- Instagram frame is a good idea, but would be more effective at events with higher attendance numbers.
- Youth Week 2018 was held in the school holidays which was likely to have had an effect on numbers. Many families go away and boarders are at home during this time.
- Library Escape Room – good response and the event seemed to go well. If spectators could be involved then friends of participants would come along. Would also be better if there were more sessions available as this would allow a greater number of young people to experience the challenge.
- Event at Kelso Community Hub was a collaboration with Veritas House. Great to include this event as it targets a different group of young people.
- PCYC Ninja Warrior – there was a mix of PCYC and non-PCYC members who participated. The Youth Council believe this event has the potential to grow in future and could have been better with more structure. Youth Council would like to have more of a role in organising an event such as this, and have designated responsibilities on the day.

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- Disco Tenpin Bowling – Youth Councillors who attended reported that there was a good vibe and atmosphere. It is not known whether there were many young people there specifically for Youth Week.
- Facebook posts – the Youth Council would like to have input into social media posts, both content and frequency. It was suggested that there be more posts scheduled in the lead up to events as a reminder to young people that events are being held. It was suggested that ‘going live’ on Facebook during events is also an effective way to capture the attention of young people. Youth Councillors would then repost and share. It was also suggested that there be a social media schedule for when the event is actually happening. CDO was concerned that this may be saturation however the Youth Council advocated that more is better.
- Saskia spoke about recycling and suggested that the Youth Council consider incorporating this into events future, such as recycling workshops.

#### **4. HOW TO ADULT WORKSHOPS**

The Youth Council agreed that this was a great initiative and would like to see it held again this year. The following was discussed:

- The Youth Council want more schools to be involved. CDO reported that all schools were provided with information however Bathurst High and Mackillop were the only ones who chose to become involved. The Youth Council suggested that a meeting be held with schools to explain the program rather than a letter being sent.
- The Youth Council would like the name to be changed as they are concerned that the current term is not appealing to young people.
- CDO asked the Youth Council for suggestions and the following was proposed:
  - Sewing – put button back on.
  - Washing – what goes with what, how to fold clothes properly, reading laundry labels on clothes. The Youth Council Create competitions – sort washing as quick as possible
  - Healthy foods – free from preservatives. What to look for.
  - Resume session last year included a lot of what not to do. The Youth Council believe this session is valuable however they would like to be given information about what needs to be included in a resume. Possibly be given a template of a good resume.
  - Information around obtaining a Tax File Number. This needs to be investigated further as some schools assist with this.
  - Students enjoy practical sessions.
  - The Youth Council suggested that students be given a take home sheet from every session that aligns with what they learnt.
- Year 11 exams are being held mid-late September, so the Youth Council would prefer for the event to take place after this.

#### **5. REGIONAL SKATEBOARDING COMPETITION**

Regional Skateboarding Competition is being held in Bathurst on Sunday 16 September 2018. Skills sessions will be held on Sunday 26 August and Sunday 2 September 2018.

#### **6. RECRUITMENT TIMELINE – YOUTH COUNCIL 2018/2019**

Recruitment for the 2018/2019 Youth Council will be carried out as follows:

- Monday 14 May – applications open
- Tuesday 12 June – applications close

**MINUTES OF BATHURST REGIONAL YOUTH COUNCIL MEETING HELD IN  
COUNCIL CHAMBER ON TUESDAY 8 MAY 2018**

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- Monday 18 June, Tuesday 19 June and Wednesday 19 June – interviews held
- Tuesday 3 July – first 2018/2019 Youth Council meeting

The Youth Council highlighted that more promotion of the Youth Council is needed through schools. Youth Councillors from Mackillop and Bathurst High reported that the Youth Council is not well known at their schools, with many of their friends being unaware that it exists.

Discussed the possibility of Bathurst Regional Council organising presentations at schools to provide information and emphasise the importance of the Youth Council. Youth Councillors recommended that contact be made with relevant Year Advisors. It was reported that many teachers were not aware of the Youth Council meeting today.

