

MINUTES OF THE ORDINARY MEETING OF BATHURST REGIONAL COUNCIL
HELD ON 21 AUGUST 2019

PUBLIC FORUM

1 PUBLIC FORUM

M.GRIFFITHS - 70 Havannah Street DEPBS #3 - Queried why his correspondence has not been addressed? Spoke to recent public access session and statements by GHD that automobile waste has been removed. Requested Council advise details on this matter. Mr Griffith stated DA has already been approved.

Department Environmental Planning Building Services Understands letter has been considered as a submission to the DA. Noted EPA requirements have been met by independent auditor. Remediation contained to sites of development activity. Some more remediation will occur.

General Manager Advised DA has not already been approved. It is up for consideration tonight.

B.TRIMING - BRAC DEPBS # 3 - Disappointed at access proposals or lack there of on Havannah Street. Need footpath on Havannah street, on that side of the block.

B.TRIMING - Traffic Committee (Pedestrian Crossing Russell Street) - Queried what this item was about.

Director Engineering Services Noted will investigate and get back to Mr Triming.

S.CODY - Rebellion on the Turon - Sofala DCCS # 4 Asking for Council assistance for the Event as detailed in the report. Spoke to; construct of Event and what it achieves, community involvement, tourism attendance, Council support needed to ensure event continues to happen.

K.O'MEARA - Ratepayer Spoke to issue of water and impacts of climate change that are occurring. Bathurst was recently mentioned on ABC due to lack of water. Why aren't we at level 4/5 water restrictions already? Then spoke of Mount Panorama operations and the costs to the Council.

General Manager Provided advice on water restrictions and future actions of Council with respect to this matter. In regards to Mount Panorama, it was noted operational costs are generally covered by revenues from Mount Panorama precinct.

G.CRISP- Ratepayer Mayor Confid #1 Spoke to interactions with General Manager over many years. The public are not invited to provide comment. Then proceeded to raise matters such as; water fund transfers, breaches of the local government acts, pursuit of him for money owed to the Council, wants the information he seeks on the money owed by the strata unit.

General Manager Responded to the claims made by Mr Crisp on the above matter.

K.WILLIAMS - West Bathurst - Eglinton Road Issues Between Simplot and Rankens Bridge there are large areas that are not lit. Needs to be brought up to standard on Vale Road. Could Council review this and take action to upgrade it to major arterial status.

K.MCNAB - Mitre/ Suttor/ Lambert Roundabout Noted tender has been accepted. When will discussions with Tallis Constructions be held to start the project? Spoke to accident history at the site. Also referred to Councillor positions on the round-a-bout matter.

Director Engineering Services Project inception meeting, due this week.

P.DOWLING - Ratepayer Rifle club is there a concern with the 2nd circuit proposal?

Federal Drought relief funds Do they need to be spent by 31 December 2019.

Disability Logo Concern that there are proposals to alter the internationally accepted logo.

"Bathurst" under Mount Panorama sign, continues to raise this matter. There were funds for this and works have not been done. When will a permanent fixture be put in?

Mayor noted review in regard to Rifle Club/ Circuit location is occurring. General Manager noted at this time flood relief monies must be spent by 31.12.19 it is believed this is achievable.

Director Corporate Services and Finance advised will get back to Mr Dowling concerning the Mount Panorama Sign.

MEETING COMMENCES

2 **MEETING COMMENCES 6:00 PM**

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

Minute Silence The Mayor requested that a minute silence be held for the former Mayor Mr John Matthews (1965-1976) who passed away this week.

APOLOGIES

3 **APOLOGIES**

MOVED Cr B Bourke

and **SECONDED** Cr I North

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

MINUTES

4 **Item 1 MINUTES - ORDINARY MEETING OF BATHURST REGIONAL COUNCIL - 3 JULY 2019 (11.00005)**

MOVED Cr J Rudge

and **SECONDED** Cr W Aubin

RESOLVED: That the Minutes of the Ordinary Meeting of Bathurst Regional Council held on 3 July 2019 be adopted.

5 **Item 2 MINUTES - ORDINARY MEETING OF BATHURST REGIONAL COUNCIL - 17 JULY 2019 (11.00005)**

MOVED Cr I North

and **SECONDED** Cr J Rudge

RESOLVED: That the Minutes of the Ordinary Meeting of Bathurst Regional Council held on 17 July 2019 be adopted.

6 **Item 3 MINUTES - ORDINARY MEETING OF BATHURST REGIONAL COUNCIL FOLLOWING POLICY - 7 AUGUST 2019 (11.00005)**

MOVED Cr B Bourke

and **SECONDED** Cr J Rudge

RESOLVED: That the Minutes of the Ordinary Meeting of Bathurst Regional Council Following Policy held on 7 August 2019 be adopted.

DECLARATION OF INTEREST

7 **DECLARATION OF INTEREST 11.00002**

MOVED Cr B Bourke

and **SECONDED** Cr J Rudge

RESOLVED: That the Declaration of Interest be noted.

General Manager - Mayor confid #1 - Declared pecuniary Interest.

Cr North - DEPBS # 4 - DA George Street- Declared non- pecuniary interest.

Cr Jennings DCCS # 3 - Alcohol Free Zone - Declared non pecuniary interest in this item.

- (i) Demolition is not to commence until a Construction Certificate has been issued for the replacement buildings;
- (ii) Demolition is not to commence until a photographic record of the dwelling has been completed and submitted to Council;
- (iii) The design of the proposal is to be amended to address the following:
- The amended proposed carport associated with Unit Type 7 is not supported. The carport should be redesigned to be a stand alone structure with a pitched roof to match the main dwelling and a decorative gable end.;
 - Front fences are to be constructed along Durham, Havannah and Baillie Streets. Prior to the issue of the Construction Certificate plans for the fences are to be submitted to Council. It is recommended that the bricks from the dwelling removed off the site be re-used and be incorporated into the front fence.
 - Units 1 and 2, (fronting Durham Street) are to be designed to incorporate greater articulation to address the blank brick wall. This may include windows in the front elevation.
 - The roof colour on Unit 31 is to be the same as the adjoining units facing Havannah and Baillie Street.
 - The proposed “Bowral Dry Pressed Red” are to apply to all units facing Havannah, Baillie and Durham Streets.
 - Subject to Traffic Committee concurrence following appropriate engagement with affected property owners, a pedestrian refuge be constructed in Havannah Street in proximity to development, designed and constructed by the developer in accordance with Council's Engineering Guidelines and RMS technical Directions.
- (iv) Demolition is to be undertaken in a manner whereby the brickworks can be salvaged. All salvaged materials are to be stored in a safe and secure location with limited exposure to weather, vandalism and theft.
- (b) notify those that made submissions of its decision; and
- (c) call a division.

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

The result of the division was:

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

Absent - Cr C Christian

Item 4 DEVELOPMENT APPLICATION NO. 2019/188 – DEMOLITION OF EXISTING DWELLING HOUSE AND SHEDS AND CONSTRUCTION OF NEW DWELLING HOUSE AT 138 GEORGE STREET, BATHURST APPLICANT: MR B ROUGHLEY. OWNER: MR BS WARFIELD (DA/2019/188)
MOVED Cr B Bourke and **SECONDED** Cr J Fry

RESOLVED: That Council:

Cr I North declared a non pecuniary interest and left the room.

Reason - Owner is a supervisor at work.

- (a) support the variation to the development standards of Clause 4.3 “Minimum Lot Size” of *Bathurst Regional Development Control Plan 2014* .
- (b) as the consent authority, grant consent pursuant to Section 4.16 of the *Environmental Planning and Assessment Act 1979* to Development Application No. 2019/188, 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 submission of a letter or report, rendered drawings, manufacturers brochures and/or samples sufficient to detail the types and colours of the external materials to be used in the construction;
 - (ii) Prior to the commencement of demolition, the developer is to submit to Council two (2) separate electronic copies of a photographic record, one for Council’s records and one for the Bathurst & District Historical Society. The photographic record is to be prepared in accordance with the guidelines for the photographic recording of sites for which approval has been granted for the works;

This record is to include the dwelling house and ensure that the four-sided chimney is adequately recorded. Measured drawings of the chimney must be undertaken, given its rarity;
 - (iii) The roof cladding of the proposed building is to be of a traditional corrugated profile;
 - (iv) During the carrying out of the proposed works, if any archaeological remains are discovered, the developer is to stop works immediately and notify the Heritage Division, NSW Office of Environment & Heritage. Any such find is to be dealt with appropriately and in accordance with the Heritage Act 1977, recorded, and details given to Council prior to the continuing of works;
 - (v) Prior to the issue of any Construction Certificate, amended plans must be submitted to Council which indicate that the dwelling house includes:
 - a. A solid traditional style front entry door on the North-Western façade.
 - b. Only one gable on the North-Western elevation (facing George Street). This is to be achieved by extending the roofline to the proposed porch along the entire front external wall of the “Lounge room” and extending the upper gable to the front.

27 **Item 3 ITEMS INCLUDED IN CONFIDENTIAL COMMITTEE OF THE WHOLE (11.00005, 36.00716, 36.00715)**
MOVED Cr I North and **SECONDED** Cr W Aubin

RESOLVED: That the information be noted.

Director Cultural & Community Services' Report

28 **Item 1 BATHURST REGIONAL YOUTH COUNCIL - BOWMAN DENTAL GROOVE & GRILL AT BATHURST WINTER FESTIVAL, 14 JULY 2019 (11.00020)**
MOVED Cr W Aubin and **SECONDED** Cr I North

RESOLVED: That the information be noted.

29 **Item 2 NAIDOC WEEK FLAG RAISING EVENT - MONDAY 8 JULY 2019 (09.00031)**
MOVED Cr I North and **SECONDED** Cr J Fry

RESOLVED: That the information be noted.

30 **Item 3 ALCOHOL-FREE ZONES IN THE BATHURST CBD 2019-2023 (20.00126)**
MOVED Cr I North and **SECONDED** Cr J Rudge

RESOLVED:

Cr Jennings declared non pecuniary interest and left the room.

Reason - Connected to a business in the proposed zone (Tremains Mill)

That Council:

- (a) Re-establish the Alcohol-Free Zones 2019-2023 in the Bathurst CBD, in the following streets, for a period of four years commencing 1 November 2019 and concluding 31 October 2023:

William Street - from Durham to Piper Streets
George Street - from Durham to Piper Streets
Howick Street - from Rankin to Bentinck Streets
Russell Street - from Rankin to Bentinck Streets
Keppel Street - from Rankin to Havannah Streets
Piper Street - from Rankin to Bentinck Streets
Rankin Street - from Durham to Piper Streets
Bentinck Street – from Durham to Keppel Streets
Court House Lane
Church Street

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

38 RESOLVE INTO CONFIDENTIAL COMMITTEE OF THE WHOLE TO DEAL WITH CONFIDENTIAL REPORTS

MOVED Cr I North

and **SECONDED** Cr J Jennings

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

Mr Crisp The Mayor #1 - Should be held in open Council as it would be in the public interest to hold in open Council.

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.

*** MAYORAL MINUTE**

ITEM	SUBJECT	REASON FOR CONFIDENTIALITY
1	GENERAL MANAGER'S APPRAISAL	10A (2) (a) – Deals with personnel matters concerning particular individuals (other than Councillors) disclosure of which would not be in the public interest as it would reveal personal details of the individuals concerned.

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

ITEM	SUBJECT	REASON FOR CONFIDENTIALITY
1	GASWORKS SITE	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 REPORT**

ITEM	SUBJECT	REASON FOR CONFIDENTIALITY
1	RURAL LICENCE AGREEMENT - 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	RURAL LICENCE AGREEMENT - LOT 121 DP1253971 KNOWN AS GORMANS HILL ROAD, 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.
3	COMMUNITY LEASE - PART LOT 2 DP1140980 KNOWN AS WALMER PARK CLUBHOUSE TO THE BATHURST CITY & RSL BAND ASSOCIATION	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 SPORTING ORGANISATION LICENCE AGREEMENT - PART LOT 108 DP28260 KNOWN AS MACQUARIE VIEW PARK TO THE MACQUARIE VIEW TENNIS CLUB	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	FINANCIAL STATEMENT - 2018 CHALLENGE BATHURST	10A(2)(c) - 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, would be contrary to the public interest as Council's revenue matters are being discussed.
6	FINANCIAL STATEMENT - 2019 BATHURST 6 HOUR	10A(2)(c) - 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, would be contrary to the public interest as Council's revenue matters are being discussed.
7	FINANCIAL STATEMENT - 2019	10A(2)(c) - Information that would, if disclosed, confer a commercial advantage on a person with

	BATHURST 12 HOUR	whom the Council is conducting (or proposes to conduct) business. Discussion of the matter in an open meeting would, on balance, would be contrary to the public interest as Council's revenue matters are being discussed.
8	ALL VETERAN AUTO RALLY 2019	10A(2)(c) - 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, would be contrary to the public interest as Council's revenue matters are being discussed.

*** DIRECTOR ENGINEERING SERVICES' REPORT**

ITEM	SUBJECT	REASON FOR CONFIDENTIALITY
1	TENDER FOR EXTENSION TO BATHURST SKATE PARK	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	TENDER FOR CONSTRUCTION OF STAGE 2 OF PERTHVILLE FLOOD MITIGATION	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.

Mayoral Minute

- a** **Item 1 GENERAL MANAGER'S APPRAISAL (35.01136)**
MOVED Cr M Morse and **SECONDED** Cr W Aubin

RESOLVED:

General Manager declared pecuniary interest and left the meeting.

That:

- (a) Council note the performance review of the General Manager, which was rated as more than satisfactory;
- (b) Council note that the General Manager's employment package has been set at \$376,263.
- (c) Council reappoint, upon the expiration of his current contract of employment, Mr David Sherley to the position of General Manager, Bathurst Regional Council for a period of five (5) years.

- g** **Item 5 FINANCIAL STATEMENT - 2018 CHALLENGE BATHURST (04.00136)**
MOVED Cr W Aubin and **SECONDED** Cr I North

RESOLVED: That the information be noted.

- h** **Item 6 FINANCIAL STATEMENT - 2019 BATHURST 6 HOUR (04.00125)**
MOVED Cr W Aubin and **SECONDED** Cr M Morse

RESOLVED: That the information be noted.

- i** **Item 7 FINANCIAL STATEMENT - 2019 BATHURST 12 HOUR (04.00097)**
MOVED Cr J Jennings and **SECONDED** Cr W Aubin

RESOLVED: That the information be noted.

- j** **Item 8 ALL VETERAN AUTO RALLY 2019 (16.00158)**
MOVED Cr W Aubin and **SECONDED** Cr J Rudge

RESOLVED: That Council not provide additional financial assistance to the 2019 All Veteran Auto Rally.

Director Engineering Services' Report

- k** **Item 1 TENDER FOR EXTENSION TO BATHURST SKATE PARK (36.00716)**
MOVED Cr I North and **SECONDED** Cr J Rudge

RESOLVED: That Council accept the tender from VFG Skateparks Pty Ltd in the amount of \$400,079.90 (including GST), subject to provisional items and adjustments, for the construction of an extension to the Bathurst Skate Park, Kelso.

- l** **Item 2 TENDER FOR CONSTRUCTION OF STAGE 2 OF PERTHVILLE FLOOD MITIGATION (36.00715)**
MOVED Cr I North and **SECONDED** Cr J Jennings

RESOLVED: That Council accepts the tender from Hynash Constructions Pty Ltd to the amount of \$2,490,314.15 (GST incl.), subject to provisional items and variations.

**DIRECTOR ENVIRONMENTAL PLANNING & BUILDING SERVICES'
REPORT - ATTACHMENTS**

ORDINARY MEETING OF BATHURST REGIONAL COUNCIL

21 AUGUST 2019

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Type	Year	No.	Value	Description	Address	Date Determine
10	2019	5	\$680,000	Four residential units & strata subdivision	145 Durham Street BATHURST	2/07/2019
10	2019	101	\$240,000	Dual occupancy	24 Russell Street GORMANS HILL	2/07/2019
10	2019	109	\$45,000	Alterations to dwelling	10 Esrom Street WEST BATHURST	11/07/2019
10	2019	140	\$0	17 lot residential subdivision	Limekilns Road KELSO	30/07/2019
10	2019	145	\$300,000	Demolition of garage and sunroom, alterations and additions to existin	136 Hope Street BATHURST	2/07/2019
10	2019	147	\$200,000	Demolish shed, add & alts to dwelling, workshop, studio, pool & tree r	63 Seymour Street BATHURST	24/07/2019
10	2019	157	\$390,000	Two storey dwelling with attached garage	8 Dovey Drive KELSO	4/07/2019
10	2019	159	\$40,000	Use of existing premises for health food store and cafe	205 Howick Street BATHURST	1/07/2019
10	2019	165	\$58,000	Additions and alterations to existing dwelling and separate garage	37 Godfrey Street RAGLAN	5/07/2019
10	2019	166	\$19,000	Shed	1 Links Place ROBIN HILL	2/07/2019
10	2019	169	\$295,000	Dual occupancy (detached) (2nd dwelling) and two lot residential subdi	1 Peard Close EGLINTON	15/07/2019
10	2019	171	\$19,750	Retaining walls	44 McBrien Drive KELSO	4/07/2019
18	2019	72	\$1,300,000	Construction of seven industrial units	11 Corporation Avenue ROBIN HILL	9/07/2019
10	2019	172	\$380,000	Dual occupancy (2nd dwelling), inground pool and two lot subdivision	1 Fraser Drive EGLINTON	15/07/2019
10	2017	255	\$0	MOD - Internally illuminated directory board sign	230-240 Sydney Road KELSO	17/07/2019
10	2019	174	\$31,820	Additions to dwelling	212 Peel Street BATHURST	11/07/2019
10	2019	176	\$20,000	Alterations to dwelling	166 Lambert Street BATHURST	15/07/2019
10	2019	177	\$14,300	Shed	30 Logan Street EGLINTON	4/07/2019
10	2019	178	\$161,000	Additions and alterations to dwelling and carport	745 Rockley Road ROCKLEY MOUNT	26/07/2019
10	2019	179	\$9,000	Carport	256 Piper Street BATHURST	24/07/2019
10	2019	180	\$200,000	Two storey additions and alterations to existing dwelling house	51 Bathurst Street PERTHVILLE	29/07/2019
10	2019	181	\$20,000	Additions and alterations to commercial premises	23 Keppel Street BATHURST	11/07/2019
10	2019	185	\$486,500	Dual occupancy and two lot residential subdivision	32 Sunbright Road KELSO	15/07/2019
10	2019	186	\$0	Use of existing as second dwelling	31A Alexander Street EGLINTON	9/07/2019
10	2019	187	\$70,000	Alterations and additions to dwelling	22 Willow Drive KELSO	19/07/2019
10	2019	193	\$24,000	Earthworks and construction of retaining walls and a shed	106 Graham Drive KELSO	23/07/2019
10	2019	194	\$20,000	Change of use of existing commercial premises to cafe and asso	203 George Street BATHURST	24/07/2019
18	2019	81	\$150,000	Internal alterations to food premises	210 Howick Street BATHURST	4/07/2019
10	2019	60	\$477,000	Dual occupancy and two lot residential subdivision	2 Kellahan Street EGLINTON	3/07/2019
10	2018	360	\$2,100,000	MOD - Demolish church hall and construct new church meeting hall	13 Boundary Road ROBIN HILL	16/07/2019
18	2019	85	\$450,000	Single storey dwelling with attached garage	115 Samuel Way THE LAGOON	10/07/2019
18	2019	86	\$27,700	Inground swimming pool and fence	8 Walpole Close KELSO	1/07/2019
18	2019	87	\$312,876	Single storey dwelling with attached garage	27 Newlands Crescent KELSO	3/07/2019
18	2019	88	\$301,730	Single storey dwelling with attached garage	31 Dovey Drive KELSO	3/07/2019
18	2019	90	\$434,000	Single storey dwelling with attached garage	7 Darvall Drive KELSO	9/07/2019
18	2019	91	\$235,000	Single storey dwelling and attached garage	38 Newlands Crescent KELSO	9/07/2019
18	2018	63	\$45,000	MOD - additions to existing dwelling	91 Hartwood Avenue ROBIN HILL	18/07/2019
10	2018	455	\$555,400	MOD - construction of new dwelling with attached garage	444 Ryans Road ROCKLEY MOUNT	15/07/2019
10	2019	202	\$40,000	garage	88 Fleming Drive LAFFING WATERS	19/07/2019
18	2019	79	\$35,000	Construction of an above ground swimming pool and fence	256 Mount Haven Way MEADOW FLAT	15/07/2019
18	2019	92	\$385,000	Single storey dwelling with attached garage	11 Dovey Drive KELSO	11/07/2019
18	2019	93	\$270,000	Single storey dwelling with attached garage	1 Alluvial Place KELSO	11/07/2019
10	2019	203	\$431,858	Single storey dwelling	32 Parer Road ABERCROMBIE	17/07/2019
10	2018	470	\$30,000	MOD - additions to dwelling	3 Augusta Close ROBIN HILL	17/07/2019
18	2019	94	\$34,065	Inground swimming pool and fence	11 O'Reilly Place LLANARTH	11/07/2019
10	2019	204	\$100,000	Construction of alterations to dwelling	3 Quinn Court LLANARTH	30/07/2019

