



ORDINARY MEETING OF  
COUNCIL FOLLOWING POLICY  
COMMITTEE

26 April 2017

His Worship the Mayor & Councillors

**Notice of Ordinary Meeting of Bathurst Regional Council - Wednesday, 3  
May 2017**

I have to advise that an **Ordinary Meeting** of Bathurst Regional Council will be held in the Council Chambers on Wednesday, 3 May 2017 commencing at approximately 6.15 pm (or immediately following the conclusion of the Policy Committee).

A handwritten signature in blue ink, appearing to read "D J Sherley".

D J Sherley  
**GENERAL MANAGER**

## **BUSINESS AGENDA**

### **ORDINARY MEETING OF COUNCIL FOLLOWING POLICY COMMITTEE**

**TO BE HELD ON WEDNESDAY, 3 MAY 2017**

**1. 6:15 PM - MEETING COMMENCES**

**2. APOLOGIES**

**3. 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.

**4. RECEIVE AND DEAL WITH DIRECTORS' REPORTS**

\* DIRECTOR CORPORATE SERVICES & FINANCE'S REPORT

\* DIRECTOR ENGINEERING SERVICES' REPORT

**5. MEETING CLOSE**

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

ORDINARY MEETING OF COUNCIL FOLLOWING POLICY COMMITTEE

3 MAY 2017

## **1 DRAFT BATHURST DELIVERY PLAN 2017-2021 & ANNUAL OPERATIONAL PLAN 2017/2018 (16.00148)**

**Recommendation:** That Council place the draft Bathurst Delivery Plan 2017-2021 and Annual Operational Plan 2017/2018 including the Revenue Policy for 2017/2018, on public exhibition for the statutory 28 day period and receive submissions until 6 June 2017.

**Report:** Council adopted the Bathurst 2036 – Community Strategic Plan in February 2013. The Integrated Planning and Reporting Guidelines from the Office of Local Government require Council to develop a four year and one year subset of that plan, called the Delivery Plan and Annual Operational Plan respectively. The Draft Bathurst Delivery Plan 2017-2021 and Annual Operational Plan 2017/2018, shown at **attachment 1**, has been prepared to detail how Council will deliver the objectives identified through the community engagement process. The draft plan includes a detailed financial budget shown at **attachment 2** for the next four years and the Revenue Policy for 2017/2018 shown at **attachment 3** and has made provision for the continuation of existing services provided by Bathurst Regional Council.

The Local Government Act 1993 requires that the plans are exhibited for a period of 28 days during which submissions may be made by the public. Adoption of the final plan will occur in June 2017 after consideration of all submissions received.

### **Assumptions**

The following assumptions have been incorporated in the plan:

#### Consumer Price Index

Anticipated for 2017/2018 1.5%

#### Rate Increases

General purpose rate increased by	1.5%
Water rates and charges increased by	5.0%
Sewerage rates and charges increased by	5.0%
Domestic waste charges at reasonable cost, all other waste	5.0%

#### Salaries and Wages

Includes award increases, regrades, and wage increases 5.0%

#### Superannuation

An allowance of 9.5% generally has been made in accordance with legislative requirements. Council currently has 43 staff (2016/17: 48) in the Local Government Superannuation Scheme Retirement Fund. Employees choose to contribute between 1 and 9 percent of their salary. The fund then requires Council to match staff-elected contributions multiplied by a factor of 1.9 times plus a “basic benefit” of 2.5% of salary. Council is also required to contribute \$308,000 per annum surcharge due to losses incurred by the Superannuation Fund during the global financial crisis.

#### Revenue Policy

Council fees and charges have generally been increased by 5.0%. This is a reflection of Council’s increased costs, particularly wage increases and utility costs. Some fees have been restructured to better meet market pricing and also to recognise Council’s marginal return on investment.

Statutory charges are set by the State Government and therefore increase only when advised by the Office of Local Government or other Government Departments.

### GST

GST has been included in Council fees and charges (Revenue Policy) where Council has received legislative determination.