**7. GENERAL BUSINESS**

7.1 YJAM Winter is being held on Sunday 15 July 2018 from 12:00pm-4:00pm.  
Expression of Interest forms will be distributed from 14 May 2018.

**8. NEXT MEETING – TUESDAY 8 MAY 2018**

The next meeting will be held Tuesday 3 July 2018 at 11:15am.

**9. MEETING CLOSE**

There being no further business, the meeting closed at 12:28pm.



**MEMBERS PRESENT:** Emma Colvin – Chairperson (CSU), Cr Jacqui Rudge, Liam O'Hara (Bathurst Liquor Accord), Robert Taylor (Bathurst Liquor Accord), Jean Fell (Neighbourhood Centre), Senior Constable Sue Rose (NSW Police), Inspector David Abercrombie (NSW Police).

**IN ATTENDANCE:** Megan Bargwanna (Manager Community Services), Erin Trevor-Jones (Community Development Officer – Safety).

1. **APOLOGIES:** David Bull, Stephen Harper.

2. **MINUTES FROM THE PREVIOUS MEETING HELD ON 15 MARCH 2018.**

**RESOLVED** that the minutes of the meeting held 15 March 2018 be accepted.

**MOVED:** Liam O'Hara

**SECONDED:** Jean Fell

3. **OUTSTANDING ACTIONS FROM PREVIOUS MEETING**

Item	Action to date	Further action required	Person responsible
Draft Terms of Reference to be finalised and reported to Council.	Complete	Nil	Nil
Chairperson to be elected at Committee meeting on 14 June 2018.	Council is currently meeting with a number of organisations to invite them to join the Committee.	Election of Chairperson to be held over until 12 July 2018 meeting to allow potential new members to be involved in this process. Applications will open one month prior to this.	CDO
CDO to confirm what data can be provided by the Chifley Police District.	Two representatives from Chifley Police District in attendance at meeting to discuss this. See agenda Item 5.	Nil	Nil
Senior Constable	Complete. See agenda	Nil	Nil

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CHAIRPERSON \_\_\_\_\_

SECRETARY \_\_\_\_\_





Dennis Martin to be contacted in relation to presenting at a Committee meeting.	Item 5.		
Jean to determine whether data can be sourced in relation to legal clinics facilitated by Legal Aid NSW.	Nil	Jean to determine whether data can be sourced in relation to legal clinics facilitated by Legal Aid NSW.	Jean Fell
Emma to investigate the availability of court system data.	Emma has made some initial enquiries. The Committee considered whether this data would be of benefit, as it was highlighted that data relating to dismissed matters cannot be released. It was agreed that any additional data that can be obtained may help to provide a clearer picture in regards to overall crime statistics.	Emma to continue investigating the availability of court system data.	Emma Colvin
CDO to update draft Terms of Reference and distribute to Committee members for further recommendation.	Complete	Nil	Nil

#### **4. COMMUNITY SAFETY PLAN 2019-2023: CONFIRMING THE PROJECT PLAN**

CDO discussed the following timeline in regards to gathering data to inform the Community Safety Plan 2019-2023.

	<b>Research</b>	<b>Surveys</b>	<b>Focus groups</b>
<b>May 2018</b>	Research carried out by Council – develop Bathurst profile and crime profile	Draft survey presented	Focus group planning
<b>June 2018</b>		Surveys distributed early June	Focus groups held with stakeholders

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CHAIRPERSON \_\_\_\_\_

SECRETARY \_\_\_\_\_



<b>July 2018</b>		Surveys collected mid-July	and community groups
<b>August 2018</b>	Research information collated	Survey results collated	Results collated
<b>September – November 2018</b>	Plan drafted		