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Type	Year	No.	Value	Description	Address	Date Determine
18	2019	95	\$295,000	Single storey dwelling with attached garage	9 Connolly Drive KELSO	12/07/2019
18	2019	97	\$410,500	Single storey dwelling with attached garage	22 Meagher Street LLANARTH	17/07/2019
18	2019	98	\$379,000	Single storey dwelling and attached garage	43 Maxwell Drive EGLINTON	15/07/2019
18	2019	100	\$220,000	Single storey dwelling with attached garage	4 Hyacinth Way LLANARTH	18/07/2019
18	2019	101	\$276,000	Single storey dwelling and attached garage	56 Newlands Crescent KELSO	18/07/2019
10	2019	153	\$10,000	Shed	72 Piper Street BATHURST	23/07/2019
18	2019	102	\$270,000	Single storey dwelling with attached garage	17 Newlands Crescent KELSO	25/07/2019
18	2019	103	\$356,450	Single storey dwelling and attached garage	13 Lew Avenue EGLINTON	24/07/2019
10	2018	480	\$4,932	Carport	224 William Street BATHURST	23/07/2019
18	2019	107	\$24,900	Inground swimming pool & fence	462 Brewongle Lane GLANMIRE	26/07/2019
10	2019	213	\$30,000	Additions and alterations to dwelling	20 Arnold Court KELSO	30/07/2019
18	2019	108	\$307,626	Single storey dwelling and attached garage	1 Keystone Rise KELSO	26/07/2019
18	2019	109	\$310,000	Single storey dwelling with attached garage	106 Graham Drive KELSO	29/07/2019

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Type	Year	No.	Value	Description	Address	Date Determine
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NIL

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Type	Year	No.	Value	Description	Address
10	2017	214	\$75,000	Internal office addition to existing hangar	PJ Moodie Drive RAGLAN
10	2018	128	\$19,000	Use of existing habitable space	79 Bonnor Street KELSO
10	2018	227	\$8,500,000	Mixed use redevelopment	7 Keppel Street BATHURST
10	2018	240	\$0	Use of existing spa pool	486 Billywillinga Road BILLYWILLINGA
10	2018	244	\$572,000	One x two bedroom and one x three bedroom two storey units, three lot	198 Rankin Street BATHURST
10	2016	441	\$432,000	MOD - Separate dwelling addition	16 PJ Moodie Drive RAGLAN
10	2018	350	\$0	122 lot residential subdivision with associated new roads	Marsden Lane KELSO
10	2018	380	\$0	133 lot residential subdivision & new roads	Marsden Lane KELSO
10	2018	395	\$0	90 lot residential subdivision, new roads and 1 residue lot	Colville Street WINDRADYNE
10	2018	433	\$396,515	Single storey rural dwelling with attached garage and detached shed	291 Mount Haven Way MEADOW FLAT
10	2019	8	\$0	50 lot and 1 residual commercial subdivision and new roads	PJ Moodie Drive RAGLAN
18	2019	11	\$292,000	Single storey dwelling with attached garage	31 Darling Street EGLINTON
10	2019	54	\$8,100	Amenities block	Stewart Street MITCHELL
10	2017	142	\$0	MOD Internal and external alterations to existing commercial building	205 Howick Street BATHURST
10	2019	108	\$480,000	Alterations and addition to commercial premises and first floor units	217 George Street BATHURST
10	2019	133	\$8,500,000	38 residential units and demolition of existing structure	19 Durham Street BATHURST
10	2019	135	\$84,000	Residential additions and alterations and tree removal	251 Piper Street BATHURST
10	2019	146	\$0	10 Lot industrial subdivision	Havannah Street BATHURST
10	2019	148	\$70,000	Alterations and additions to existing dwelling including demolition	228 Durham Street BATHURST
10	2019	156	\$1,825,000	Eight free standing units and residential strata subdivision	265 Lambert Street BATHURST
10	2019	163	\$65,000	Alterations to dwelling	60 Stack Street WINDRADYNE
10	2019	184	\$50,000	Relocated dual occupancy (second dwelling)	11 Peard Close EGLINTON
10	2019	188	\$317,800	Demolish existing dwelling and construct single storey dwelling	138 George Street BATHURST
10	2019	190	\$0	Three lot residential subdivision	Wellington Street PEEL
10	2019	191	\$0	Four lot rural residential subdivision	189 Mount Rankin Road MOUNT RANKIN
10	2019	192	\$321,000	Single storey dwelling house and retaining wall	9 Tarella Road PEEL
10	2019	196	\$0	Four lot rural subdivision (boundary adjustment)	318 Yetholme Drive YETHOLME
10	2019	197	\$35,000	Industrial shed	54 Hampden Park Road KELSO
10	2019	198	\$200,000	Dual Occupancy (second dwelling) two lot residential subdivision	261 Lambert Street BATHURST
10	2019	199	\$0	Change of use from retail to a medical centre	210 Howick Street BATHURST
10	2019	200	\$344,000	Dwelling and attached garages	9 Brennan Drive KELSO
10	2019	201	\$19,980	Shed & carport	29 Coates Drive KELSO
18	2019	96	\$850,909	Alterations to commercial building	39 William Street BATHURST
10	2019	205	\$400,000	Dual occupancy	2 Meagher Street LLANARTH
10	2019	206	\$34,900	Garage	21 Christie Street RAGLAN
10	2019	207	\$345,000	Single storey dwelling	311 Gestingthorpe Road COW FLAT
10	2019	208	\$530,000	Dual Occupancy and two lot residential subdivision	56 Mendel Drive KELSO
10	2019	209	\$100,000	Installation of bulk fuel tank	93 Logan Street EGLINTON
10	2019	210	\$38,400	Additions to dwelling	414 Howick Street BATHURST
10	2019	211	\$300,000	Single storey dwelling with attached garage and inground swimming pool	1119 Limekilns Road CLEAR CREEK
18	2019	104	\$0	Swimming Pool	17 Dovey Drive KELSO
10	2019	212	\$19,248	Garage	43 Fraser Drive EGLINTON
10	2019	214	\$350,000	Single storey dwelling	4419 Great Western Highway WALANG
10	2019	215	\$0	Use of existing building as dwelling and additions to dwelling	3821 Limekilns Road WATTLE FLAT
10	2019	216	\$0	Construction of five commercial signs	34 William Street BATHURST
10	2019	217	\$4,800	Retaining wall	14 Brennan Drive KELSO
10	2019	218	\$10,000	Conversion of part of garage to habitable room	7 Parson Close WEST BATHURST
10	2019	219	\$15,000	Transportable Dwelling	62 Hamilton Street EGLINTON
10	2019	220	\$270,000	Dual occupancy (2nd dwelling) and two lot residential subdivision	62 Hamilton Street EGLINTON
10	2019	221	\$290,000	Single storey dwelling with attached granny flat	63 Westbourne Drive LLANARTH
10	2019	222	\$290,000	Single storey dwelling with attached granny flat	65 Westbourne Drive LLANARTH
10	2019	223	\$290,000	Single storey dwelling with attached granny flat	37 Sunbright Road KELSO

Printed: 8/08/2019 12:24:22PM

Type	Year	No.	Value Description	Address
10	2019	224	\$15,000 Additions and alterations to clubhouse	13 PJ Moodie Drive RAGLAN
10	2019	225	\$290,000 Single storey dwelling with attached granny flat	31 Sunbright Road KELSO
10	2019	226	\$141,000 Granny flat	282 Havannah Street SOUTH BATHURST
10	2019	227	\$15,000 Change non habitable room to habitable room	4 Douglas Court KELSO
10	2019	228	\$29,630 Additions and alterations to dwelling	273 George Street BATHURST
10	2019	229	\$0 Two lot subdivision	47 Fitzroy Street PEEL
10	2019	230	\$240,000 Dual Occupancy - New	42 Lew Avenue EGLINTON

Applications Over 40 Days



LIVE

App Type	Year	No.	Description	Address	Application Date	Days Open	Stop days	Reason
10	2016	441	MOD - Separate dwelling addition	16 PJ Moodie Drive RAGLAN	27/07/2018	378	371	Additional information requested
10	2017	142	MOD Internal and external alterations to existing	205 Howick Street BATHURST	28/02/2019	162	142	Amended plans and documentation requested
10	2017	214	Internal office addition to existing hangar	PJ Moodie Drive RAGLAN	16/06/2017	784	738	Additional information requested
10	2018	128	Use of existing habitable space	79 Bonnor Street KELSO	17/04/2018	479	444	Waiting on additional information
10	2018	227	Mixed use redevelopment	7 Keppel Street BATHURST	29/06/2018	406	360	Waiting on information
10	2018	240	Use of existing spa pool	486 Billywillinga Road BILLYWILLINGA	11/07/2018	394		Waiting on additional information
10	2018	244	1 x 2 bedroom and 1 x 3 bedroom two storey units	198 Rankin Street BATHURST	13/07/2018	392	119	Waiting on amended plans
10	2018	350	122 lot residential subdivision with associated new roads	Marsden Lane KELSO	18/09/2018	325	193	Waiting on NRAR
10	2018	380	133 lot residential subdivision & new roads	Marsden Lane KELSO	5/10/2018	308	243	Waiting on NRAR
10	2018	395	90 lot residential subdivision, new roads and 1 residue lot	Colville Street WINDRADYNE	18/10/2018	295	266	Waiting on additional information
10	2018	433	Single storey rural dwelling with attached garage	291 Mount Haven Way MEADOW FLAT	13/11/2018	269	91	Waiting on additional information
10	2019	8	50 lot and 1 residual commercial subdivision	PJ Moodie Drive RAGLAN	10/01/2019	211	162	Waiting on additional information
10	2019	54	Amenities block	Stewart Street MITCHELL	28/02/2019	162	133	Waiting on additional information
10	2019	108	Alterations and addition to commercial premises	217 George Street BATHURST	9/04/2019	122	80	Under assessment
10	2019	133	38 residential units and demolition of existing structure	19 Durham Street BATHURST	30/04/2019	101		Report to 21 August Council meeting
10	2019	135	Residential additions and alterations and tree removal	251 Piper Street BATHURST	2/05/2019	99	56	Under assessment
10	2019	146	10 Lot industrial subdivision	Havannah Street BATHURST	14/05/2019	87	36	Waiting on additional information
10	2019	148	Alterations and additions to existing dwelling	228 Durham Street BATHURST	16/05/2019	85	28	Under assessment
10	2019	156	Eight free standing units and residential strata subdivision	265 Lambert Street BATHURST	24/05/2019	77	42	Under assessment
10	2019	163	Alterations to dwelling	60 Stack Street WINDRADYNE	29/05/2019	72		Additional information requested
10	2019	184	Relocated dual occupancy (second dwelling)	11 Peard Close EGLINTON	19/06/2019	51		Applicant to withdraw
10	2019	188	Demolish existing dwelling and construct single storey dwelling	138 George Street BATHURST	21/06/2019	49	11	Report to 21 August Council meeting
10	2019	190	Three lot residential subdivision	Wellington Street PEEL	21/06/2019	49		Additional information requested
10	2019	192	Single storey dwelling house and retaining wall	9 Tarella Road PEEL	21/06/2019	49		Under assessment

Authority

DA's Approved Under SEPP 1



1/7/2019 - 31/7/2019

Council DA	Lot	DP	Street No	Street Name	Suburb	Postcode	Category	Environmental Planning Instrument	Zoning Of Land	Development Standard To Be Varied	Justification Of Variation	Extent Of Variation	Concurring Authority	Date Determined
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NIL

Authority

Page 1 of 1



Drawn By: Wayne McDonald
 Date: 21/06/2019
 Projection: GDA94 / MGA zone 55
 Map Scale: 1:1500 @ A4



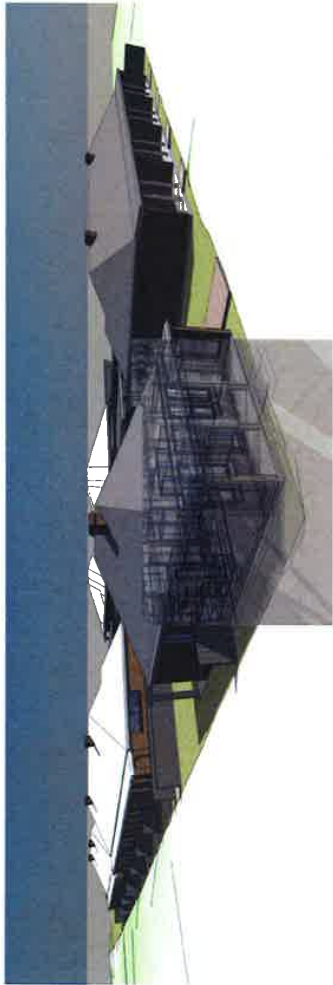
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 The information on this map is for general reference only. It is not intended to be used for any purpose other than the purpose for which it was prepared. No responsibility is taken for any loss or damage arising from the use of this information. While every care has been taken to ensure the accuracy of this data, neither the Bathurst Regional Council nor the LPI makes any representations or warranties about its accuracy, completeness, reliability, timeliness or availability, and all liability (including without limitation, liability in negligence) for all expenses, losses, damages and all liability (including consequential damage) and costs which you might incur as a result of this data (including those incurred in any way used for any purpose other than that for which it was prepared) shall be excluded to the maximum extent permitted by law.
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BATHURST REGIONAL COUNCIL
 Bathurst Regional Council
 PMS 17
 100-102 Bathurst Street
 BATHURST NSW 2795
 Telephone: 02 6333 9111
 Email: ccouncil@bathurst.nsw.gov.au

Drawing List	
Sheet Number	Sheet Name
DA001	COVER PAGE
DA002	SITE ANALYSIS AND LOCATION
DA003	SITE PLAN
DA010	GROUND FLOOR PLAN
DA011	DEMOLITION PLAN
DA020	SECTIONS
DA030	STREETSCAPE ELEVATION & EXTERNAL FINISHES
DA031	INTERNAL STREETSCAPE ELEVATION - SHEET 1
DA032	INTERNAL STREETSCAPE ELEVATION - SHEET 2
DA050	SOLAR ACCESS
DA061	SHADOW DIAGRAM - SHEET 1
DA062	SHADOW DIAGRAM - SHEET 2
DA100	TYPE 1 - FLOOR PLAN
DA101	TYPE 2 FLOOR PLAN
DA102	TYPE 02 ELEVATIONS
DA103	TYPE 3 FLOOR PLAN
DA104	TYPE 3 - ELEVATIONS
DA105	TYPE 4 - FLOOR PLAN
DA106	TYPE 4 - ELEVATIONS
DA107	TYPE 5 - FLOOR PLAN
DA108	TYPE 5 - ELEVATIONS
DA109	TYPE 6 - FLOOR PLAN
DA110	TYPE 6 - ELEVATIONS
DA111	TYPE 7 - FLOOR PLAN
DA112	TYPE 7 - ELEVATIONS
DA113	TYPE 8 - FLOOR PLAN
DA114	TYPE 8 - ELEVATIONS
DA115	TYPE 9 - FLOOR PLAN
DA116	TYPE 9 - ELEVATIONS
DA117	TYPE 10 - FLOOR PLAN
DA118	TYPE 10 - ELEVATIONS
DA119	TYPE 11 - FLOOR PLAN
DA120	TYPE 11 - ELEVATIONS
DA121	TYPE 11 - ELEVATIONS



1 PERSPECTIVE VIEW FROM DURHAM STREET



2 PERSPECTIVE VIEW FROM HAVANNAH STREET

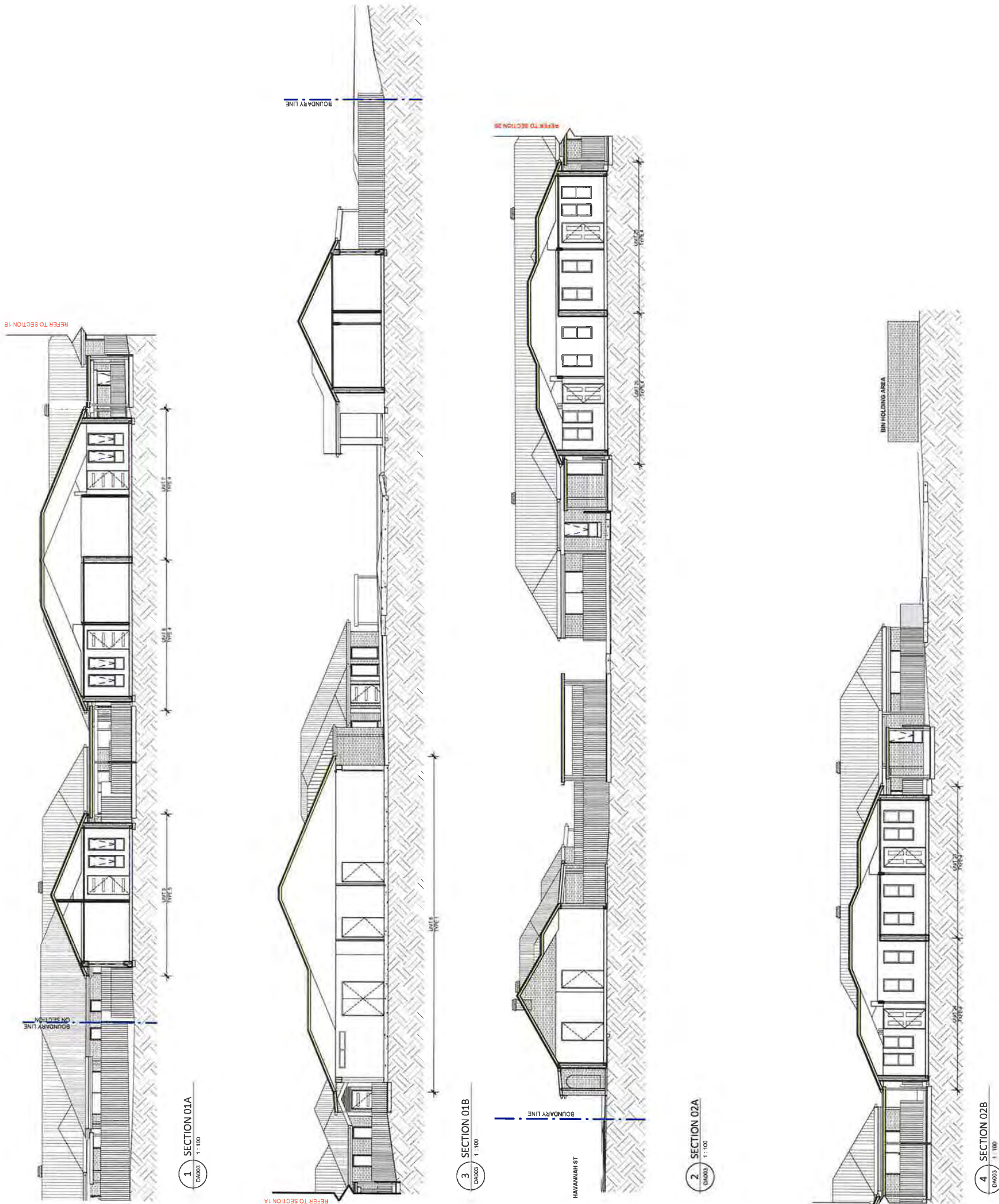
NOTE:
1. FINISHES ON THE STREET FRONTAGES ARE INDICATIVE ONLY.
REFER TO LANDSCAPE ARCHITECT DRAWINGS FOR FINISH DETAILS.

**PROJECT DESCRIPTION: MULTI HOUSING DEVELOPMENT
38 DWELLINGS - 17 X 1 BEDROOMS + 21 X 2 BEDROOMS**

		NOVATED ARCHITECTS DESIGN 13/28 MOUNTAIN ST MOUNTAIN VIEW VIC 3087 PH: (08) 8811 1177 FAX: (08) 8811 0177	CONTRACTOR SHALL VERIFY ALL LEVELS AND DIMENSIONS ON SITE prior to commencing any site works. Fuged dimensions to be used - do not rely on the design concept. Client and information contained in this drawing is the property of Novated Architects and shall remain the property of Novated Architects. No part of a drawing may be reproduced or used in any form or by any means without prior written permission.	REV: A DATE: 20/01/19	REV: B DATE: 20/01/19	REV: C DATE: 20/01/19	REV: D DATE: 20/01/19	REV: E DATE: 20/01/19	REV: F DATE: 20/01/19	REV: G DATE: 20/01/19	REV: H DATE: 20/01/19	REV: I DATE: 20/01/19	REV: J DATE: 20/01/19	REV: K DATE: 20/01/19	REV: L DATE: 20/01/19	REV: M DATE: 20/01/19	REV: N DATE: 20/01/19	REV: O DATE: 20/01/19	REV: P DATE: 20/01/19	REV: Q DATE: 20/01/19	REV: R DATE: 20/01/19	REV: S DATE: 20/01/19	REV: T DATE: 20/01/19	REV: U DATE: 20/01/19	REV: V DATE: 20/01/19	REV: W DATE: 20/01/19	REV: X DATE: 20/01/19	REV: Y DATE: 20/01/19	REV: Z DATE: 20/01/19	REV: AA DATE: 20/01/19	REV: AB DATE: 20/01/19	REV: AC DATE: 20/01/19	REV: AD DATE: 20/01/19	REV: AE DATE: 20/01/19	REV: AF DATE: 20/01/19	REV: AG DATE: 20/01/19	REV: AH DATE: 20/01/19	REV: AI DATE: 20/01/19	REV: AJ DATE: 20/01/19	REV: AK DATE: 20/01/19	REV: AL DATE: 20/01/19	REV: AM DATE: 20/01/19	REV: AN DATE: 20/01/19	REV: AO DATE: 20/01/19	REV: AP DATE: 20/01/19	REV: AQ DATE: 20/01/19	REV: AR DATE: 20/01/19	REV: AS DATE: 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<p>Housing Plus</p>		<p>BD</p>	<p>NOMINATED ARCHITECTS: BD DESIGN 10/11-12/13 22-28 MOUNTAIN ST. BATHURST NSW 2765 PH: 02 6331 1177 FAX: 02 6331 0177</p>	<p>Contractor shall verify all levels and dimensions on site prior to commencing any stop change. If agreed variations to be used - do not rely on the drawings. The responsibility of the Designer for the design, construction, stability and information contained in the drawings are the responsibility of the Designer. The Designer shall be held responsible for the design and construction of the development. The Designer shall be held responsible for the design and construction of the development. The Designer shall be held responsible for the design and construction of the development.</p>	<p>DATE: 19/08/19 DRAWN BY: G. J. JONES CHECKED BY: G. J. JONES SCALE: 1:300 PROJECT: 19/08/19</p>	<p>DA ISSUE DATE: 19/08/19 DRAWN BY: G. J. JONES CHECKED BY: G. J. JONES SCALE: 1:300 PROJECT: 19/08/19</p>	<p>SITE PLAN</p>	<p>MULTI DWELLING DEVELOPMENT</p>	<p>19 - 21 DURHAM STREET, 48 HAVANNAH STREET BATHURST NSW 2765</p>	<p>DA003</p>	<p>G</p>
<p>Housing Plus</p>											



DA ISSUE

DATE: 04/03/19
SCALE: 1:100
PROJECT: 1918

DESIGNER: DA
DRAWN: DA020
CHECKER: E

SECTIONS

PROJECT

MULTI DWELLING DEVELOPMENT

19 - 21 DURHAM STREET, 48 HAVANNAH STREET
BATHURST NSW 2795

DISCLAIMER

Construction shall comply with all applicable laws and regulations on this project. It is the responsibility of the client to ensure that all necessary permits are obtained. The design is based on the information provided and is not intended to be used for any other purpose without prior written permission.