### Best Practice Water and Sewer Charges

Council complies with the NSW Government's Best Practice Water and Sewer Pricing Principles.

Best practice water supply pricing requires:

- Water usage charge per kilolitre based on the long term cost of the supply
- Residential water usage charges set to recover at least 75% of residential revenue
- An access charge relative to a customer's capacity requirements – based on the size of the meter connected to Council's network.

Best practice sewerage pricing requires:

- 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; and
  - an access charge reflective of the customer's peak load on the system. Council has the option to adopt either of two methods in relation to sewer access charges. The first method is the sewer discharge factor method based on the size of the water meter supplying the property, consistent with the water supply pricing system, which Council has adopted. Council has been charging its ratepayers using this method since 2004 as the preferred charge for access to the sewer system. The second method is the Equivalent Tenement method (ET method) which uses a nominal size of water meter to arrive at a charge for access to the sewer system.

## **Functions and Services**

Council has the following guiding principles enshrined in the Local Government Act:

### **“8A Guiding principles for councils**

#### **(1) Exercise of functions generally**

The following general principles apply to the exercise of functions by councils:

- (a) Councils should provide strong and effective representation, leadership, planning and decision-making.
- (b) Councils should carry out functions in a way that provides the best possible value for residents and ratepayers.
- (c) Councils should plan strategically, using the integrated planning and reporting framework, for the provision of effective and efficient services and regulation to meet the diverse needs of the local community.
- (d) Councils should apply the integrated planning and reporting framework in carrying

out their functions so as to achieve desired outcomes and continuous improvements.

- (e) Councils should work co-operatively with other councils and the State government to achieve desired outcomes for the local community.
- (f) Councils should manage lands and other assets so that current and future local community needs can be met in an affordable way.
- (g) Councils should work with others to secure appropriate services for local community needs.
- (h) Councils should act fairly, ethically and without bias in the interests of the local community.
- (i) Councils should be responsible employers and provide a consultative and supportive working environment for staff.

## (2) **Decision-making**

The following principles apply to decision-making by councils (subject to any other applicable law):

- (a) Councils should recognise diverse local community needs and interests.
- (b) Councils should consider social justice principles.
- (c) Councils should consider the long term and cumulative effects of actions on future generations.
- (d) Councils should consider the principles of ecologically sustainable development.
- (e) Council decision-making should be transparent and decision-makers are to be accountable for decisions and omissions.

## (3) **Community participation**

Councils should actively engage with their local communities, through the use of the integrated planning and reporting framework and other measures.

The Vision and Directions of Bathurst Regional Council are contained in Council's adopted Bathurst 2036 Community Strategic Plan (CSP), and are as follows:

### **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.

### **Directions**

The directions to achieve this vision are the objectives outlined below:

#### *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.

#### 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 services 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.

These directions were developed through the community engagement process as detailed in the Bathurst 2036 CSP.

## Summary

As Councillors are aware, this budget has been prepared having regard to tight financial circumstances. Factors such as

- Rate pegging
- Cost shifting
- Take-up of additional services
- Increasing costs such as electricity
- Imposition of tasks on councils with no corresponding revenue

have continued to place extra pressures on the budget.

For example, Council collects State fees under NSW Plan First and the Builders Long Service Leave schemes, but receives no recompense for this. Other examples include the Companion Animals Act Obligations and Child Care Services.

In regards to transfer of cost, examples include Rural Fire Service charges, in 2013/2014 council paid \$267,214, and this year (2016/2017) \$382,380, an increase of 43% over 3 years, averaging an annual increase of over 14%.

Take-up of additional services includes the agreement by Council to transfer to a 24 hour fire station operation. The first year (2011/2012) of operations Council paid a Fire & Rescue NSW (State) Levy of \$157,621 and this year (2016/2017) \$391,842, an increase of 149% over 5 years, averaging an annual increase of 30%.

This year the State Government has legislated that the State Audit Office oversee all Local Government audits. This has resulted in an increase in the Audit Fee from \$64,494 to \$78,300 which is a 21.4% increase.