- Cr Rudge suggested including NDIS service providers such as Housing Plus and Live Better in surveys and/or focus groups. Wattle Tree House, Glenray and Vivability were also identified as important stakeholders in relation to capturing the perspective of people with disabilities.
- Various sources of crime statistics were discussed. Inspector Abercrombie highlighted that many crimes reported to Police do not end up in BOCSAR statistics. Often an issue/investigation does not result in a BOCSAR statistic. Therefore Police data can potentially be inaccurate as reported crimes may then be dismissed. For this reason BOCSAR statistics are more reliable. The Department of Justice also recommends that Community Safety Plans be based on BOCSAR data. Committee discussed the use of other sources of data, such as Legal Aid, to support BOCSAR data.

### Distribution of surveys

The following was discussed:

- Can be challenging to engage people as they are not interested unless it affects them directly
- Face to face is challenging as people often avoid stands and walk straight past. Previously it has helped to have the Police present as people are more likely to stop.
- Publicity of the project is important. Pull-up banner to be arranged which will be used at all promotional stands and activities relating to the new Community Safety Plan.
- Important to capture the views of university students
- Door knock in various suburbs
- Hold stalls at smaller shopping centres, such as Westpoint, Trinity Heights, IGA, Kelso
- Distribute at Winter Festival
- Committee members to all tap into their own networks
- Seniors unlikely to use technology/internet to complete surveys. Cr Rudge proposed that she go along to seniors groups to assist with completing surveys in paper form.

### Promotion

- Committee members to assist by sharing posts on their organisation's Facebook page
- Emma is able to do an announcement through CSU



- Cr Rudge is happy to participate in radio interviews

Item	Action	Person responsible
Promotional material	Arrange purchase of a pull-up banner which will be used throughout development and implementation of 2019-2023 Community Safety Plan.	CDO

#### **5. SENIOR CONSTABLE DENNIS MARTIN – AVAILABILITY OF POLICE DATA TO INFORM PLAN**

Senior Constable Sue Rose and Inspector David Abercrombie (Officer in Charge at Bathurst Police Station) discussed the availability and scope of Police data.

It was highlighted that Police data is not a true reflection of crimes actually being committed in the community – BOCSAR is a more reliable source.

Inspector Abercrombie emphasised that perception is not reality. For example, there has been a recent spike in steal from motor vehicle which has resulted in people now believing that crime is out of control. Bathurst has a reasonably low crime rate; however this rate spikes when incidents occur. Fraud is currently the biggest issue.

The community's perception of crime is important. It is also essential to develop strategies to manage this perception.

It is valuable for Committee members to have knowledge about statistics. Senior Constable Dennis Martin and Detective Chief Inspector Luke Rankin would be the most appropriate Police representatives to present information regarding crime data.

#### **6. DRAFT COMMUNITY SURVEY**

Draft Community Survey was presented for feedback. Committee made a number of suggestions.

Item	Action	Person responsible
Community Survey	Update draft survey to include Committee's suggestions.	CDO

#### **7. ADOPTION OF TERMS OF REFERENCE**

Bathurst Regional Community Safety Committee Terms of Reference was adopted at the Ordinary Council Meeting on 18 April 2018. One amendment was made to the Terms of Reference prior to this adoption: quorum changed to 5 members, as opposed to half plus one.



Item	Action	Person responsible
Terms of Reference	Email new Terms of Reference to all Committee members.	CDO

### **8. NOMINATIONS OPEN FOR CHAIRPERSON**

Election of Chairperson will be held over until Committee meeting on 12 July 2018, as Council is currently meeting with a number of organisations to invite them to join the Committee. Contact has been made with FACS Housing, TAFE NSW and Community Mental Health Drug and Alcohol Services. Rescheduling the Election of Chairperson will allow potential new members to be involved in the process. Nominations will open one month prior to 12 July meeting.

### **9. NEXT MEETING**

The next meeting will be held Thursday 14 June 2018 at 11:30am at the Council Chamber.

There being no further business, the meeting closed at 12:44pm