BD

ARCHITECTS & DESIGNERS

1918 DURHAM STREET
BATHURST NSW 2795
PH: 02 6331 1177
FX: 02 6331 1177

Housing Plus



1 STREETScape ELEVATION - BAILLIE ST - A
DA000 1:100

4 STREETScape ELEVATION - BAILLIE ST - B
DA000 1:100

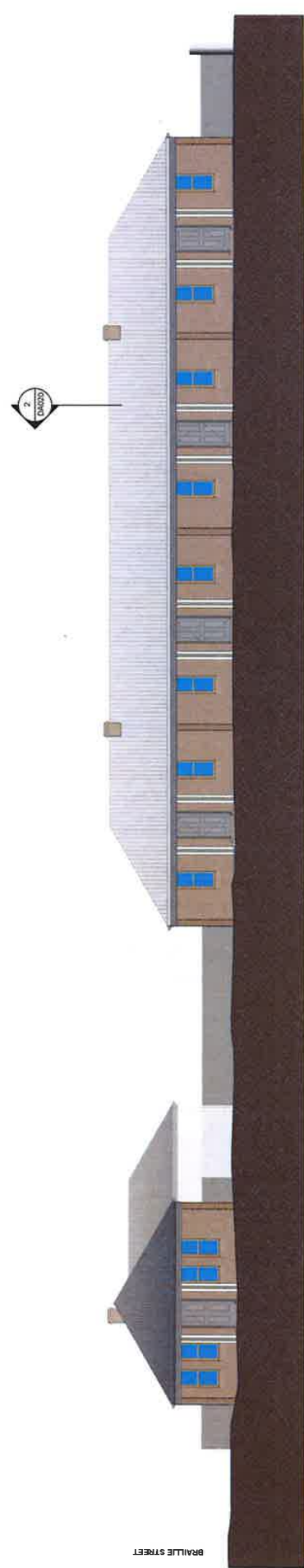


2 STREETScape ELEVATION - DURHAM ST
DA000 1:100

SCHEDULE OF EXTERNAL FINISHES

ROOF		COLORBOND WINDSPRAY OR SIMILAR
WALL		COLORBOND BASALT OR SIMILAR
		BRICK TYPE 1 Similar to Austral Uline Smooth Spolite
		BRICK TYPE 2 Similar to Austral Symmetry Aspect
		BRICK TYPE 3 Similar to Austral Dry Press Capital Red
DOORS AND WINDOWS		WHITE

NOTE:
 1. DOOR / WINDOW TYPE AND FINISH FOR UNITS 27, 28, 29, 30 TO BE DETERMINED BY THE ARCHITECT.
 2. REFER TO LANDSCAPE ARCHITECT DRAWINGS FOR FENCE DETAILS.



3 STREETScape ELEVATION - HAVANNAH ST
DA000 1:100

PROJECT
MULTI DWELLING DEVELOPMENT

PROPERTY ADDRESS
19 - 21 DURHAM STREET, 48 HAVANNAH STREET
BATHURST NSW 2795

DATE
A 18/01/19 DA ISSUE
D 27/04/19 DA ISSUE
E 29/04/19 DA ISSUE
G 07/08/19 DA ISSUE

CONTRACTOR
BENSON DESIGN

DESIGNER
BENSON DESIGN
126 BATHURST ST
BATHURST NSW 2795
PH: 028 888 1177
FAX: 028 888 0177

DA ISSUE
DA000 18/01/19
DA001 27/04/19
DA002 29/04/19
DA003 07/08/19

PROJECT NO.
19169

DESIGNER
Author

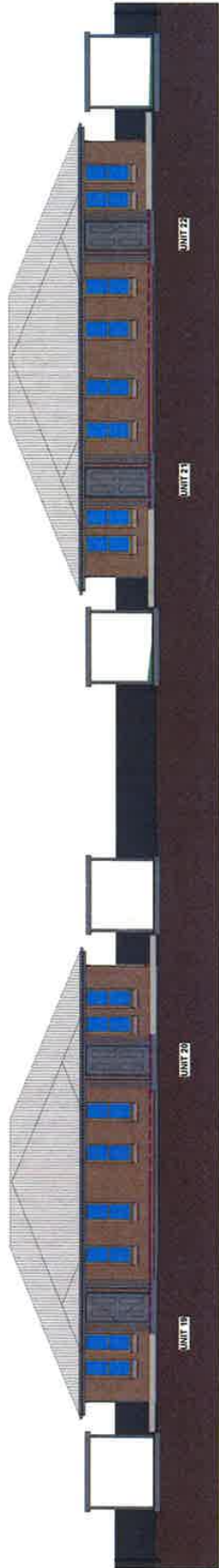
CHECKER
Designer

DATE
DA030

SCALE
G



1 INTERNAL STREETSCAPE ELEVATION 01
DA003 1:100



2 INTERNAL STREETSCAPE ELEVATION 02
DA003 1:100



3 INTERNAL STREETSCAPE ELEVATION 03
DA003 1:100



4 INTERNAL STREETSCAPE ELEVATION 04
DA003 1:100

NOTE:
1. UNITS 27, 26, 25, 24, 23, 22, 21, 20, 19, 18, 17 AND 16 TO USE
2. UNITS 15, 14, 13, 12, 11, 10, 9, 8, 7, 6, 5, 4, 3, 2 AND 1 TO USE
HERITAGE REQUIREMENTS



NOMINATED ARCHITECTS BUILDING DESIGN
15-28 MOUNTAIN ST
MELBOURNE VIC 3047
PH: 03 9361 1177
FAX: 03 9361 1177

Contractor shall verify all levels and dimensions on site prior to commencing any shop drawings. If any dimensions do not match with the design, the contractor shall advise the architect immediately. The architect shall be responsible for providing the design and information required for the shop drawings. No part of it may be reproduced or used in any form without the prior written permission of the architect.

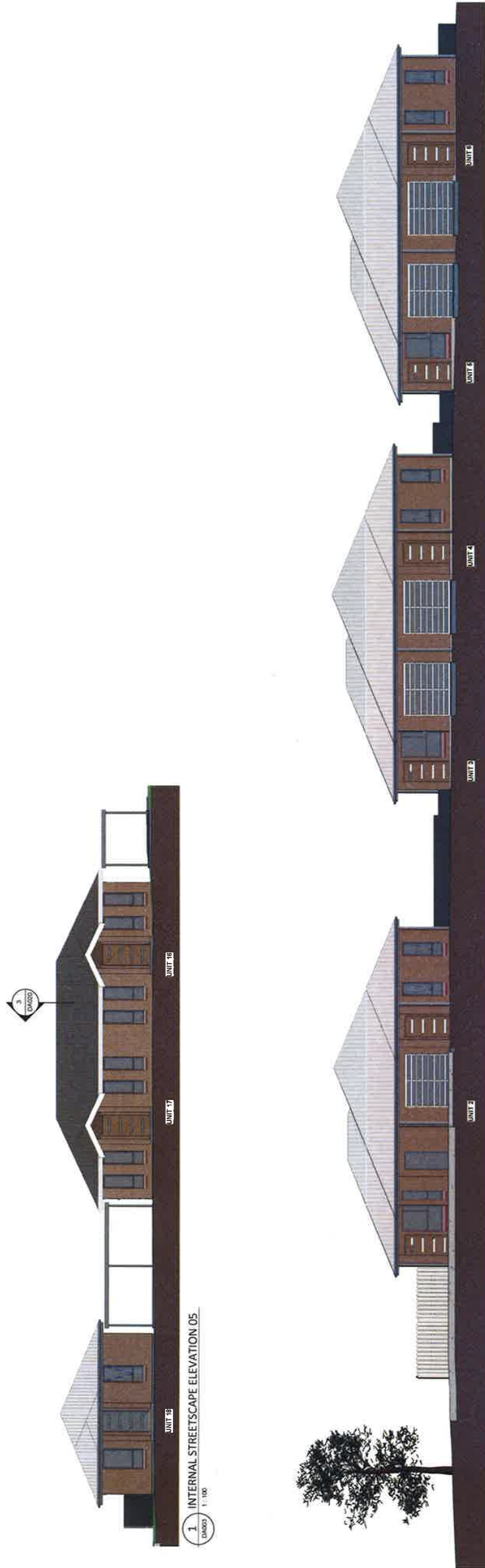
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D	27/01/19	DA ISSUE
E	25/04/19	DA ISSUE
G	07/08/19	DA ISSUE

MULTI DWELLING DEVELOPMENT
PROPERTY ADDRESS
19 - 21 DURHAM STREET, 48 HAVANNAH STREET
BATHURST NSW 2795

INTERNAL STREETSCAPE ELEVATION - SHEET 1
DATE: 7/08/2019 2:51:54 PM

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DA ISSUE
DA031
G



2 INTERNAL STREETSCAPE ELEVATION 06
DA032 1:100

		<p>NOMINATED REGISTERED ARCHITECT BEHALF OF DESIGN 15/3, WHITE HILL 1200 MOUNTAIN ST MAY 2007 PH: 020 889 4177 FX: 020 889 4177</p>	<p>Contractor must verify all levels and dimensions on the plan for accuracy. All dimensions are to be taken from the face of the wall unless otherwise stated. If a dimension is to be taken from the center of a wall, it must be clearly indicated. All dimensions are to be taken from the face of the wall unless otherwise stated. All dimensions are to be taken from the face of the wall unless otherwise stated. All dimensions are to be taken from the face of the wall unless otherwise stated.</p>	<p>NO. 10</p>	<p>DATE 18/08/19</p>	<p>DA ISSUE</p>	<p>DESCRIPTION</p>	<p>DATE 18/08/19</p>	<p>DA ISSUE</p>	<p>SCALE 1:100</p>	<p>PROJECT</p>	<p>DA ISSUE</p>
				<p>PROJECT</p>	<p>DATE 18/08/19</p>	<p>DA ISSUE</p>	<p>SCALE 1:100</p>	<p>PROJECT</p>	<p>DA ISSUE</p>			
<p>MULTI DWELLING DEVELOPMENT</p>		<p>19 - 21 DURHAM STREET, 48 HAVANNAH STREET BATHURST NSW 2795</p>		<p>INTERNAL STREETSCAPE ELEVATION - SHEET 2</p>		<p>7/08/2019 2:31:59 PM</p>		<p>DA032</p>		<p>G</p>		



1 SHADOW DIAGRAM - WINTER SOLSTICE 9AM
1:750




2 SHADOW DIAGRAM - WINTER SOLSTICE 10AM
1:750



3 SHADOW DIAGRAM - WINTER SOLSTICE 11AM
1:750



4 SHADOW DIAGRAM - WINTER SOLSTICE 12PM
1:750



BD
BERALDO DESIGN
1/11, KERRIE LN
1/11, KERRIE LN
MURRUMBidgee NSW 2577
PH: 02 9881 4177
FO: 02 9881 4177

PROJECT: MULTI DWELLING DEVELOPMENT
PROPERTY ADDRESS: 19 - 21 DURHAM STREET, 48 HAVANNAH STREET BATHURST NSW 2795

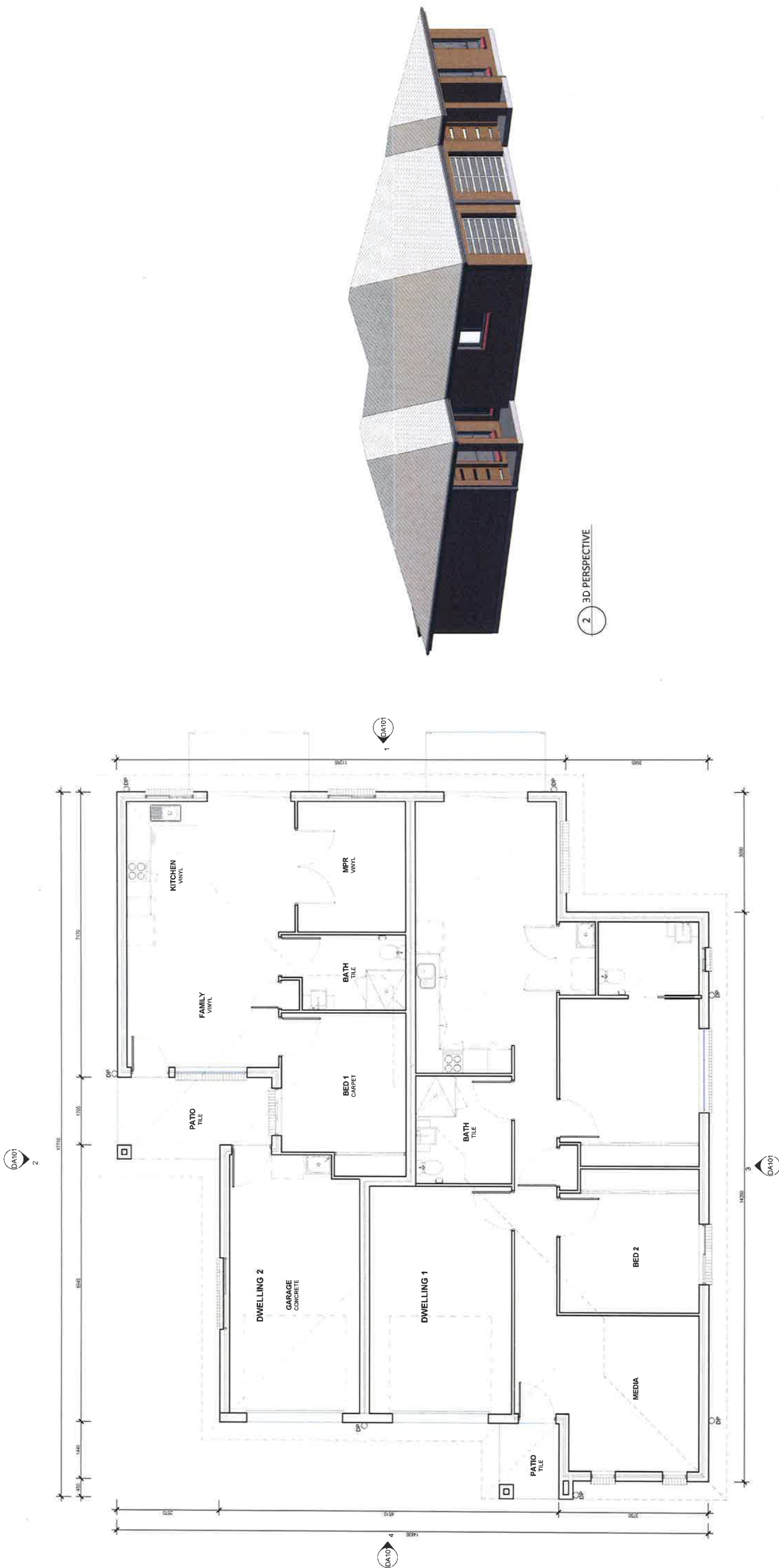
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SCALE: 1:750
DATE: 2019
SCALE: 1:750

DESIGNER: BERALDO DESIGN
CHECKER: [Name]
DATE: 2019
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DA ISSUE: DA ISSUE
DATE: 2019
SCALE: 1:750
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DESIGNER: [Name]
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DA ISSUE: DA ISSUE
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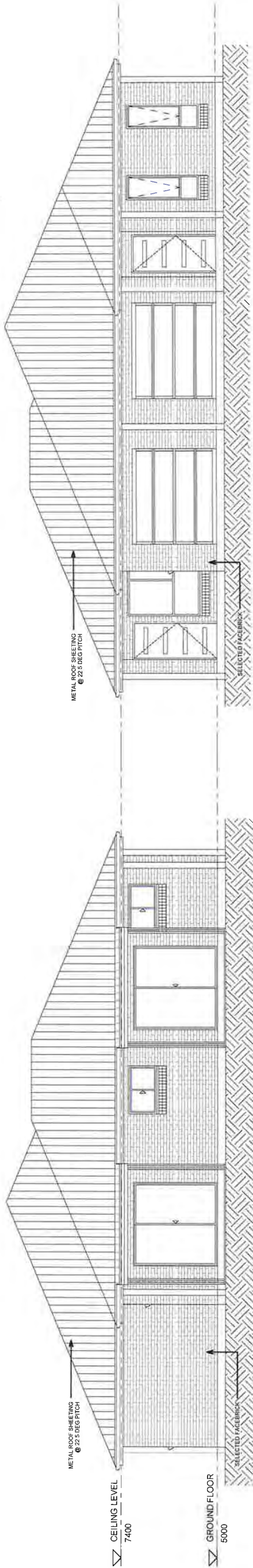
2 3D PERSPECTIVE

1 GROUND FLOOR
DA101 1:50

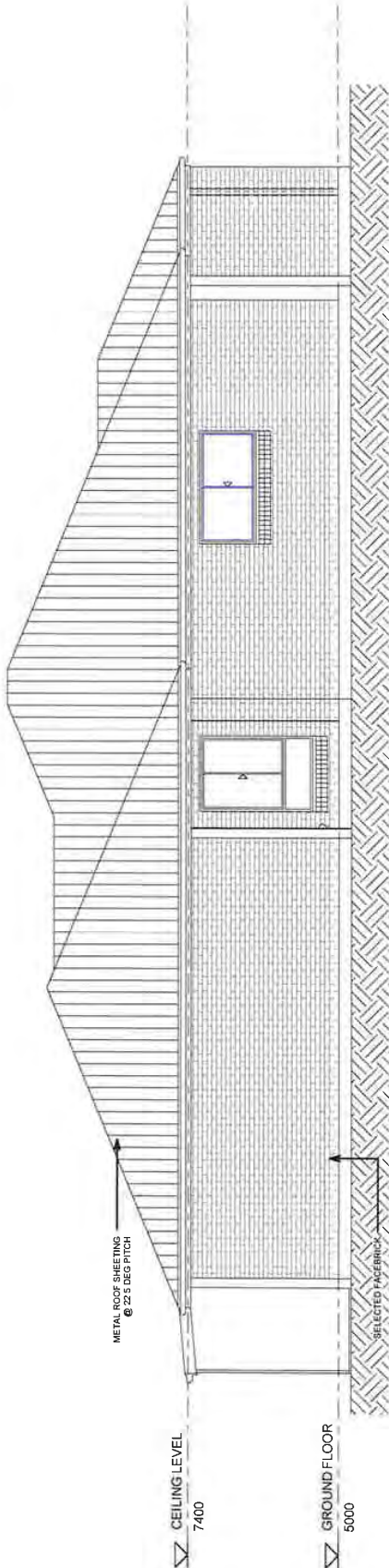
NOTE:
TYPE 1 APPLIES TO UNITS 1, 2, 3,
4, 5 AND 6. NOTE THAT UNIT 1
AND 2 LAYOUTS ARE MIRRORED.