Council was not allowed any corresponding revenue increases to offset any of these additional costs.

The 2017/2018 year sees the introduction of the Fire & Emergency Services Levy onto rate notices to be collected from ratepayers and returned to the NSW Government, utilising Council's services to levy and collect State funds.

The budget process is becoming more difficult every year as the effects of large cost increases outside Council's control are having a detrimental effect on Council's ability to operate within its confined income levels.

The budget has a surplus as follows:

Section	Net Funding Budget
	2017/18
	\$



<b>Grand Total (Surplus)</b>	<b>-36,052</b>
<b>Engineering</b>	<b>20,518,543</b>
Engineering Works	7,651,303
Recreation	7,191,792
Technical Services	2,152,953
Water	-214,000
Wastewater	-208,100
Waste Management	0
Engineering Office	2,718,646
Mount Panorama	1,225,949
<b>Corporate Services and Finance</b>	<b>-29,401,081</b>
Governance	931,861
Administration	6,436,113
Contribution to Other Organisations	1,063,100
Land & Buildings	-7,201,774
Funding Operations	-30,630,380
<b>Cultural &amp; Community Services</b>	<b>5,948,016</b>
Community & Children Services	286,102
Cultural & Community Services Office	958,474
Library Services	1,320,104
Art Galleries	901,187
Entertainment Centres	843,830
Museums	748,520
Tourism	739,392
Destination Management	150,407
<b>Development and Environmental Services</b>	<b>2,898,469</b>
Environmental Services	580,841
Planning Services	1,578,666
Building Services	309,578
Economic Development	429,384
Total Income	-230,174,240
Total Expenditure	230,138,188
<b>Net Budget (Surplus)</b>	<b>-36,052</b>

Council's budget is framed around not increasing the general rate above the approved rate pegging limit and secondly, the requirement to have nil or limited impact on the service levels currently provided to the community. The budget covers the directions of Council and the community as set in the 2036 Bathurst Community Strategic Plan.

As Council is every year required to provide additional services, provide and maintain additional infrastructure and is restricted in its ability to increase its income (due to

ratepegging imposed by the NSW State Government) Council is constantly looking for potential savings across all areas. Some areas Council has considered include:

- Efficiency savings in energy and other areas (Council has installed several solar energy generating systems on Council owned facilities)
- Different styles of service provision to reduce costs
- Options to increase revenue
- Assets - Council has developed Asset Management Plans for all of its asset types. These Plans have several aims including reducing the asset backlog (the difference between the current estimated condition of the asset and the preferred condition level), identifying short term maintenance with a view to minimising long term maintenance costs and identifying potential for assets to be improved. Council is also looking, where possible, to gain increased returns from its assets e.g. lease fees.

### Capital Works for 2017/2018

<b>Total Capital Works &gt; \$100,000</b>	<b>47,091,050</b>
Mt Panorama - Second Track	15,000,000
Roads per detailed list below	7,015,220
Flood Mitigation	4,400,000
Adventure Playground - Stage 2	2,500,000
Animal Control - New Animal Pound	2,500,000
Proctor Park Upgrade	2,000,000
Hereford Street Rugby Fields - Construction of Fields	1,400,000
Post Office - Air Conditioning/Heating (HVAC) upgrade	1,000,000
Scallywags Capital Building Works	600,000
Aerodrome NSFR - Extension of Aircraft Parking Apron	550,000
Railway Institute Building	510,075
Replacement of sand based synthetic Hockey Field	500,000
Water Mains BMX Track	500,000
Amenities Block Construction - BMX Track	500,000
Sewer Mains/Pipes BMX Track	500,000
Mt Panorama Underground Power Reid/Sulman Park	500,000
Library - Internal Fitout & Refurbishment	450,000
Aerodrome NSFR - Construction of Parallel Taxiway Foxtrot	450,000
Water Reservoirs - Roof replacement/refurbishment	410,000
Amenities Block Construction - Mt Pan "The Chase"	400,000
Railway Institute - Structural Improvements	399,437
Mt Panorama Painting of Pit Straight Bridge	300,000
Water Treatment Works - Filter Renewal	285,040
Sewer Mains/Pipes Duplicate Eglinton Sewer Rising Main	275,000
Mt Panorama Bathurst Signage (Mt Pan Sign)	275,000
Art Gallery Refurbishment	250,000
Stormwater Drainage - Capital Upgrades	200,000
Stormwater Drainage - Rural Drainage Improvements	200,000
Pump Stations Capital - Replace Aged Switchboards	192,402
Netball Courts Restoration of Courts	190,000
Water Meters - Water Services	180,000
Sewer Network - Public Amenities Block	180,000
Sewerage Services Pump Stations - Replace Pumps	176,114
WTW Refurbish rapid mix tank	175,000