<p>DA ISSUE</p> <p>DATE: 04/04/19 SCALE: 1:50 AUTHOR: DA CHECKER: E</p>		<p>TYPE 1 - FLOOR PLAN</p> <p>DATE: 04/04/19 SCALE: 1:50 AUTHOR: DA CHECKER: E</p>																			
<p>PROJECT</p> <p>MULTI DWELLING DEVELOPMENT</p> <p>PROPERTY ADDRESS 19 - 21 DURHAM STREET, 48 HAVANNAH STREET BATHURST NSW 2755</p>		<p>DATE</p> <p>7/06/2019 11:12:28 AM</p>																			
<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>A</td> <td>04/04/19</td> <td>ISSUE</td> </tr> <tr> <td>B</td> <td>04/04/19</td> <td>ISSUE</td> </tr> <tr> <td>C</td> <td>04/04/19</td> <td>ISSUE</td> </tr> <tr> <td>D</td> <td>04/04/19</td> <td>ISSUE</td> </tr> <tr> <td>E</td> <td>04/04/19</td> <td>ISSUE</td> </tr> </table>		NO.	DATE	DESCRIPTION	A	04/04/19	ISSUE	B	04/04/19	ISSUE	C	04/04/19	ISSUE	D	04/04/19	ISSUE	E	04/04/19	ISSUE	<p>CONTRACTOR</p> <p>Contractor shall verify all levels and dimensions on site prior to commencing any work. If any discrepancies are noted, the contractor shall advise the designer immediately. The contractor shall be responsible for obtaining all necessary permits and approvals. The contractor shall be responsible for the construction of the development in accordance with the approved plans and specifications. The contractor shall be responsible for the completion of the development within the agreed time frame. The contractor shall be responsible for the maintenance of the development until the completion of the project.</p>	
NO.	DATE	DESCRIPTION																			
A	04/04/19	ISSUE																			
B	04/04/19	ISSUE																			
C	04/04/19	ISSUE																			
D	04/04/19	ISSUE																			
E	04/04/19	ISSUE																			
<p>NOMINATED DESIGNER</p> <p>BD BENJAMIN DUNN 1/4 A STURT ST SYDNEY NSW 2000 PH: 02 9550 1177 WWW.BENJAMINDUNN.COM</p>		<p>DESIGNER</p> <p>BD BENJAMIN DUNN 1/4 A STURT ST SYDNEY NSW 2000 PH: 02 9550 1177 WWW.BENJAMINDUNN.COM</p>																			

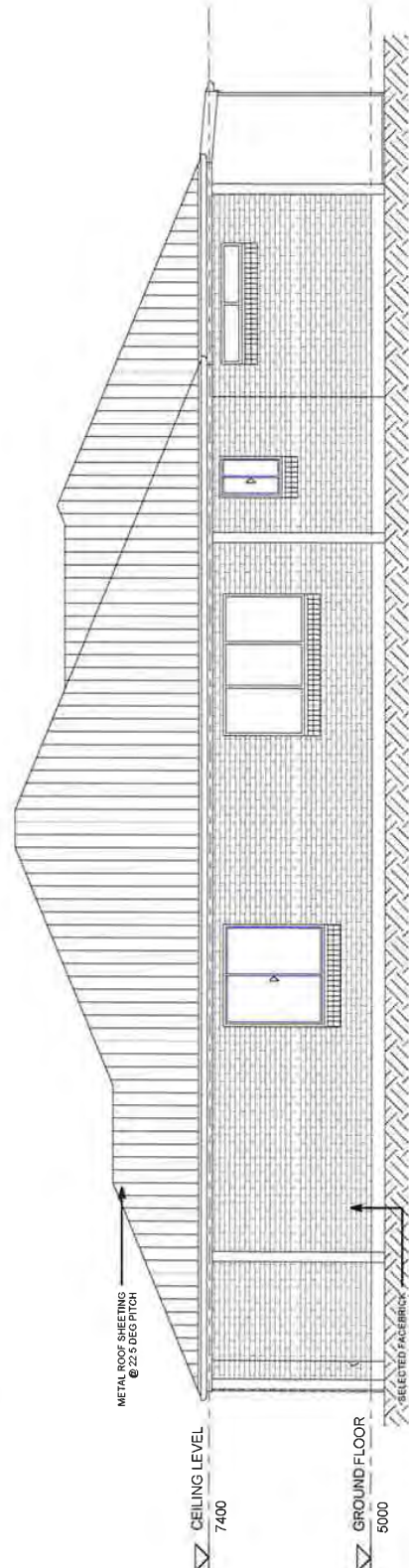




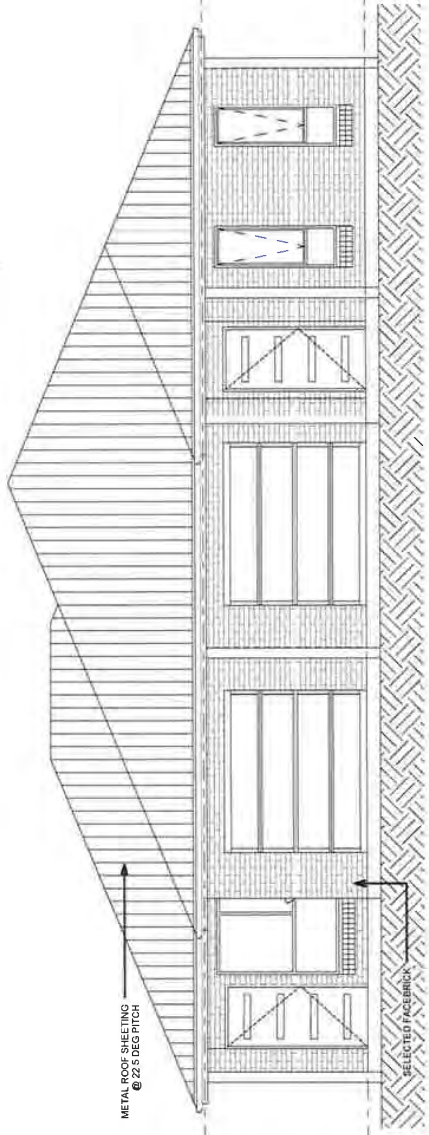
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2 LEFT ELEVATION
DA101 1 : 50



3 RIGHT ELEVATION
DA101 1 : 50



4 FRONT ELEVATION
DA101 1 : 50

BD

DESIGN

DA ISSUE

DATE	BY	APP'D	SCALE
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20/04/19	DA	LI	1:50

TYPE 1 - ELEVATIONS

MULTI DWELLING DEVELOPMENT

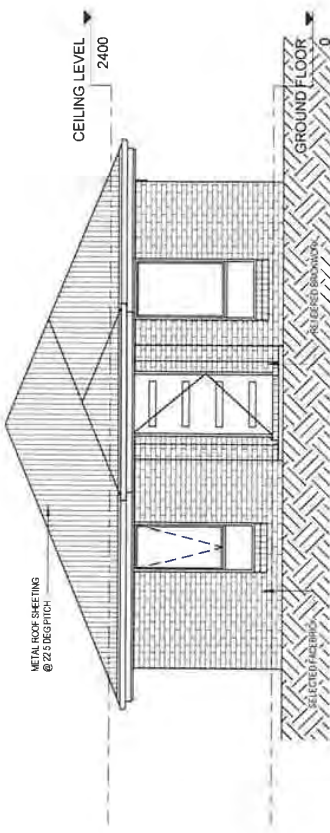
19 - 21 DURHAM STREET, 48 HAVANNAH STREET
BATHURST NSW 2795

DATE: 7/08/2019 11:13:28 AM

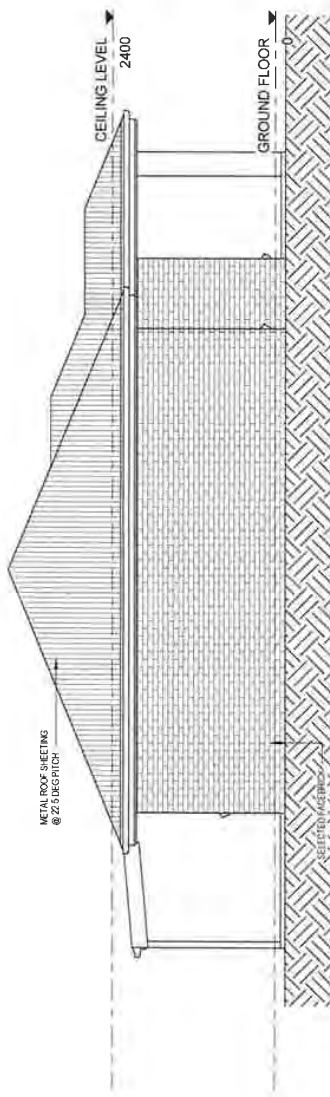
DA101 E

Contractor: Client verify all levels and dimensions on site prior to construction. All shop drawings & panel dimensions to be used - do not copy/paste as the contractor is responsible for design. Design Pty. Ltd. ACN 111 141 1376. The drawings, conditions, notes and information described in the drawings are for use only in the form of the drawings. No other use or reproduction without prior written permission.

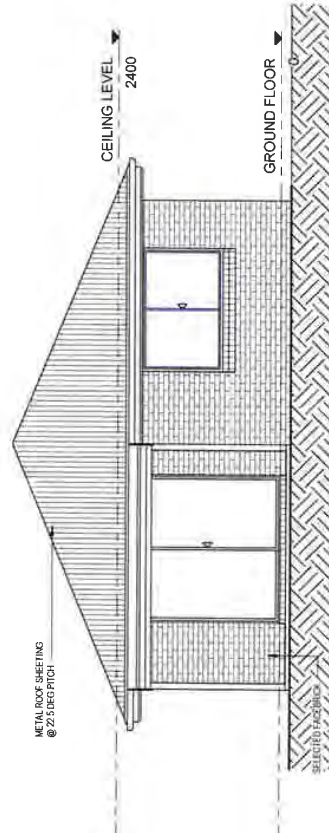
NOMINATED ARCHITECTS DESIGN
12/08/2018/19/14
12/08/2018/19/14
12/08/2018/19/14
12/08/2018/19/14



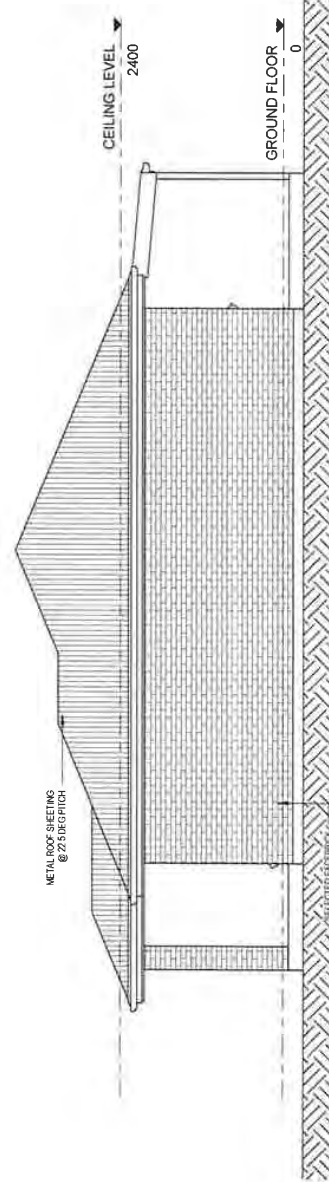
FRONT ELEVATION
SCALE: 1:50



LEFT ELEVATION
SCALE: 1:50



REAR ELEVATION
SCALE: 1:50



RIGHT ELEVATION
SCALE: 1:50



NOMINATED ARCHITECTS:
BD ARCHITECTS
115, 117 & 119
DORSET STREET
SYDNEY NSW 2000
PH: (02) 9241 6177
FAX: (02) 9241 6177

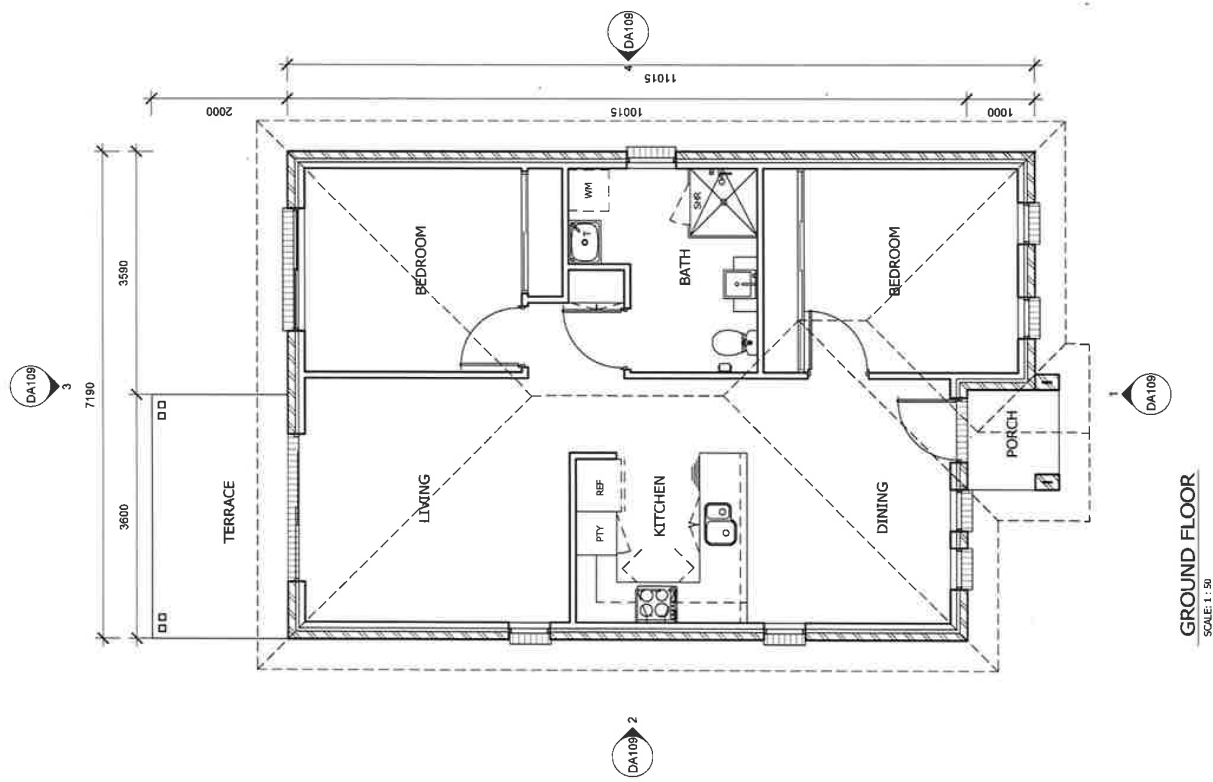
Contractor shall verify all loads and dimensions on site prior to commencing any stop drawings. If signed dimensions to be used - do not disregard the project of the client. Design (P/L) 402/111 141 316. The design, construct, install and maintain components in the drawings are the joint responsibility of the client and the architect. The architect will not be held responsible for any errors or omissions without prior written permission.

NO.	REV.	DATE	DESCRIPTION

PROJECT: MULTI DWELLING DEVELOPMENT
PROPERTY ADDRESS: 19 - 21 DURHAM STREET, 48 HAVANNAH STREET BATHURST NSW 2795

TITLE: TYPE 3 - ELEVATIONS
DATE: 7/06/2019 11:14:29 AM


DATE	ISSUE	DA ISSUE
19/08	1:50	19/08
	Author	
	Designer	
	Checker	
		DA105
		A



NOTE:
TYPE 5 APPLIES TO UNITS 9, 10
AND 13.



3D PERSPECTIVE
SCALE



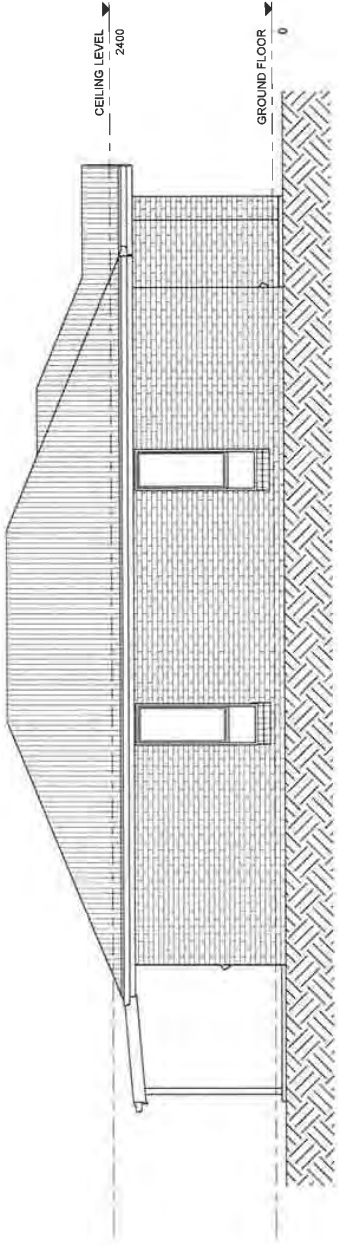
BD
NOMINATED ARCHITECTS INTERIORS
122-26 MOUNTAIN VIEW
VIC 3048
PH: 03 9388 4177
FX: 03 9388 4177

PROJECT: MULTI DWELLING DEVELOPMENT
PROPERTY ADDRESS: 19 - 21 DURHAM STREET, 48 HAVANNAH STREET BATHURST NSW 2795

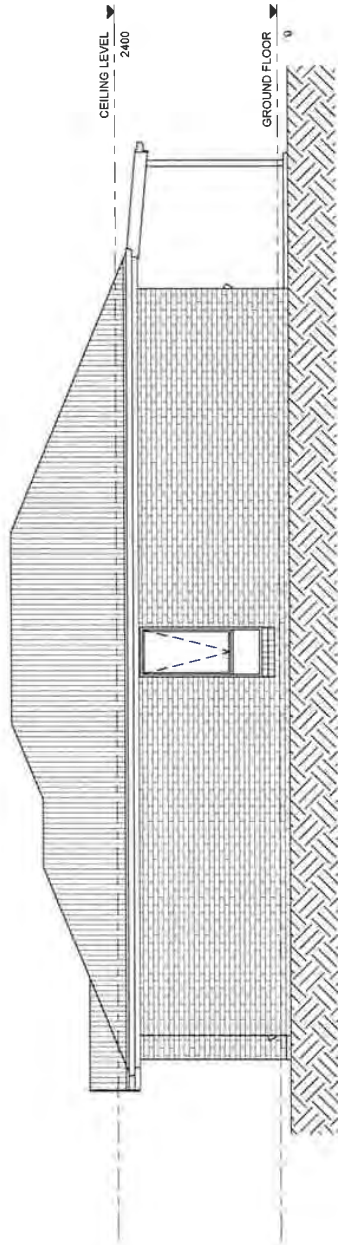
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D	22/01/19	DA ISSUE			DA ISSUE
E	29/01/19	DA ISSUE			DA ISSUE

DATE: 07/02/2019
TIME: 11:18:32 AM
FILE: 7/20/2019 11:18:32 AM

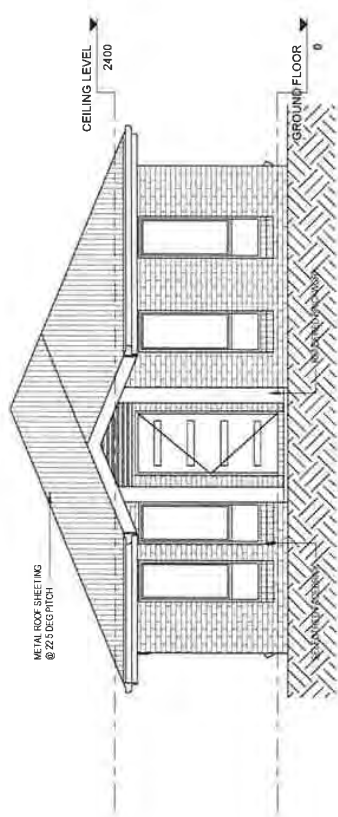
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TIME: 11:18:32 AM
SCALE: 1:50
AUTHOR: DA
CHECKER: DA
DESIGNER: DA108
E



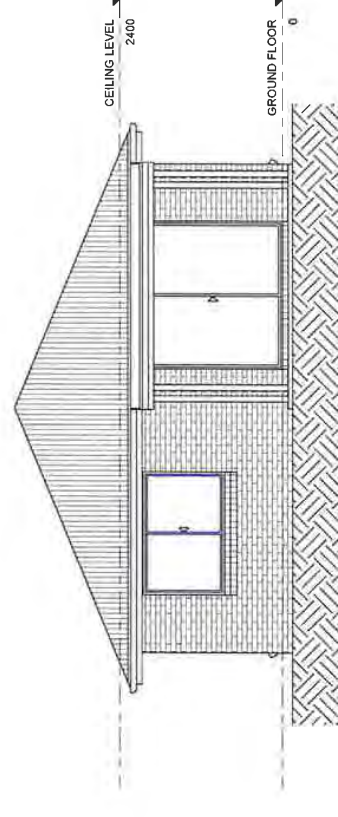
LEFT ELEVATION
SCALE: 1 : 50



RIGHT ELEVATION
SCALE: 1 : 50



FRONT ELEVATION
SCALE: 1 : 50



REAR ELEVATION
SCALE: 1 : 50

DATE	18/08/19	DESCRIPTION	DA ISSUE
BY	U4	Author	DA
CHECKED BY	DA	Designer	DA109
DATE	18/08/19	DATE	E

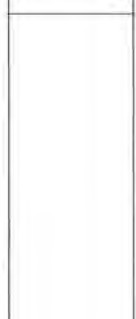
TYPE 5 - ELEVATIONS

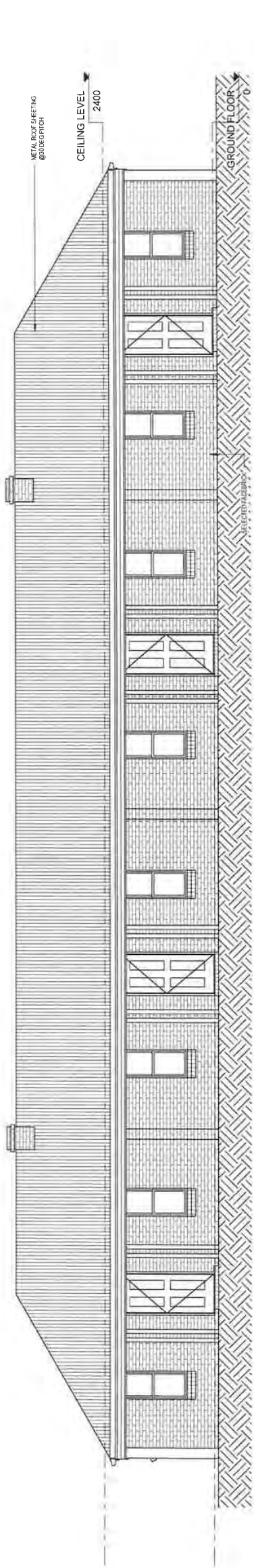
PROJECT: MULTI DWELLING DEVELOPMENT
PROPERTY ADDRESS: 19 - 21 DURHAM STREET, 48 HAVANNAH STREET BATHURST NSW 2795

REV	DATE	DESCRIPTION
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U	20/08/19	DA ISSUE
E	20/08/19	DA ISSUE

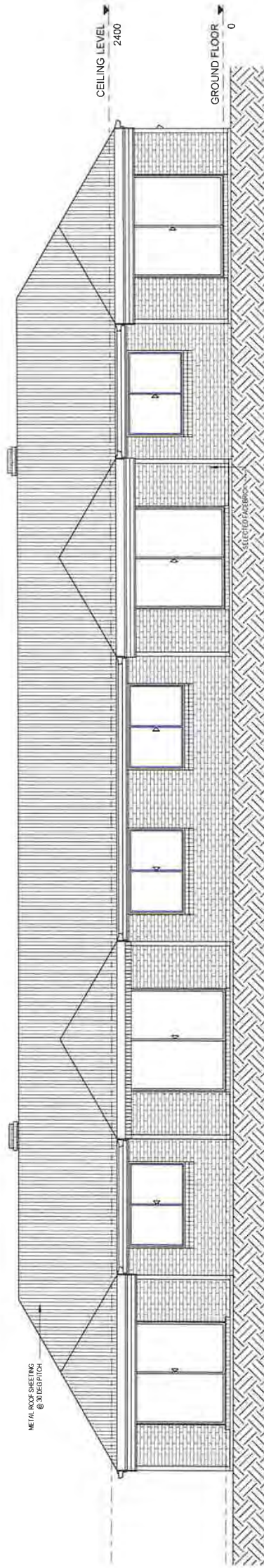
Contractor shall verify all levels and dimensions on site prior to commencing siting and drainage. Figure dimensions to be used - do not copy/paste as the property of Beside Design Pty Ltd. ACN 611 101 378. The design, concept, outline and information depicted in the drawings are the property of Beside Design Pty Ltd. No part of it may in any form or by any means be used or reproduced without prior written permission.

BESIDE DESIGN
ARCHITECTS
1/11, A STURT ST
1206 MOUNTAIN PT.
MOUNTAIN PT. NSW 2577
PH: 028 9281 8177
FAX: 028 9281 0177

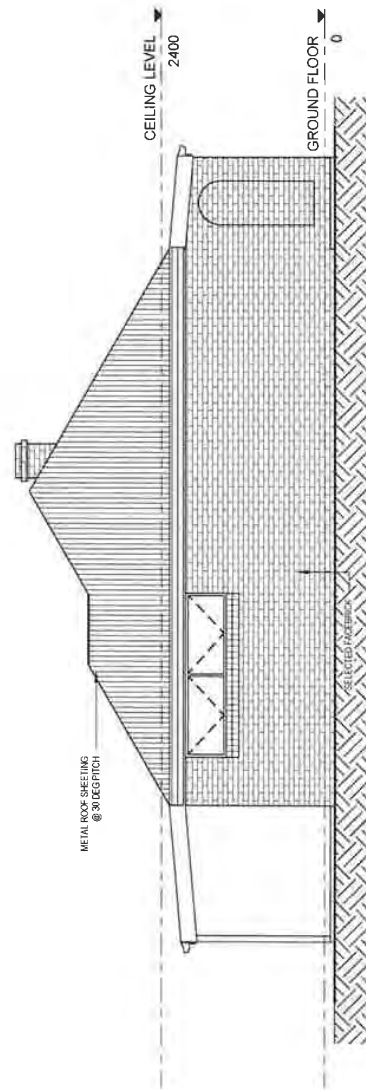




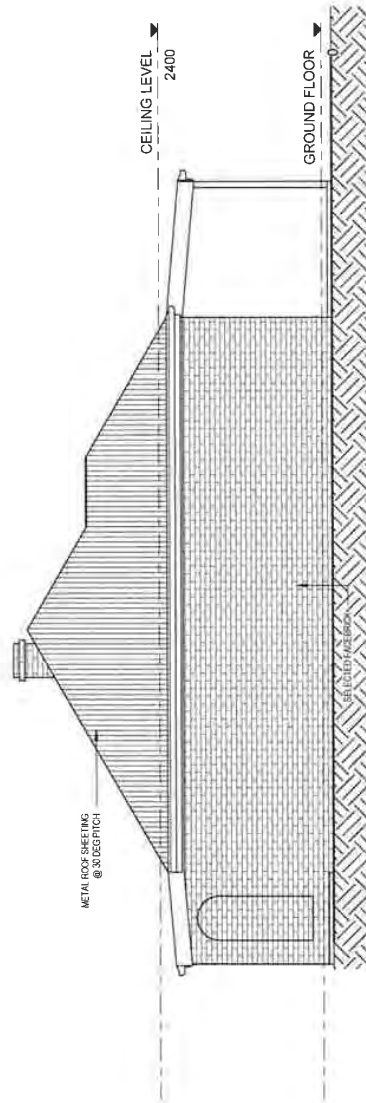
FRONT ELEVATION
SCALE: 1 : 50



REAR ELEVATION
SCALE: 1 : 50



LEFT ELEVATION
SCALE: 1 : 50



RIGHT ELEVATION
SCALE: 1 : 50



NOMINATED ARCHITECTS:
BEPALOO DESIGN
12/28 MOUNTAIN ST.
MELBOURNE VIC 3048
PH: (03) 9381 6177
FX: (03) 9381 6177

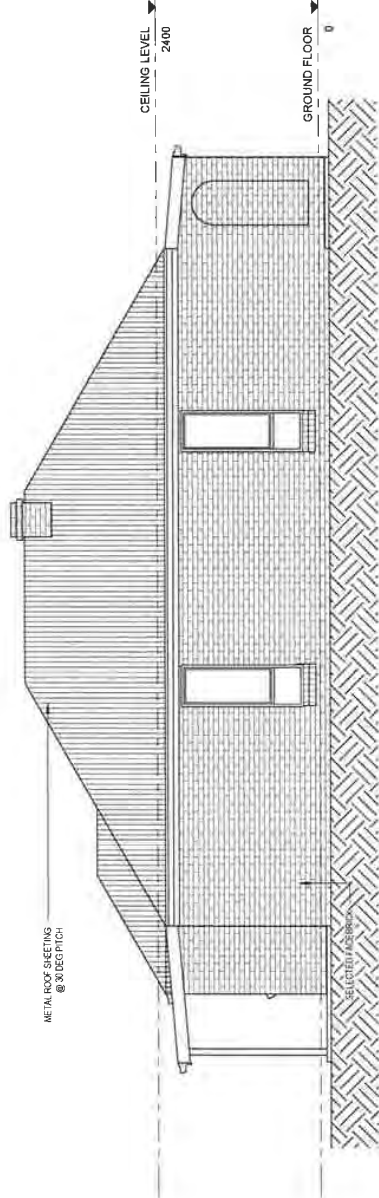
Contractor shall verify all levels and dimensions on site prior to commencing any work otherwise, if signed documents to be used - do not rely on this drawing as a guide. The Architect's liability is limited to the design, contract, and the information contained in the drawings. The contractor shall be responsible for any errors, omissions or omissions on the drawings without prior written permission.

DATE: 25/04/19
DRAWN: DA111
CHECKED: DA111
DATE: 25/04/19
DRAWN: DA111
CHECKED: DA111
GENERAL RECORD

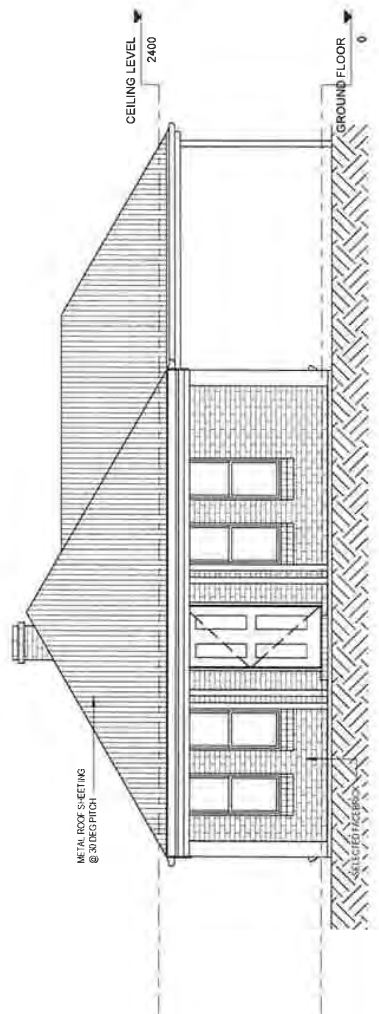
PROJECT: MULTI DWELLING DEVELOPMENT
ADDRESS: 19 - 21 DURHAM STREET, 48 HAVANNAH STREET
BATHURST NSW 2795

TYPE 6 - ELEVATIONS
7/06/2019 2:04:55 PM

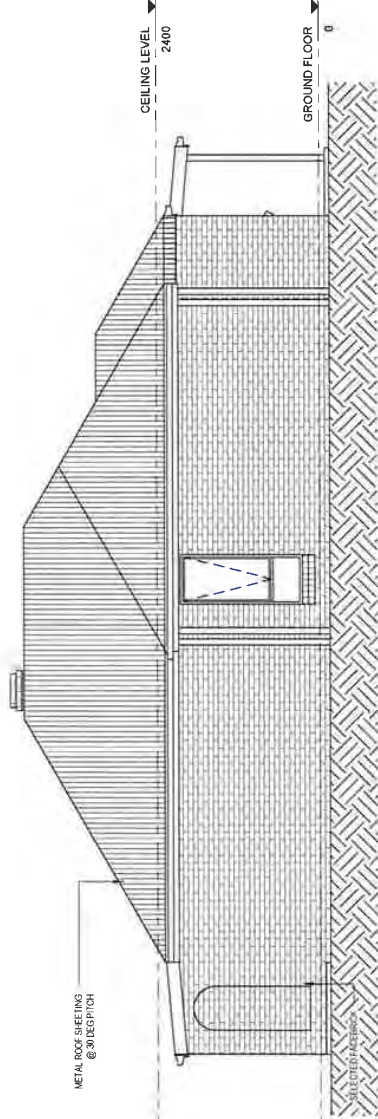
DA ISSUE
DATE: 1/50
AUTHOR: DA111
DATE: 1/50
CHECKED: DA111
DATE: 1/50
CHECKED: DA111
DATE: 1/50
CHECKED: DA111



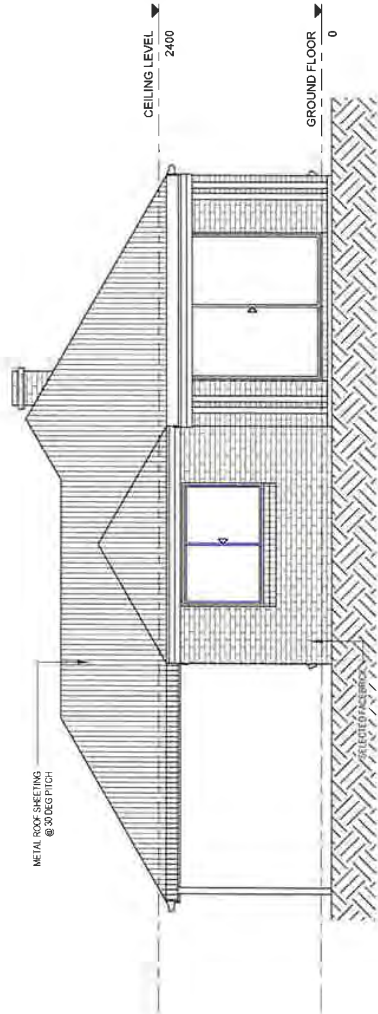
FRONT ELEVATION
SCALE: 1 : 50



LEFT ELEVATION
SCALE: 1 : 50



RIGHT ELEVATION
SCALE: 1 : 50



REAR ELEVATION
SCALE: 1 : 50



BD

NOMINATED ARCHITECTS:
BERNARDO DESIGN
22-24 MOUNTAIN ST.
MELBOURNE VIC 3048
PH: (03) 9381 1177
FX: (03) 9381 1177

Construction shall verify all levels and dimensions on the plans to conform with all applicable standards. All dimensions shall be used as shown unless otherwise indicated. The architect shall be responsible for the accuracy of the information provided in the drawings and shall not be liable for any errors or omissions. The contractor shall be responsible for the accuracy of the information provided in the drawings and shall not be liable for any errors or omissions. The architect shall be responsible for the accuracy of the information provided in the drawings and shall not be liable for any errors or omissions. The contractor shall be responsible for the accuracy of the information provided in the drawings and shall not be liable for any errors or omissions.

PROJECT: MULTI DWELLING DEVELOPMENT
PROPERTY ADDRESS: 19 - 21 DURHAM STREET, 48 HAVANNAH STREET BATHURST NSW 2795

TYPE 7 - ELEVATIONS

DATE: 7/06/2019 2:20:08 PM

REV	DATE	BY	DESCRIPTION
D	27/04/19	DA ISSLE	DA ISSUE
E	27/04/19	DA ISSLE	DA ISSUE
F	07/08/19	DA ISSLE	GENERAL REVISIONS

DATE	BY	DESCRIPTION
18/01/19	DA ISSLE	DA ISSUE
27/04/19	DA ISSLE	DA ISSUE
07/08/19	DA ISSLE	GENERAL REVISIONS

PROJECT: PRELIMINARY

DATE: 1 - 50

AUTHOR: DA

CHECKED: DA113

DATE: 7/06/2019 2:20:08 PM

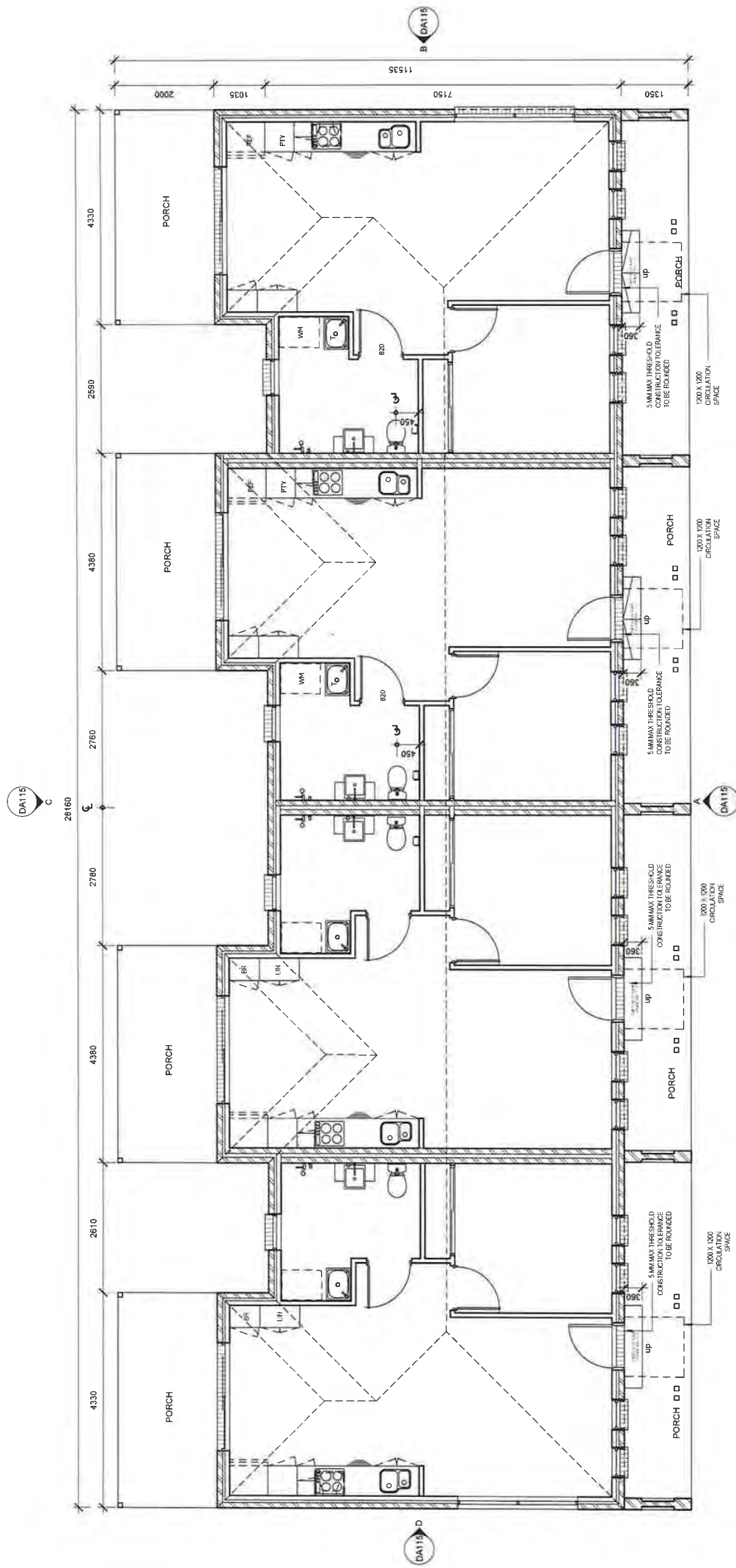
PROJECT: PRELIMINARY

DATE: 1 - 50

AUTHOR: DA

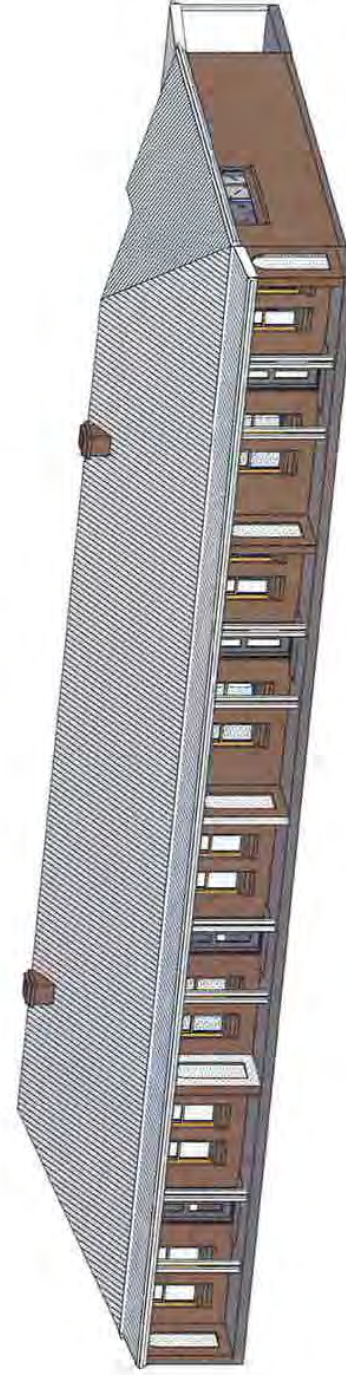
CHECKED: DA113

DATE: 7/06/2019 2:20:08 PM



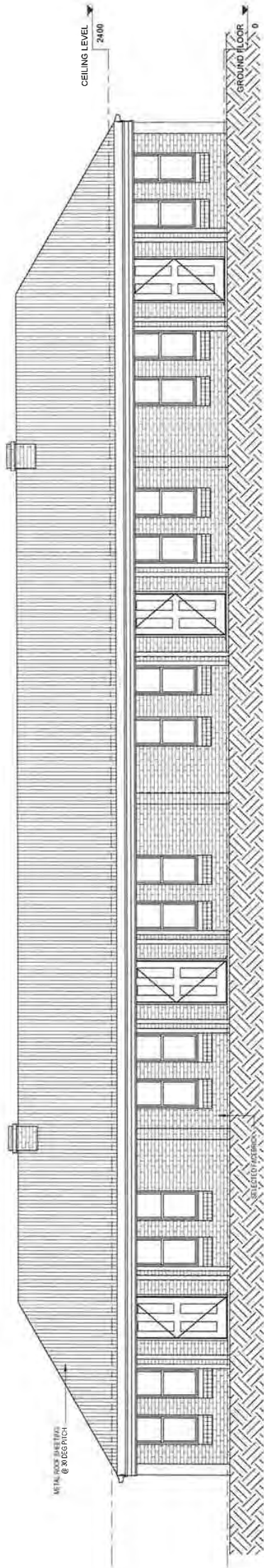
GROUND FLOOR
SCALE: 1:20

NOTE:
TYPE 8 APPLIES TO UNITS 32, 33,
34 AND 35

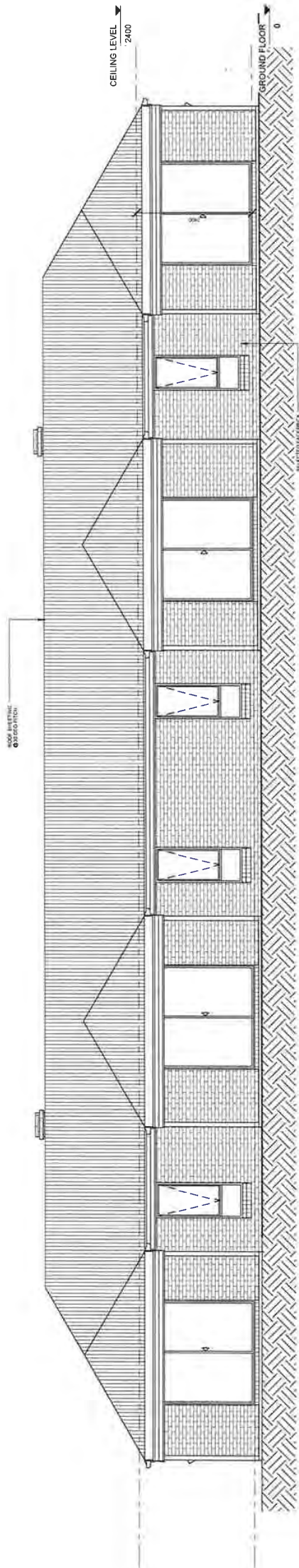


3D PERSPECTIVE
SCALE:

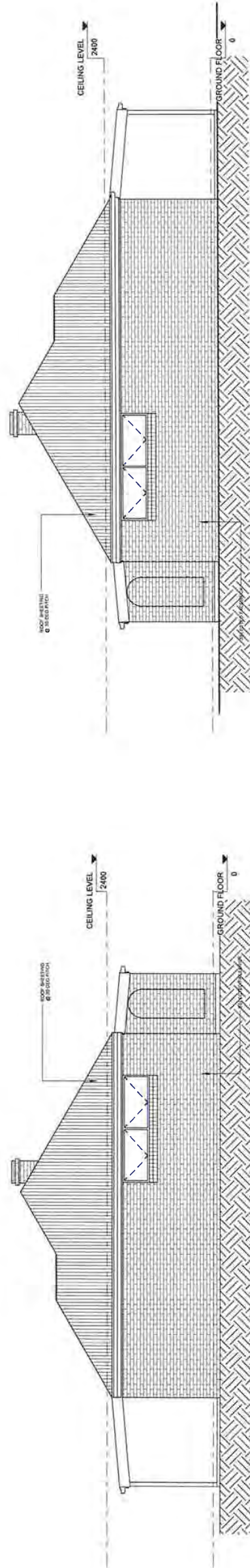
				NOMINATED ARCHITECTS: B.S. PAVLOVIC DESIGN 22-24 MOUNTAIN VIEW WILSON NSW 2060 PH: (02) 9581 6177 FX: (02) 9581 6177		CONTRACTOR SHALL VERIFY ALL LEVELS AND DIMENSIONS ON SITE prior to commencing any top coverage. E-figured dimensions to be used - do not over-interpret. In the absence of specific details, refer to AS 1111.1:2012 for the design, colour, detail and construction instructions in the drawings. The contractor shall be responsible for ensuring that the construction complies with all applicable codes of practice and standards. All work shall be carried out in accordance with the approved plans and specifications. All work shall be carried out in accordance with the approved plans and specifications. All work shall be carried out in accordance with the approved plans and specifications.		PROJECT: MULTI DWELLING DEVELOPMENT PROPERTY ADDRESS: 19 - 21 DURHAM STREET, 48 HAVANNAH STREET BATHURST NSW 2795		PRELIMINARY DATE: 1-20 DRAWN BY: Author CHECKED BY: Designer DATE: DA114 PROJECT NO: F	
DATE: 7/08/2019 2:24:27 PM		TYPE 8 - FLOOR PLAN		DATE: 7/08/2019 2:24:27 PM		DATE: 7/08/2019 2:24:27 PM		DATE: 7/08/2019 2:24:27 PM		DATE: 7/08/2019 2:24:27 PM	



FRONT ELEVATION
SCALE: 1:50



REAR ELEVATION
SCALE: 1:50



LEFT ELEVATION
SCALE: 1:50

RIGHT ELEVATION
SCALE: 1:50



NOMINATED ARCHITECTS:
BEPALDO DESIGN
22/28 MOUNTAIN HT
LAKESIDE
VIC 3024
PH: (03) 9261 1177
FX: (03) 9261 0177

Contractor shall verify all walls and dimensions on site prior to commencing and show drawings. If any dimensions to be altered do not match with the approved of Council. Design (See Act 1911 s.114 s.115) the contractor, architect, engineer and/or other professional shall be responsible for any errors or omissions in the drawings and specifications. It is the responsibility of the contractor to ensure that the drawings and specifications are correct and to obtain all necessary permits and approvals prior to construction.