Water Reservoir - Reservoir chlorine dosing system	165,000
WWTW - Aerator Replacement	162,880
Library Book Purchases	162,400
Pump Stations - Odour Control	156,772
Information Services - Civic Centre UPS	150,000
Carrington Park Modifications to existing change rooms	150,000
Flood - VAS Purchase Flood Prone Properties	150,000
Water Replace Aged Mains	130,304
Water Mains - Mt Panorama Improvements	127,250
Water Mains - Winburndale Pipeline Renewal	124,196
WWTW - Energy Metering / Monitoring	122,160
Water Mains Bentinck Street from Keppel to Russell	120,000
Infield Drainage to Ann Ashwood Park No 1 Field	105,000
WWTW - Inlet works pump replacement	101,800
Information Services - Sharepoint Stage 1	100,000
Parks Special Item - Landscape upgrade of Library Car park garden	100,000
<b>Roads Capital Works &gt; \$100,000</b>	<b><u>7,015,220</u></b>
Roundabout - Mitre/Suttor St (Blackspot)	1,700,000
Roads to Recovery (RTR) Burruga Road (5-6.6km)	400,000
Road Construction - Eleven Mile Drive	360,000
Financial Assistance Grant (FAG) Construct Tarana Road (17.4-19km)	340,000
Road Construction - Lee St (Toronto to Hampden Park)	330,000
RTR. Turondale Road (16-17km)	330,000
Road Construction - Eglinton Rd (Abercrombie to Westbourne)	300,000
Water Main Roadworks	295,220
Road Construction - Lagoon Rd (4 - 6 km)	250,000
FAG Rural Sector Minor Improvements - Sealed	250,000
FAG Rural Roads Gravel Resheeting	250,000
FAG Road Construction - Triangle Flat Road (8-10km)	250,000
Road Construction - White Rock Rd (4 - 5 km)	240,000
Road Construction - Rocket St (Henderson to Peel)	220,000
Road Construction - Freemantle Rd	200,000
Regional Road Block Grant	200,000
Major Pavement Rehab (Various locations)	200,000
FAG Road Construction - Colo Road (1-2 km)	200,000
RTR. Bridle Track (11.5-12.5km)	200,000
Road Construction - Piper Street (Hope to Mitre)	150,000
Road Construction - George/Howick St Roundabout	150,000
Urban Road - AC Reconstruction	100,000
FAG Road Construction - Major Heavy Patching Rural Roads	100,000

### Asset Maintenance Backlog

The current infrastructure asset maintenance backlog identified by Council's asset plans includes:

Classification	\$
Buildings & Other Structures	1,453,000
Roads, Bridges & Footpaths	21,995,000

Drainage	1,564,000
Water	30,451,000
Sewer	27,474,000
<b>Total:</b>	<b>82,907,000</b>

Asset Management Plans are available on Council's website.

The magnitude of the backlog shown above is of concern to Council, which may look to an increase in the rate peg in future years. A special rate variation needs to be considered in budget deliberations for the 2018/2019 year. Any such decision will be subject to future discussions with the community regarding service levels and a review of Council's operations over the next twelve months.

### Rate Pegging

Council has prepared its estimates based on the rate pegging limit imposed by the State Government of 1.5%. Commercial organisations are not restricted by rate pegging legislation and are subject to market rate increases.

General Purpose Rates & Charges	1.5%
Water Rates & Charges	5.0%
Sewer Rate & Charges	5.0%
Waste Charges	5.0%
Domestic Waste Collection	Reasonable Cost Method

Council should be mindful of the continual squeeze on the Council in its ability to raise revenue through rates as compared to pricing policies of State Government and commercial organisations. Consideration needs to be given to increasing general rates above the "pegged" limit or the reduction of current service levels into the future.

### Staffing Levels

The Plan has been prepared based on staffing levels of 388 (FTE).

Councillors should be aware that as the city grows and the need for staff resources increases, additional staff may be needed in future years. This will, again, place pressure on future budgets.

### Service Levels

Council's services to the community will generally remain constant through 2017/2018. However, Councillors will generally be mindful that as further work is taken on it will become increasingly difficult for the required service levels to be met.

Councillors should also be aware that Council is continually being requested to increase service levels in rural areas and at present there is no corresponding rate increase available to offset these increased costs.

### Section 356 Donations

Organisation	Recommended \$
2BS Sports Awards	5,000
3rd Bathurst (All Saints Cathedral) Scout Group	490

Australian Dental Association (NSW Branch)	983
Bathurst & District Poultry Society Inc	3,000
Bathurst AH & P Association	6,000
Bathurst Arts Council Inc.	1,200
Bathurst Arts Trail	1,000
Bathurst City & RSL Band Association Inc	5,000
Bathurst City Colts Sporting Club Inc	6,500
Bathurst District Historical Society	11,551
Bathurst Early Childhood Intervention Service Inc	2,684
Bathurst Edgell Jog Committee Inc	6,000
Bathurst Gardener's Club Inc.	1,600
Bathurst Information and Neighbourhood Centre	800
Bathurst Refugee Support Group Inc	3,000
Bathurst Remembers -Communications and Resources Project	5,000
Bathurst Seymour Centre Inc	2,500
Bathurst Street & Custom Motorcycle Show / Win TV	13,970
Bathurst Young Mob	1,000
Council facility - BMEC Community Use Subsidy	60,000
Council facility - Home Modification Tip Fees	1,000
Council facility - Mt Panorama Fees Waived	34,017
CSU Foundation	8,000
Evans Art Council Inc	2,770
Glenray	1,500
Hill End & Tambaroora Gathering Group	400
Holy Trinity Church - Parish of Kelso	2,000
Macquarie Philharmonia	2,500
Miss Trail's House & Garden	2,000
Monkey Hill UHF Repeater Assoc	800
NAB Blayney To Bathurst (B2B) Cyclo Sportif	8,500
National Serviceman's Association of Australia - Mid State Sub Branch	1,420
Peel Residents Association	450
Quota International of Bathurst Inc	1,000
Rotary Club of Bathurst East Inc	4,333
Sofala & District A&HP	350
Sofala Progress Association	2,000
Sporting Association Grants	20,000
The Allegri Singers	2,000
Turon Art Group Sofala sub-committee of Sofala Progress Assoc. Inc	1,000
WRAS	2,300
Miscellaneous	20,943
	<b>256,561</b>

**Other community support included in the budget:**

Boundary Road Nature Corridor	\$10,900
Main Street Improvement Fund	\$50,000
Local Heritage Fund	\$65,000
Rural Scholarships Program	\$10,000
Village Improvement Program	\$20,000
Disability Access Fund	\$15,000
Arts Out West contribution	\$24,867

In total, Council will be providing more than \$450,000 to outside organisations beyond its own Operational requirements.

### **Mayor and Councillor Remuneration**

Council is currently awaiting the Local Government Remuneration Tribunal's Report in respect to fees payable to Council's Mayor and Councillors. The Tribunal is required to make a determination by no later than 1 May each year and make a report to the Minister within 7 days of making that determination. The Report is to be published in the Government Gazette and also laid before each House of Parliament.