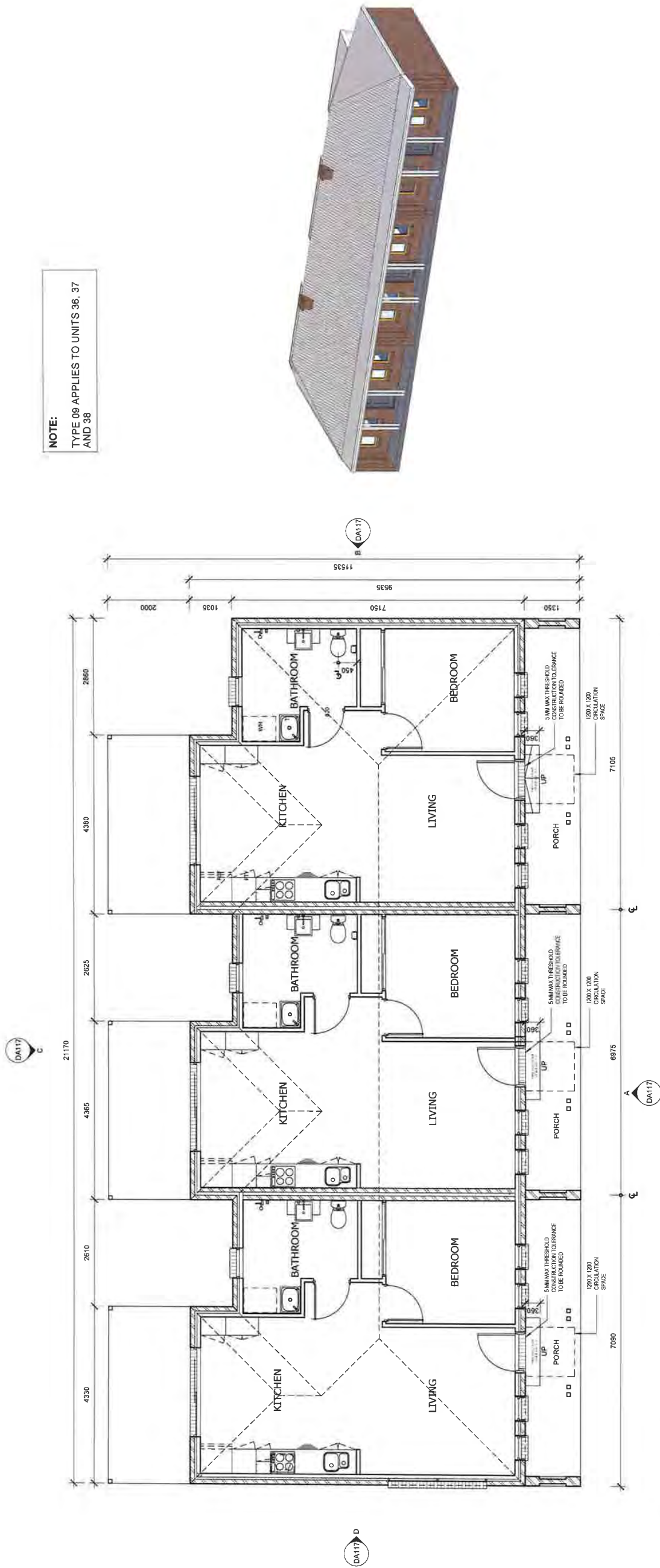
REV	DATE	DESCRIPTION
A	18/04/19	DA ISSUE
D	22/04/19	DA ISSUE
E	28/04/19	DA ISSUE
F	07/08/19	GENERAL REVISIONS

MULTI DWELLING DEVELOPMENT
19 - 21 DURHAM STREET, 48 HAVANNAH STREET
BATHURST NSW 2795

TYPE 8 - ELEVATIONS
7/8/2019 2:24:29 PM

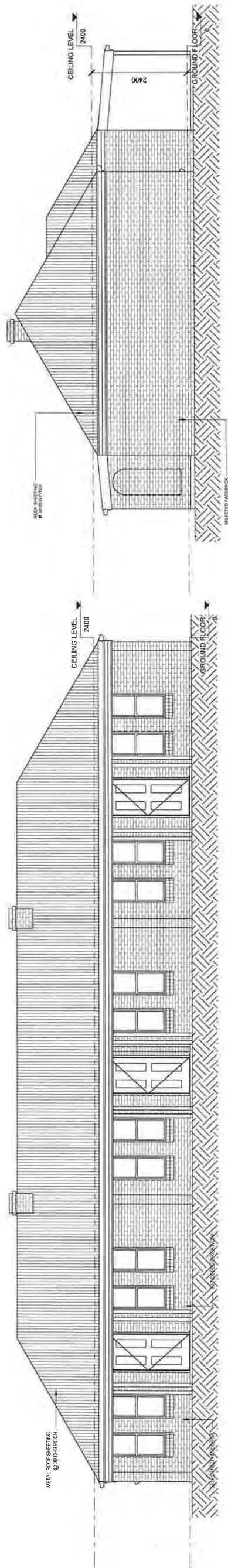
PRELIMINARY	
DATE	18/04/19
SCALE	1:50
DESIGNER	LH
AUTHOR	DA
CHECKED	DA115
NO.	F

NOTE:
TYPE 08 APPLIES TO UNITS 36, 37
AND 38



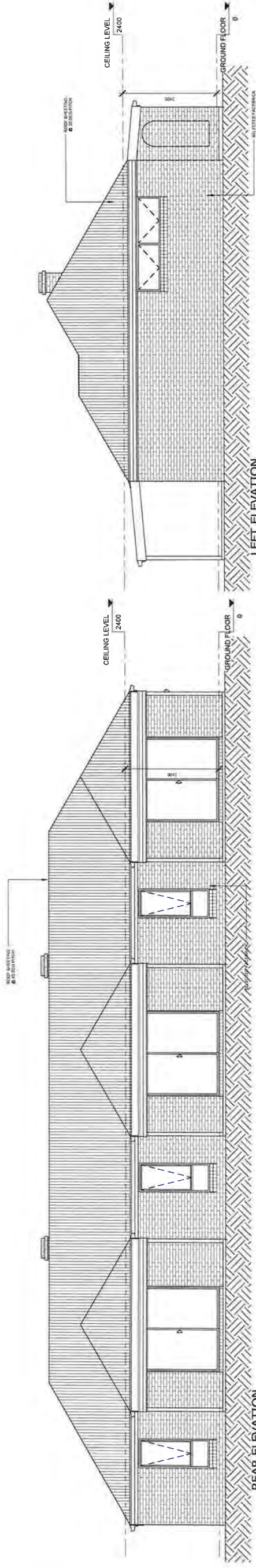
FLOOR PLAN
SCALE: 1:30

				NOMINATED ARCHITECTS: BERARDO DESIGN 22-28 MOUNTAIN ST ULVERMOOR VIC 3207 (03) 9477 1177 FAX (03) 9477 1177		Construction shall comply with all laws and regulations and shall prior to commencing any work shall obtain all necessary permits and approvals from the relevant authorities. The architect shall be responsible for obtaining all necessary permits and approvals. The architect shall be responsible for obtaining all necessary permits and approvals. The architect shall be responsible for obtaining all necessary permits and approvals.		REV: 1 25/01/19 DA ISSUE 2 25/01/19 DA ISSUE 3 07/08/19 DA ISSUE 4 07/08/19 DA ISSUE		PROJECT: MULTI DWELLING DEVELOPMENT 19 - 21 DURHAM STREET, 48 HAVANNAH STREET BATHURST NSW 2795		DA ISSUE DA 116	
DATE: 7/08/2019 2:28:10 PM		DRAWN BY:		CHECKED BY:		PROJECT NO:		SHEET NO:		TOTAL SHEETS:		PROJECT NO:	



FRONT ELEVATION
SCALE: 1:50

RIGHT ELEVATION
SCALE: 1:50



REAR ELEVATION
SCALE: 1:50

LEFT ELEVATION
SCALE: 1:50



NOMINATED ARCHITECTS
BERARDO DESIGN
12/244 MOUNTAIN VIEW
LAKESIDE
NSW 2015
PH: (02) 9581 9177
WWW.BERARDODESIGN.COM.AU

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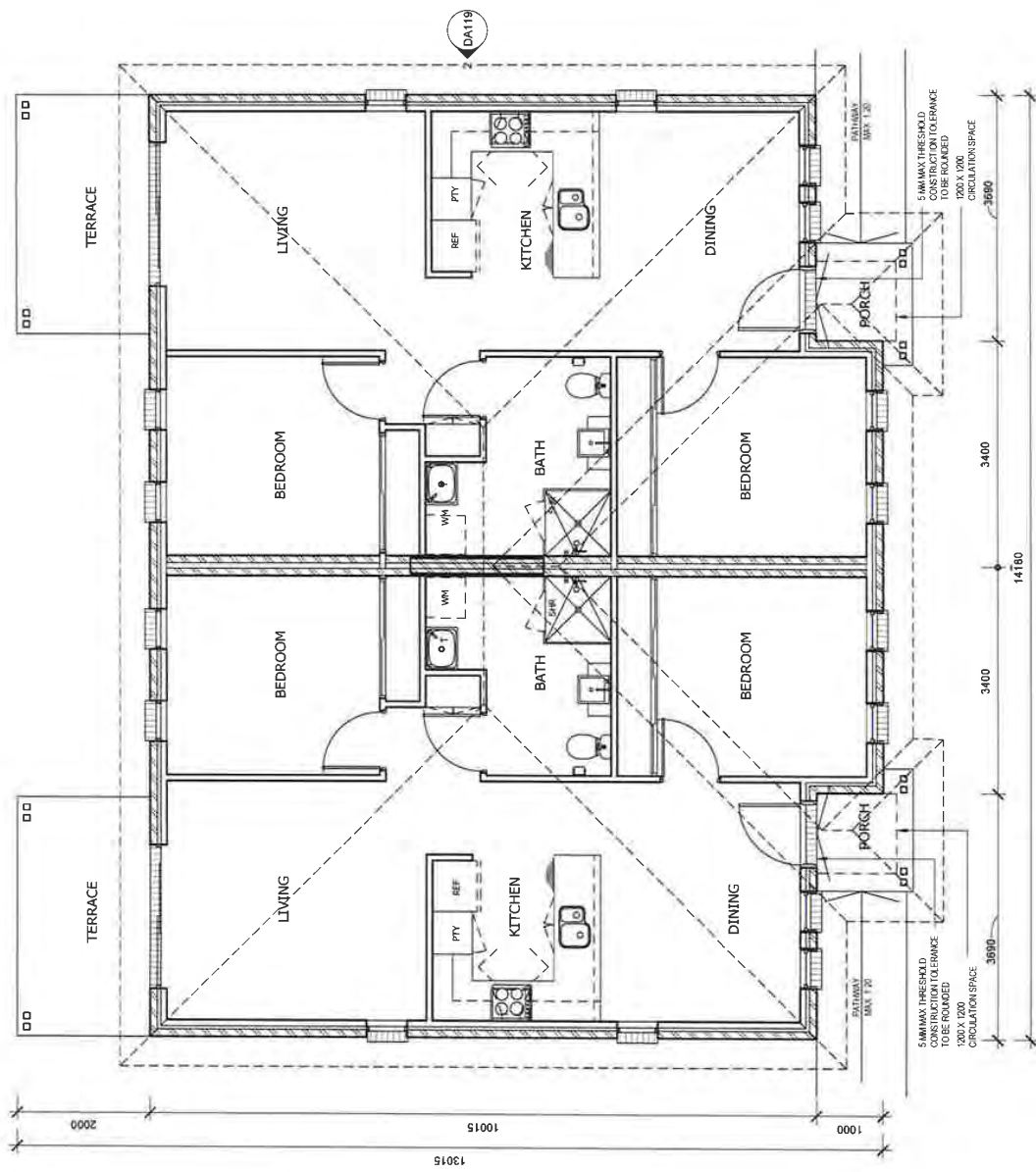
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A	15/08/19	DA	LH	ISSUE FOR PERMIT
E	20/08/19	DA	LH	ISSUE FOR PERMIT
F	20/08/19	DA	LH	ISSUE FOR PERMIT

PROJECT
MULTI DWELLING DEVELOPMENT
19 - 21 DURHAM STREET, 48 HAVANNAH STREET
BATHURST NSW 2795

TYPE 9 - ELEVATIONS
DATE: 7/08/2019 2:28:11 PM

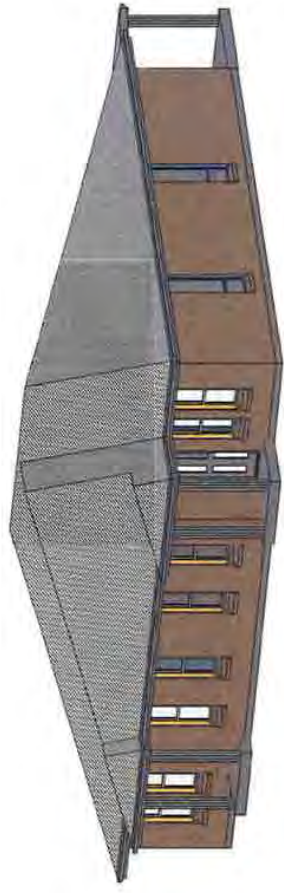
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2	20/08/19	DA	LH	ISSUE FOR PERMIT
3	20/08/19	DA	LH	ISSUE FOR PERMIT

DA ISSUE
SCALE: 1:50
Author: DA
Designer: LH
Checker: F
DA117



GROUND FLOOR
SCALE: 1:50

NOTE:
TYPE 10 APPLIES TO UNITS 19, 20,
21, 22, 23, 24, 25 AND 26



BD
BD ARCHITECTS
12/10 MOUNTAIN ST.
MELBOURNE VIC 3048
PH: 03 9338 1177
FX: 03 9338 1177

CONTRACTOR SHALL VERIFY ALL WORK AND DOCUMENTS ON SITE PRIOR TO COMMENCING ANY WORK. FIGURES AND DIMENSIONS TO BE USED, DO NOT CONSTITUTE A GUARANTEE OF ACCURACY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND DOCUMENTS ON SITE PRIOR TO COMMENCING ANY WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND DOCUMENTS ON SITE PRIOR TO COMMENCING ANY WORK.

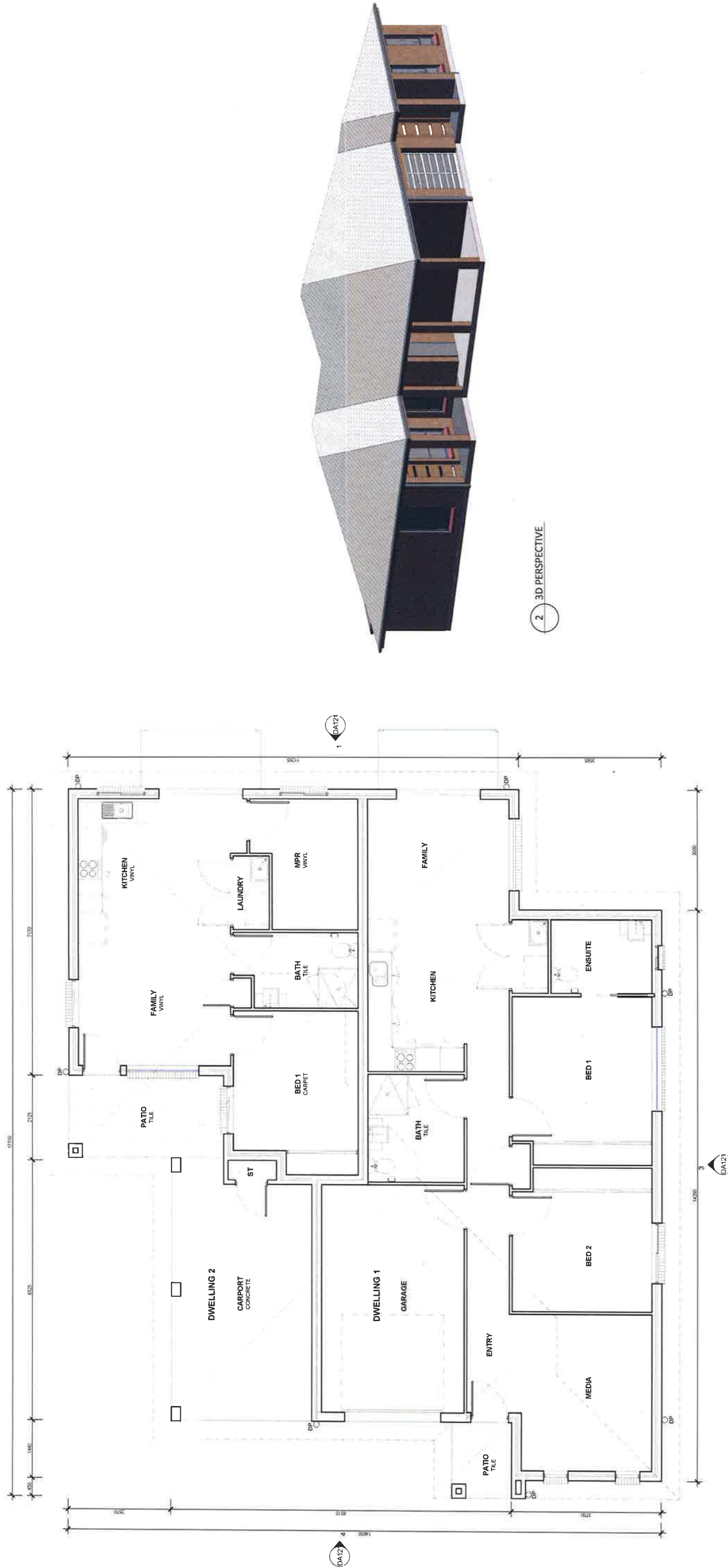
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DRAWN: DA118
CHECKED: DA118
DATE: 19/07/19
SCALE: 1:50
DRAWN: DA118
CHECKED: DA118

MULTI DWELLING DEVELOPMENT
19 - 21 DURHAM STREET, 48 HAVANNAH STREET
BATHURST NSW 2795

TYPE 10 - FLOOR PLAN

DATE: 19/07/19 11:17:21 AM
SCALE: 1:50
DRAWN: DA118
CHECKED: DA118

DA ISSUE
19/07/19
DA118
F



1 GROUND FLOOR
DA121 1:50

NOTE:
TYPE 11 APPLIES TO UNITS 1 & 2.