Council has resolved that in accordance with Section 241 of the Act, Council will fix the annual fee paid to Councillors to the maximum determination made by the Remuneration Tribunal for the category Regional Rural.

### **Organisation Structure**

The organisation structure is based on:

1. Facilitating an organisation structure that will meet the current and future needs of Council and the community;
2. Ensuring stability and certainty within the organisation;
3. Delivering an efficient, sustainable ongoing structure;
4. Providing improved outcomes for the citizens of the area ensuring properly delivered services.

The existing organisation structure has been reviewed during the planning process and consists of the General Manager and the following Department structure:

- Corporate Services & Finance
- Engineering Services
- Environmental, Planning & Building Services
- Cultural & Community Services

The organisation structure and associated functions are as follows:

Each of the Departments has a Director appointed who is "senior staff" in accordance with Section 332 of the Local Government Act.

Director Corporate Services & Finance	Director Engineering Services	Director Environmental Planning and Building Services	Director Cultural & Community Services
Payroll Administration Governance Stores/Purchasing Information Services Geographic Information System Records Human Resources Risk Management/ Insurance Rates Creditors/debtors Business Papers Government Information (Public Access) Public Interest Disclosures Work, Health & Safety Internal Audit Annual Report Delivery & Operational Plan Financial Management Committee Secretariat Switchboard Customer Request Management System Customer Service State Emergency Service Rural Fire Service Emergency Management Marketing Property Development & Management Mount Panorama Business/Conferencing & Events Sister City Corporate Communications	Water Sewer Waste & Recycling Collection Waste Management Centre Parks & Gardens Aquatic Centre Depot Plant (Workshop) Floodplain Management Mount Panorama Operations Maintenance (roads, bridges, kerb & guttering) Construction (roads, bridges) Contract Management Design Works Disaster Planning Aerodrome Asset Management Project Management Forward Planning: * Environment * Recreation * Infrastructure Rural Works Indoor Sports Stadium Tennis Courts Traffic Management Buildings Maintenance Subdivision Design & Construction Vegetation Management Plan Cemeteries Drainage/ Stormwater Private Works	Land Use Planning Environmental Planning Control Building Control Health Pollution Control Development Control & Applications Traffic Inspectors (parking control) Rangers Stock Impounding Heritage & Conservation Regulatory Functions Animal Control Companion Animals Food/Health Inspections State of Environment Tree Preservation Order Septic Tanks Strategic Planning Land Use Planning Subdivision Planning Ordinance Control Licence Monitoring Section 94 Contributions Plumbing & Drainage Environmental Management Contamination Economic Development	Art Gallery Library Chifley Cottage Somerville Collection Bathurst Memorial Entertainment Centre Scallywags Childcare Family Day Care Vacation Care Community Services Cultural Planning Community Social Planning Community Development Historical Society Youth Council Crime Prevention Community Facilities Community Halls / Groups - Eglinton - Raglan - Perthville Community Organisations - Rockley - Hill End - Sofala - Eglinton - Wattle Flat - Trunkey Creek - The Neighbourhood Centre - Home & Community Care Centre - Kelso Community Centre Club Grants Community Interagencies Senior Citizen Centre National Motor Racing Museum Rail Museum Tourism Destination management

**Financial Implications:** Adoption of this report will place the Council's Draft Bathurst Delivery Plan 2017-2021 and Annual Operational Plan 2017/2018 on public display for 28 days. Following the end of the public display period and consideration of any submissions received Council will formally adopt its budget for the 2017/2018 year.

### **Bathurst 2036 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

Yours faithfully



R Roach  
**DIRECTOR**  
**CORPORATE SERVICES & FINANCE**



## **DIRECTOR ENGINEERING SERVICES' REPORT**

ORDINARY MEETING OF COUNCIL FOLLOWING POLICY COMMITTEE

3 MAY 2017

## **1 PROPOSED ROAD TRANSFER - CROWN ROAD OFF THE GREAT WESTERN HIGHWAY RAGLAN (25.00320)**

**Recommendation:** That Council approve the transfer of the Crown Road adjoining Lot 304 DP1187714 off the Great Western Highway from The Crown to Council, subject to the information contained in the Director Engineering Services' report.