2 3D PERSPECTIVE



NOMINATED ARCHITECTS:
BERALDO DESIGN
11/11/14
11/11/14
11/11/14
11/11/14
11/11/14

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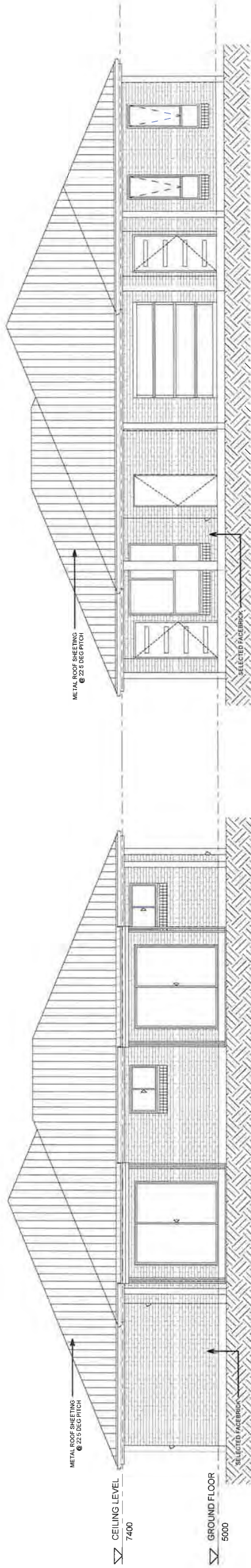
REV	DATE	DESCRIPTION
A	18/08/2019	ISSUE

PROJECT:
MULTI DWELLING DEVELOPMENT
19 - 21 DURHAM STREET, 48 HAVANNAH STREET
BATHURST NSW 2796

TITLE:
TYPE 1 - FLOOR PLAN

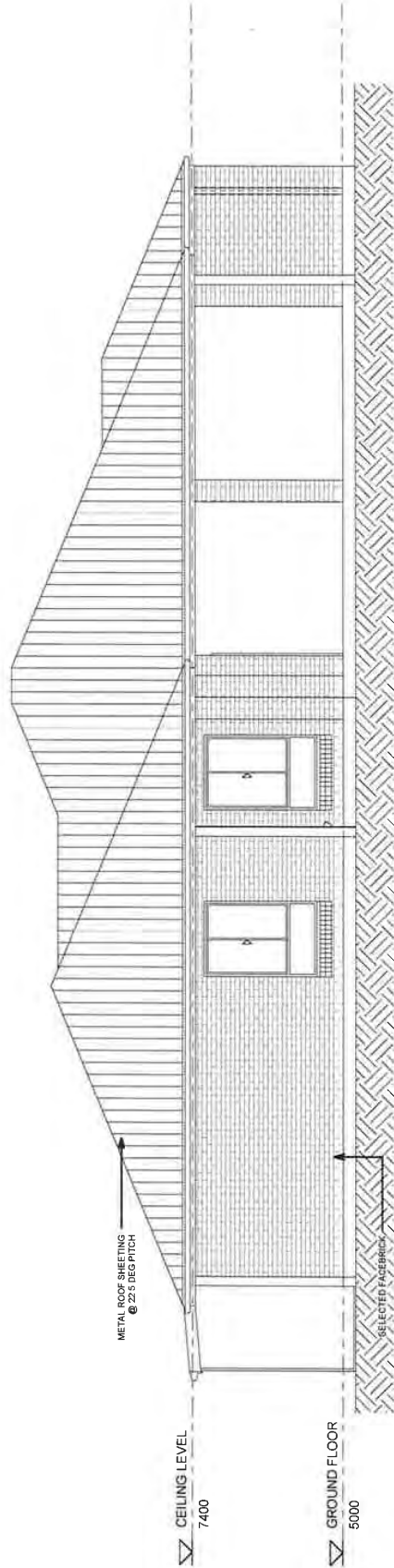
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04/04/19	1:50	DA	LH
DATE	SCALE	BY	CHECKED
04/04/19	1:50	DA	LH

DA ISSUE
DA120
A

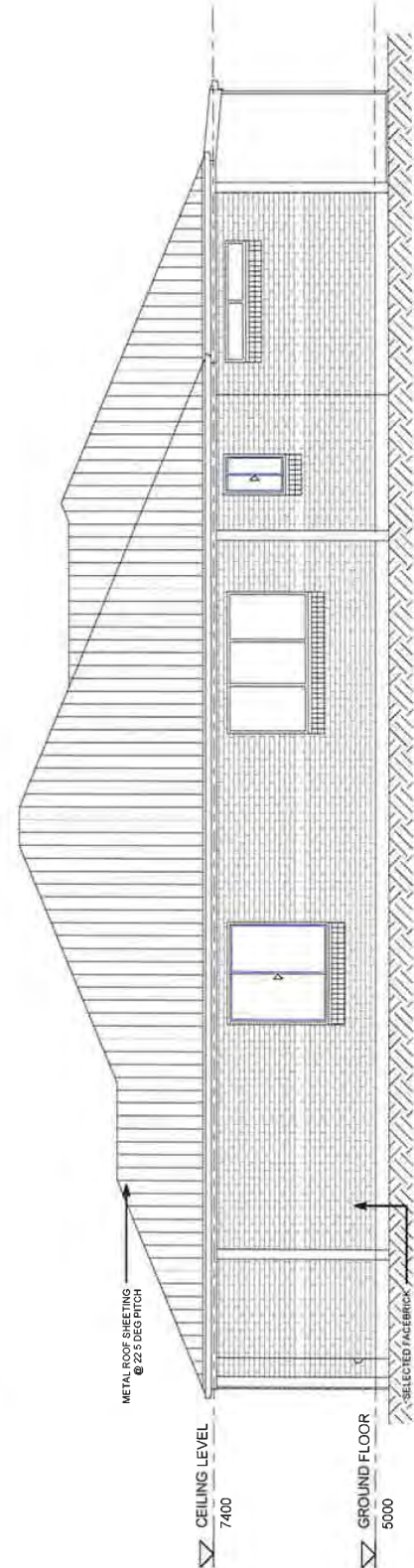


1 REAR ELEVATION
1 : 50

4 FRONT ELEVATION
1 : 50



2 LEFT ELEVATION
1 : 50



3 RIGHT ELEVATION
1 : 50

BD
NOMINATED ARCHITECTS
BUSHFALDO DESIGN
12-28 MOUNTAIN ST.
WARRIMOO NSW 2688
PH: 020 9281 6177
FX: 020 9281 6177

Contractor shall verify all levels and dimensions on site prior to commencing any stop drawings. If ground dimensions to be used - do not rely on the drawings. The Architect's responsibility is to provide the drawings, concept, details and information described in the drawings are correct and in accordance with the Building Act 2003 and the Building Regulation 2006. The Architect does not warrant the drawings are correct or in accordance with the Building Act 2003 and the Building Regulation 2006. If used for any other purpose without permission, the Architect shall not be liable for any loss or damage.

PROJECT: MULTI DWELLING DEVELOPMENT
ADDRESS: 19 - 21 DURHAM STREET, 48 HAVANNAH STREET BATHURST NSW 2795

DATE: 06/09/19
SCALE: DA ISSUE

DATE: 06/09/19 11:58:47 AM
TYPE: TYPE 1 - ELEVATIONS
DA ISSUE

NO.	DATE	DESCRIPTION	BY	CHECKED
1	06/09/19	DA ISSUE		

DATE: 06/09/19 11:58:47 AM
TYPE: TYPE 1 - ELEVATIONS
DA ISSUE

DATE: 06/09/19 11:58:47 AM
TYPE: TYPE 1 - ELEVATIONS
DA ISSUE

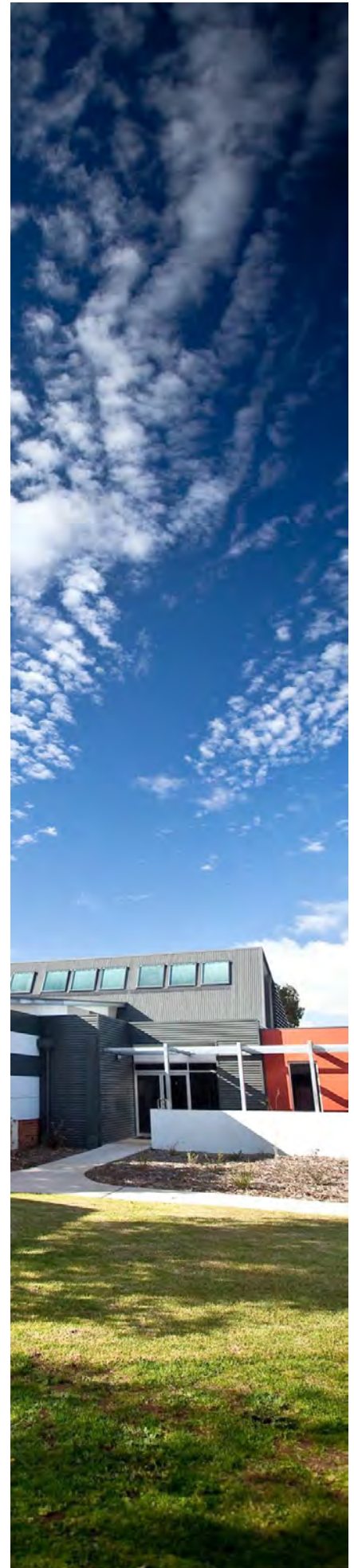
DATE: 06/09/19 11:58:47 AM
TYPE: TYPE 1 - ELEVATIONS
DA ISSUE



Statement of Environmental Effects

Multi Dwelling Housing
Development
23 Durham Street and 48
Havannah Street, Bathurst

(Our Reference: 30427-PR01_A)
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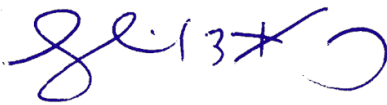




Disclaimer

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Report Title:	Statement of Environmental Effects
Project Name:	Multi Dwelling Housing Development – 48 Havannah Street, Bathurst
Client:	Housing Plus
Project No.	30427
Report Reference	30427-PR01_A
Date:	18.04.2019
Revision:	Final

Prepared by:	Reviewed by:
	
K. Vaughan B. Urb & Reg. Planning Senior Town Planner	Jim Sarantzouklis B. Arts, Grad. Dip. Urb. Reg. Plan, Dip. EH&B Surveying, MAIBS MEHA RPIA Director

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1 INTRODUCTION

1.1 Background

Barnson Pty Ltd has been engaged by Housing Plus to prepare information in support of a Development Application (DA) for a multi dwelling housing development on Lot 5 DP 595438 and Lot 100 DP 1082124, being 48 Havannah Street and 23 Durham Street, Bathurst.

The subject site is located on the south-eastern side of Havannah Street and extends between Ballie and Durham Streets, and has an area of 1.493 hectares. The site currently contains two (2) dwelling houses but is otherwise vacant.

The project will consist of demolition of two (2) existing dwelling houses and associated structures; the construction of a multi dwelling housing development comprising of thirty eight (38) dwellings, (17 x one bedroom dwellings + 21 x two bedroom dwellings); with associated landscaping; fencing; and fifty one (51) car parking spaces.

The site is zoned R1 General Residential under *Bathurst Regional Local Environmental Plan 2014*. The proposed development is defined as 'multi dwelling housing', which is permissible with consent in the R1 zone.

This application consists of:

- A completed development application form; and
- One (1) copies of this written statement, including plans.

1.2 Proponent

The proponent for the DA is Housing Plus.

1.3 Consultant

Barnson Pty Ltd

Jim Sarantzouklis

'Riverview Business Park'

1/36 Darling Street

Dubbo NSW 2830

2 EXISTING ENVIRONMENT

2.1 Location and Title

The site the subject of this application is Lot 5 DP 595438 and Lot 100 DP 1082124, known as 48 Havannah Street and 19 and 23 Durham Street, Bathurst approximately 170m southwest of the intersection with Kendall Avenue (Great Western Highway) and approximately 750m southwest of the Bathurst CBD, as shown in **Figure 21 & 2**.

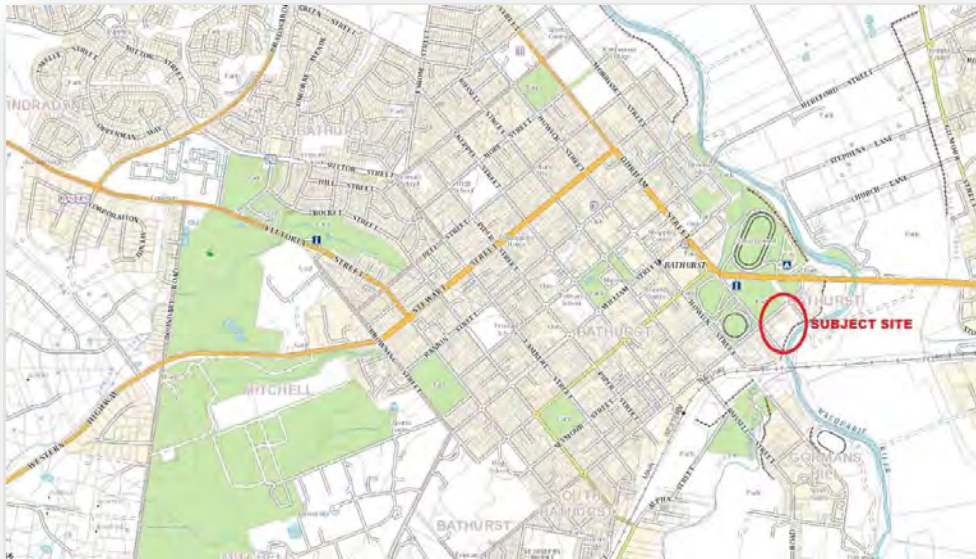


Figure 1 – Site Location showing subject site in relation to wider Bathurst city context

Source: (NSW Government Spatial Services, 2019)



Figure 2 – Site Location

Source: (NSW Government Spatial Services, 2019)

The Certificates of Title and Deposited Plans are provided in **Appendix A**. Lot 100 has direct frontage to Havannah, Ballie and Durham Streets whilst Lot 5 has no road frontage. The site area is as follows:

Table 1 – Lot Areas

Lot	Area <i>- sourced from Deposited Plans</i>
5	1444.4m ²
100	14,930m ²
Total	16,3744m² / 1.6744 ha

2.2 Land Use

The site is located within an established residential area and currently contains two existing dwelling houses, one fronting Havannah Street and one fronting Durham Street. The site has existing formal vehicular access points from Durham Street and Havannah Street via concrete driveway laybacks. Vegetation on the site is sparse, with a large portion of the site heavily disturbed as a result of site remediation works having been undertaken, any vegetation remaining is mainly limited to mixed ground covers and grasses. Refer to **Figure 3** and **Photographs 1-8**.

The site adjoins residential dwellings to the north, west and south and Snudden Park and a levee bank to the south which provides flood protection from the adjacent Macquarie River. Opposite the subject site to the north is Morse Park, which contains various sporting fields, whilst opposite the site to the east are further residential dwellings. Refer to **Figures 3 & 4**.



Figure 3 – Aerial Photograph of Site
 Source: (NSW Government Spatial Services, 2019)



Figure 4 – Aerial Photograph of Site and surrounding locality

Source: (NSW Government Spatial Services, 2019)

2.3 Previous Development Applications

Development Consent No. 2016/418, granted consent on the 10/03/2017, to the demolition of three dwellings & outbuildings (21 Durham Street, 23 Durham Street & 48 Havannah Street), construction of forty nine (49) residential units (8x2 bedroom & 41x3 bedroom) and community building and 49 lot strata subdivision at 48 Havannah Street, 21 Durham Street and 19 Durham Street.

PHOTOGRAPHS

(Source: Google Maps: Image capture June 2015 & March 2018©2019 Google)



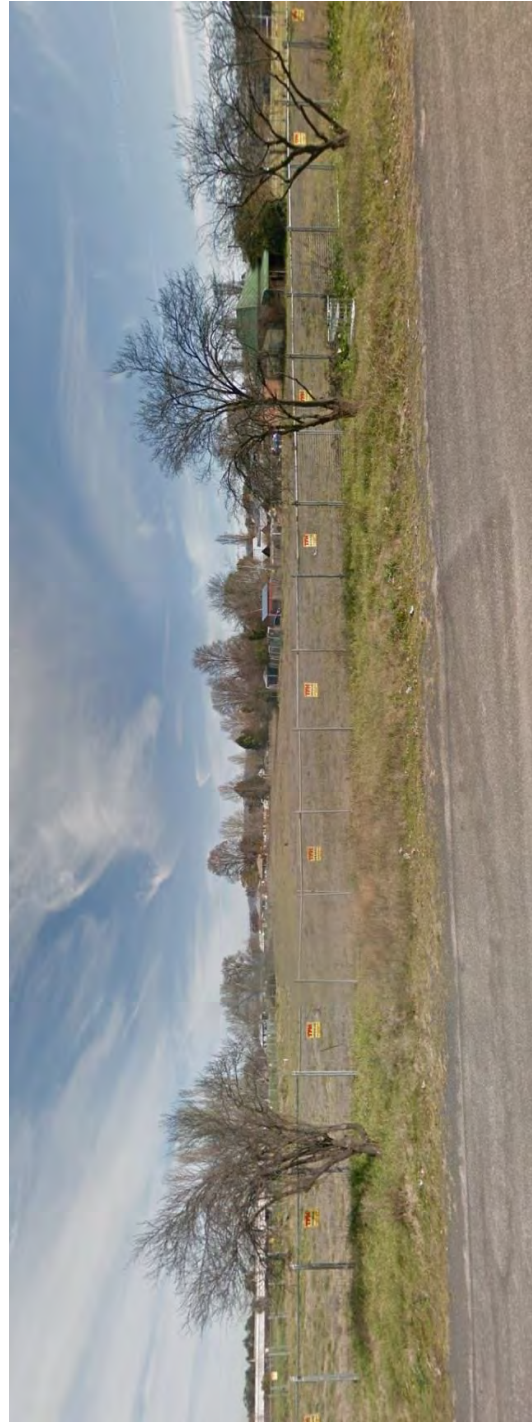
Photograph 1: Looking toward the site from the intersection of Havannah and Bailie Streets.



Photograph 2: Looking toward the northern corner of the site and showing dwelling at 48 Havannah St to be demolished.



Photograph 3: Looking south across the site from Bailie St.



Photograph 4: Looking across the site toward Durham St from Bailie St.



Photograph 5: Looking northwest toward the subject site from the end of Baillie St.



Photograph 6: Looking along the boundary of the southeastern boundary where the site adjoins the flood protection levee bank.



Photograph 7: Looking toward the Durham St frontage of the site, with the Durham St dwelling to be demolished on the right.



Photograph 8: Looking back toward Snudden Park from the Durham St cul-de-sac head, with the site in the distance.

2.4 Topography

The subject site is relatively flat, for further information refer to the “Detail Survey Plan” in **Appendix B**.

2.5 Soils

The subject site (Lot 100) has been the subject of a number of contamination investigations over recent times. The most recent Remediation Action Plan (RAP) for the site reported that the previous land uses have result in contamination of the site, including asbestos fragments, polycyclic aromatic hydrocarbons (PAH), benzo(a)pyrene (BaP) and lead (Envirowest Consulting, 2016).

Remediation works have included excavation of relocation of the identified lead hydrocarbon and asbestos contaminated soils to the former quarry area. The area outside of the quarry area has been validated as no longer being contaminated and suitable for residential land use (Envirowest Consulting, 2016).

The quarry previously been subject to filling with uncontrolled material as well as the disposal of the abovementioned contaminated material. To remediate the quarry, it has been encapsulated with a geotextile barrier (Bidim A44 or similar) and subsequent compacted soil layer (minimum 0.5m depth). A Site Management Plan (SMP) has been prepared for the site to guide future development (**Appendix C**). The remediation works have been completed and signed off by an EPA Accredited Site Auditor (refer **Appendix C**)

As Lot 5 adjoins Lot 100 and as it forms part of the proposed development it was recommended during due diligence process that further investigation of the site be conducted which would include but not necessarily be limited to considering the contaminants of concern previously identified. A detailed investigation report was prepared by GHD in **Appendix D**. An extract from the conclusion and recommendation section of the report is provided below:

“As the plans for site redevelopment include residential land use, given the observations of waste materials and exceedances of health and ecological criteria associated with the brick pit fill, remediation and/or management is considered necessary for the site to be deemed suitable for residential land use. Further, the fill materials in the north eastern corner may require removal due to geotechnical constraints for the proposed site development.”

In summary part of the brick pit associated with Lot 100 encroaches onto a small area in a corner of Lot 5 and it is recommended that remediation and/or management work be carried out to ensure this area is suitable for the proposed use.

Following a geotechnical investigation of the site on 21 August 2018 a “Geotechnical Investigation Report” report was prepared, refer **Appendix E**, that indicated the site has a soil profile as follows:

- Topsoil was encountered at all borehole locations. The topsoil encountered was sandy silts and clays and was generally to a depths of 0.2-0.3m.
- Alluvial soils were encountered at all borehole locations at depths greater than 0.3m. The alluvial soils generally comprised of slightly moist silty clays and sandy silty clays to a depth of 3.0m. The soils were noted to be of a low to medium plasticity during the field investigation, which was confirmed through subsequent laboratory testing.
- Rock was not encountered during this investigation.

Further findings of the geotechnical investigation include:

- Ground water was not encountered during this investigation.
- Site classification of ‘M’ should be adopted for the site in its present condition.

2.6 Flora and Fauna

AREA Environmental Consultants & Communication has undertaken an assessment of biodiversity within the site and its surrounds (refer **Appendix F**). The assessment identifies that the mid and upper stratum vegetation on the property is sparse and is entirely comprised of exotic species. No tree hollows exist in these trees, and they do not represent a feeding resource (nectar, fruit and seed) for native listed species. Furthermore, the ground stratum vegetation is largely exotic with occasional common native species. Observation indicated that the ground stratum is more than 50% exotic species cover, and as such can be considered as a non-native community. All trees observed are exotic species which provide no significant habitat or resources for native fauna. While some exotic vegetation may provide habitat or a feeding resource for the regions listed species, the trees proposed for removed do not. At best they are just feeding habitat for European bees (AREA Environmental Consultants & Communication, 2018).