**Report:** An unformed Crown Road adjoining Lot 304 DP1187714 off the Great Western Highway is required to secure Council's Airport infrastructure for future purposes. The land has been included within the security fencing erected in recent times, around the boundary of the Bathurst Regional Airport.

The plan at **attachment 1** outlines the unformed Crown Road. The area of this land is approximately 560 square metres.

The transfer of the Crown Road to Council is to be done by Department of Industries Lands by way of a publication in the Government Gazette.

To formalise the ownership of this section of the airport lands, it is recommended that approval be given to an application to transfer this unconstructed Crown Road to Council.

**Financial Implications:** The Crown Lands application fee is \$200.00.

### **Bathurst 2036 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

**2 COMPULSORY ACQUISITION OF AN EASEMENT FOR SEWER GRAVITY MAIN BETWEEN BONNOR STREET AND LIMEKILNS ROAD KELSO - INFORMATION (25.00066)**

**Recommendation:** That:

- (a) Council approve an application for the compulsory acquisition of an easement for construction of a sewer gravity main 6 wide within Lot 1 DP197444 and Lot 284 DP735655 located between Bonnor Street and Limekilns Road Bathurst. Such easement is subject to final survey;
- (b) The application to the Minister and/or Governor is to follow the provisions of the Local Government Act 1993 and the procedures set out in the Land Acquisition (Just Terms Compensation) Act 1991, and:
  - (i) Is to include a reduction in the minimum period of 60 days for the acquisition to be made;
  - (ii) Is not to include mineral rights; and
- (c) Council classify the acquired land as operational land under Section 31(2) of the Local Government Act 1993;
- (d) Council instruct a surveyor to prepare an Easement Acquisition Plan;

in accordance with the information contained in the Director Engineering Services' report.

**Report:** This information is provided to update Council on the acquisition of land, and to seek an amendment to the wording contained in the original resolution of 14 December 2016.

- Instructions provided to solicitors to undertake Application to Compulsorily Acquire Easement for Sewer Gravity Main.
- Native Title advice received from solicitors. Such advice is a requirement for an application to be made for Minister's approval for compulsory acquisition, which is made via the Office of Local Government.
- Council has instructed surveyors to prepare a Plan of Proposed Easement for Sewer Carrier Main, and this has been drafted. Please see draft plan at **attachment 1**.
- An error has occurred in the wording of the resolution. The words "Roads Act" in item (b) should read "Local Government Act". The resolution of 14 December 2016 is repeated herein, and amended accordingly for this report to reflect the correct wording for the Application for Compulsory Acquisition documentation to be sent to the Office of Local Government.

*"That:*

- (a) Council approve an application for the compulsory acquisition of an easement for construction of a sewer gravity main 6 wide within Lot 1 DP197444 and Lot 284 DP735655 located between Bonnor Street and Limekilns Road Bathurst. Such easement is subject to final survey;*
- (b) The application to the Minister and/or Governor is to follow the provisions of the **Roads Act** 1993 and the procedures set out in the Land Acquisition (Just Terms Compensation) Act 1991, and:*

- (i) *Is to include a reduction in the minimum period of 60 days for the acquisition to be made;*
- (ii) *Is not to include mineral rights; and*
- (c) *Council classify the acquired land as operational land under Section 31(2) of the Local Government Act 1993;*
- (d) *Council instruct a surveyor to prepare an Easement Acquisition Plan; in accordance with the information contained in the Director Engineering Services' report."*


It is recommended that the information be noted and the recommendation in this report be adopted.

**Financial Implications:** Nil.

**Bathurst 2036 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

Yours faithfully



Darren Sturgiss  
**ACTING DIRECTOR  
ENGINEERING SERVICES**