2.7 Noise Environment

The site is located opposite Morse Park which contains various sporting fields which may be potential sources of noise during sporting events. Otherwise noise levels in the locality are generally typical of low density residential areas.

2.8 Natural Hazards

2.8.1 Flooding

The site is mapped as being within a Flood Planning Area under *Bathurst Regional Local Environmental Plan 2014*. The site is however, identified as being within a Flood Protected Area on Map 23A of the DCP (refer **Figure 55**).

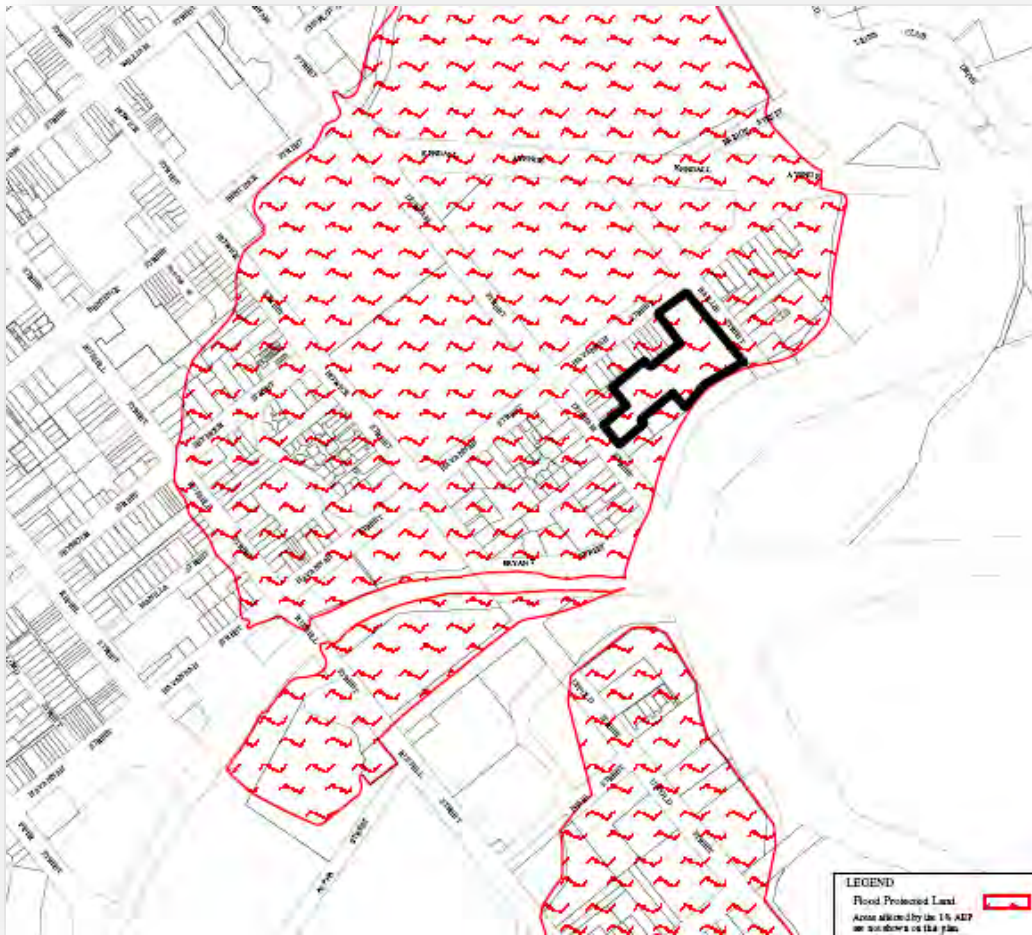


Figure 5 – DCP Flood Protected Area

Source: (Bathurst Regional Council, 2014)

2.8.2 Bush Fire

The site is not mapped as being Bush Fire Prone on Council's Bush Fire Prone Land Map (NSW Planning & Environment, 2018) (NSW Rural Fire Service, 2018).

2.9 Visual Amenity

The subject site is located within an existing residential area and therefore the visual amenity of the locality is primarily residential in nature. The site adjoins residential dwellings to the west and southwest and Snudden Park and a levee bank to the south which provides flood protection from the adjacent Macquarie River. Landuses further east and south of the site, on the opposite side of the Macquarie River, consist largely of farmland and has a rural outlook and visual amenity. Opposite the subject site to the north is Morse Park, which contains various sporting fields whilst opposite the site to the east are further residential dwellings.

2.10 Services

A Dial Before You Dig Search was undertaken for the site. It revealed the following existing connections:

- Above ground powerlines are located in the road reserve on the southern side of Durham Street, the northern side of Havannah Street and the eastern side of Baillie Street.
- NBN Co has in service underground cables/ducts/trenches located in Durham and Havannah and Baillie Streets, with connections to the subject land off Havannah Street and Durham Street.
- Jemena has underground gas mains in the road reserve on the northern side of Durham Street, the southern side of Havannah Street and the eastern side of Baillie Street.
- Telstra has underground assets in the road reserve on the northern side of Durham Street, the southern side of Havannah Street and the eastern side of Baillie Street.

The ‘Detail Survey Plan’ in **Appendix B** indicates that two sewer mains traverse the site and water mains, including hydrants, are located in the road reserves of Havannah Street and Baillie Street.

2.11 Access and Traffic

Concrete vehicular layback crossovers exist on the Durham Street and Havannah Street frontages and provide access to the site.

2.12 Heritage

2.12.1 Aboriginal Heritage

A search of the Aboriginal Heritage Information Management System (AHIMS) was undertaken for the site and its immediate surrounds (refer **Appendix G**). No Aboriginal sites or places have been recorded or declared in or near the search location.

2.12.2 European Heritage

The site is mapped on the LEP Heritage Map as being located within the Conservation Area – General. The site does not contain any listed Heritage items, nor are there any Heritage Items mapped as adjoining or adjacent to the site.

A review of the Council Report for the previous DA for the site indicates that the existing dwelling on the site (fronting Havannah Street) is a late Victorian era cottage and was built in approximately 1883. Its style is typical of the mid Victorian era, being constructed in full brick using English bond and Flemish bond brickwork (Bathurst Regional Council, 2017).

The dwelling originally formed part of a 6 acre holding that contained a total of six (6) cottages and was used as a small farm with other dwellings being rented out. The dwelling was owned by two prominent families of Bathurst, however, none of these families actually resided in the dwelling (Bathurst Regional Council, 2017).

Over time significant alterations have been made to the dwelling. These included changing windows from timber to aluminium framed, window sills and header courses being removed. Internal doors have been removed and boarded up. Verandah supports altered from timber posts to brick pillars, and external walls removed and replaced with large windows (Bathurst Regional Council, 2017).

The most recent use of the building was as an office for a wrecking yard. The building is reported to have been irreversibly altered and is structurally unsafe. The building has been reported to not be habitable in its current state (Bathurst Regional Council, 2017).

3 PROPOSED DEVELOPMENT

3.1 Background

The proposed development is being carried out by Community Housing Provider, Housing Plus, as part of the NSW Governments 'Social and Affordable Housing Fund '(SAHF), a key initiative under the 'Future Directions for Social Housing in NSW' strategy. SAHF Phase 2, of which this development is part of, aims to prioritise housing for older women and for regional areas.

The stock of affordable housing has deteriorated across most of metropolitan New South Wales and in many regional areas over the last decade or so. At the same time, parts of the state, particularly non-metropolitan areas, have been experiencing a divergence between the type of housing available and the needs of the population. The result is a shortage of suitable accommodation for local communities in most areas.

Demand for social and affordable rental housing is increasing and increasingly the unaffordable private rental market for people on low incomes, responses to homelessness and fewer social housing vacancies have driven the growth in the waiting list, which has now reached 48,337 (June 2018 figure) households. As a result at the same time, people are staying in social housing longer, with the average length of social housing leases becoming longer, with more than 50% of people in social housing holding a lease for 10 years or more.

The focus of the proposed social and affordable housing development is to meet the needs of the aging (over 55) population, however, it is not guaranteed that the development will be occupied exclusively by this demographic. The dwellings will be occupied by tenants who have been assessed as eligible under the NSW Housing Pathways Strategy, however, the proposed development does form part of a strategy to meet the needs of the aging (over 55) population. A trend has emerged which identifies that there are a large number of people (particularly single women) in the over 55 age group who are waiting for access to affordable housing, due to a lack of developments which meet their specific needs. This development will assist in meeting this need by constructing dwellings that have been designed to the silver standard of the Livable Housing Design Guidelines (**Appendix H**), which ensures homes are built to meet the needs of aging people. This means that the dwellings will incorporate design features such as:

- A safe, continuous and step free path of travel from the street entrance and/or parking area to a dwelling entrance;
- A level, step-free entrance to the dwelling;
- Wide internal doors and corridors that facilitate comfortable and unimpeded movement between spaces;
- Single storey construction with easy access to the bathroom;
- A step-free shower recess with removable shower screens;
- Reinforced walls around the toilet, shower and bath to support the safe installation of grab rails as required; and
- Continuous handrails on one side of any stairway where there is a rise of more than one metre.

3.2 Demolition

The proposed development will include the demolition of the two existing dwellings and associated structures existing on the site, as shown on the “*Demolition Plan*” in **Appendix I**.

3.3 Multi Dwelling Housing

The proposed development is for a multi dwelling housing development containing thirty eight (38) dwellings, comprising of a mix of:

- seventeen (17) one-bedroom dwellings; and
- twenty one (21) two-bedroom dwellings.

The development will consist of variety of building types, nineteen (19) separate buildings are proposed with two (2) buildings containing four (4) dwellings, one (1) building containing three (3) dwellings, eleven (11) buildings containing two (2) dwellings in a duplex design and with the remaining five (5) buildings being individual dwellings. The development will be comprised of nine (9) different dwelling design types, as shown in **Appendix I and Table 3**.

The proposed development is predominantly of brick construction which is consistent with the character of the locality. The dwellings along the three road frontages have been designed to address their respective streets. All dwellings have private entrances, kitchen, dining or living room windows in the front façade which will permit passive surveillance of the street and/or the site internally.

The proposed development has been designed in consideration of the “*Livable Housing Design Guidelines*”, produced by Livable Housing Australia 2017, and has subsequently received a “*Silver Level*” rating in accordance with this document, refer to **Appendix H**.

Stormwater drainage for the proposed development has been designed in accordance with Council’s requirements, refer to “*Drawing No 30427_C10 Concept Stormwater Management Plan*” and “*Drawing No 30427_C1 Stormwater General Notes & Typical Details*” in **Appendix J**.

A variety of new landscape plantings are proposed to enhance and soften the appearance of the developed site. New plantings will consist of a mixture of new trees, shrubs and groundcovers, refer to Landscape Plans in **Appendix K**.

A common recreation area is proposed adjoining the north-eastern boundary of the site.

Each dwelling will be provided with its own private open space (POS) area in the form of a courtyard directly accessible from living areas. The POS areas of each dwelling will be delineated with 1.8m high colourbond fencing, except where they are visible from the street in which case fencing will be a slated timber style, and will accommodate a principal private open space area, clothes drying area and landscaping. Fencing across the frontages of the site of the will consist of low-lying picket fencing in keeping with the locality. For further fencing details refer to the Landscape Plans in **Appendix K**.

Two communal bin storage enclosure areas, of brick construction, will accommodate garbage and recycling bins to service all dwellings, whilst two (2) bin holding areas have been provided near the Baillie and Durham Street frontages and is where bins will be taken by residents ready for collection by a private contractor. It is proposed that the waste contractor will park the truck kerbside, service the bins from the bin holding area and return the bins to the same location after emptying. Letterboxes will be integrated into the bin holding area enclosure walls.

Table 2 – Development Data:

Unit No.	No. of Bedrooms	Design Type	Dwelling Area m ²	POS m ²	Car parking Spaces
					<i>All units have 1 covered space in the form of a carport or garage in the case of *</i>
1	2	Type 1 (Duplex style with integrated garage)	90	113	1*
2	1	Type 1 (Duplex style with integrated garage)	55	66	1*
3	1	Type 1 (Duplex style with integrated garage)	55	44	1*
4	2	Type 1 (Duplex style with integrated garage)	90	68	1*
5	1	Type 1 (Duplex style with integrated garage)	55	49	1*
6	2	Type 1 (Duplex style with integrated garage)	90	69	1*
7	2	Type 4 (Duplex style)	68	88	1
8	2	Type 4 (Duplex style)	68	84	1
9	2	Type 5 (Single dwelling)	68	129	1
10	2	Type 5 (Single dwelling)	68	125	1
11	2	Type 4 (Duplex style)	68	80	1
12	2	Type 4 (Duplex style)	68	77	1
13	2	Type 5 (Single dwelling)	68	87	1
14	2	Type 4 (Duplex style)	68	80	1
15	2	Type 4 (Duplex style)	68	70	1
16	1	Type 2 (Duplex Style)	49	78	1
17	1	Type 2 (Duplex Style)	49	74	1
18	1	Type 3 (single dwelling)	49	98	1
19	2	Type 4 (Duplex style)	68	95	1
20	2	Type 4 (Duplex style)	68	106	1
21	2	Type 4 (Duplex style)	68	103	1
22	2	Type 4 (Duplex style)	68	78	1
23	2	Type 4 (Duplex style)	68	63	1
24	2	Type 4 (Duplex style)	68	59	1
25	2	Type 4 (Duplex style)	68	57	1
26	2	Type 4 (Duplex style)	68	53	1
27	1	Type 6 (4 adjoined dwellings)	49	85	1

28	1	Type 6 (4 adjoined dwellings)	49	41	1
29	1	Type 6 (4 adjoined dwellings)	49	41	1
30	1	Type 6 (4 adjoined dwellings)	49	58	1
31	2	Type 7 (single dwelling)	67	168	1
32	1	Type 8 (4 adjoined dwellings)	49	29	1
33	1	Type 8 (4 adjoined dwellings)	49	30	1
34	1	Type 8 (4 adjoined dwellings)	49	30	1
35	1	Type 8 (4 adjoined dwellings)	49	32	1
36	1	Type 9 (3 adjoined dwellings)	49	34	1
37	1	Type 9 (3 adjoined dwellings)	49	30	1
38	1	Type 9 (3 adjoined dwellings)	49	30	1
					TOTAL = 38

A total of fifty-one (51) car parking spaces are proposed to service the development. Car parking will be provided as follows:

Table 3 – Car parking Data:

	No. provided	Form
1 Bedroom Dwelling	1 per dwelling <i>Total = 17</i>	1 x Carport adjacent to dwelling or integrated garage
2 Bedroom Dwelling	1 per dwelling <i>Total = 21</i>	1 x Carport adjacent to dwelling or integrated garage
Visitor	13	2 x surface car parking courts: - 8 spaces opposite "Unit 21" - 5 spaces adjacent to "Unit 18"
TOTAL	51	
Bicycle	8	2 x bicycle parking areas each located adjacent to the visitor parking areas.

The development is proposed to be accessed by two separate driveways. A 6m wide driveway off Durham Street is proposed to provide access to fifteen (15) of the dwellings, (No.s 1-15), on the southwestern side of the site, whilst a 6m wide driveway off Baillie Street will provide access to the remaining twenty three (23) units, (No.s 19-38) located on the north-eastern portion of the site.

Pedestrian access from the street to the front curtilage of the dwellings shall be provided via a separate footpath adjacent to the driveway.

4 LAND USE ZONING

The subject site is zoned R1 General Residential pursuant to *Bathurst Regional Local Environmental Plan 2014* (LEP). The proposed development is for a multi dwelling housing, which is permissible with consent in the R1 Zone.

multi dwelling housing means 3 or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building.

Note.

Multi dwelling housing is a type of residential accommodation

The permissibility of the proposed development is assessed in terms of the heads of consideration in Section 4.15 of the *Environmental Planning & Assessment Act 1979*, which incorporates consideration of the LEP and the objectives and permissible uses outlined in the R1 Zone, as outlined in **Section 5** of this report.

5 PLANNING CONSIDERATIONS

5.1 Biodiversity Conservation Act 2016

5.1.1 Is the development likely to significantly affect threatened species?

Clause 7.2 of the *Biodiversity Conservation Act 2016* (BC Act) identifies the following circumstances where a development is likely to significantly affect threatened species:

- (a) *it is likely to significantly affect threatened species or ecological communities, or their habitats, according to the test in section 7.3, or*
- (b) *the development exceeds the biodiversity offsets scheme threshold if the biodiversity offsets scheme applies to the impacts of the development on biodiversity values, or*
- (c) *it is carried out in a declared area of outstanding biodiversity value.*

Each of these is addressed below.

5.1.1.1 Section 7.3 Test

To determine whether a development is likely to significantly affect threatened species or ecological communities, or their habitats, the following is to be taken into account in accordance with Section 7.3 of the BC Act:

- (a) *in the case of a threatened species, whether the proposed development or activity is likely to have an adverse effect on the life cycle of the species such that a viable local population of the species is likely to be placed at risk of extinction,*
- (b) *in the case of an endangered ecological community or critically endangered ecological community, whether the proposed development or activity:*
 - (i) *is likely to have an adverse effect on the extent of the ecological community such that its local occurrence is likely to be placed at risk of extinction, or*
 - (ii) *is likely to substantially and adversely modify the composition of the ecological community such that its local occurrence is likely to be placed at risk of extinction,*
- (c) *in relation to the habitat of a threatened species or ecological community:*
 - (i) *the extent to which habitat is likely to be removed or modified as a result of the proposed development or activity, and*
 - (ii) *whether an area of habitat is likely to become fragmented or isolated from other areas of habitat as a result of the proposed development or activity, and*
 - (iii) *the importance of the habitat to be removed, modified, fragmented or isolated to the long-term survival of the species or ecological community in the locality,*
- (d) *whether the proposed development or activity is likely to have an adverse effect on any declared area of outstanding biodiversity value (either directly or indirectly),*
- (e) *whether the proposed development or activity is or is part of a key threatening process or is likely to increase the impact of a key threatening process.*

Comment: The Biodiversity Assessment provided in **Appendix F** concludes that

“A search of the BioNet database showed some bird, mammal, plant and amphibian sightings within 1500 metres of the property, but no sightings on the property.

All listed species will have some reliance on the waterway however one sighting is relevant to development on this property. A Green and Gold Bell Frog has been recorded downstream from the property. This species has a clear reliance on the waterway. Any development on this property will need to include development, approval and implementation of stormwater, sediment control and accidental spill management plans.

No threatened species were observed at the property and habitat for them does not occur.”

5.1.1.2 Section 7.4 Test

Section 7.4 of the BC Act states:

- (1) *Proposed development exceeds the biodiversity offsets scheme threshold for the purposes of this Part if it is development of an extent or kind that the regulations declare to be development that exceeds the threshold.*
- (2) *In determining whether proposed development exceeds the biodiversity offsets threshold for the purposes of this Part, any part of the proposed development that involves the clearing of native vegetation on category 1-exempt land (within the meaning of Part 5A of the Local Land Services Act 2013) is to be disregarded.*

Comment: The Biodiversity Assessment provided in **Appendix F** concludes that the mid and upper stratum vegetation on the property is sparse and is entirely comprised of exotic species and ground stratum vegetation is largely exotic with occasional common native species. The report indicated that the ground stratum is more than 50% exotic species cover, and as such can be considered as a non-native community.

The development will not occur on land mapped as having biodiversity values on the Biodiversity Values Map. Therefore, the proposed development does not exceed the biodiversity offsets threshold for the purposes of this Section of the Act.

5.1.1.3 Declared Area of Outstanding Biodiversity Value

The site is not identified as being within an area of Outstanding Biodiversity Value.

5.1.2 Biodiversity Development Assessment Report

As outlined in **Section 5.1.1**, the proposed development is not likely to significantly affect threatened species as defined by Section 7.2 of the BC Act. Therefore, a Biodiversity Development Assessment Report is not required to accompany the application for development consent.

5.2 Environmental Planning & Assessment Act 1979

5.2.1 Objects of Act

The objects of this Act are as follows:

- (a) *to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources,*
- (b) *to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,*
- (c) *to promote the orderly and economic use and development of land,*
- (d) *to promote the delivery and maintenance of affordable housing,***
- (e) *to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats,*
- (f) *to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),*
- (g) *to promote good design and amenity of the built environment,*
- (h) *to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,*
- (i) *to promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State,*
- (j) *to provide increased opportunity for community participation in environmental planning and assessment.*

In response to rising housing costs and a decline in housing affordability, the NSW Government amended the Environmental Planning and Assessment Act 1979 in 1999 to make provision and maintenance of affordable housing a specific objective of the Environmental Planning & Assessment Act 1979 (EP&A Act). The proposed development is consistent with the *Objects of the Act* as it will provide affordable housing which has been designed to be consistent with the parameters of the local planning controls and environmental legislation. It will make best use of existing urban land and infrastructure and will support the social and economic wellbeing of the Bathurst Regional Local Government Area.

5.2.2 Application of Biodiversity Conservation Act 2016

Section 1.7 of the *Environmental Planning & Assessment Act 1979* (EP&A Act) identifies that Part 7 of the BC Act relates to the operation of the EP&A Act in relation to the terrestrial environment. This Act is addressed in **Section 5.1** of this report.

5.2.3 Evaluation

Section 4.15 of the EP&A Act (as amended) requires the Council to consider various matters in regard to the determination of the Development Application.

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*
 - (v) *the regulations (to the extent that they prescribe matters for the purposes of this paragraph), and*
 - (v) *(Repealed)*
- that apply to the land to which the development application relates,*
- (b) *The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality;*
 - (c) *The suitability of the site for the development,*
 - (d) *Any submissions made in accordance with this act or the regulations,*
 - (e) *The public interest.*

The proposed development has been designed with consideration to the following matters, as outlined below.

5.2.4 Integrated Development

Development that requires both development consent and another approval listed under Section 4.46 of the EP&A Act is 'Integrated Development'. The proposed development is Integrated Development by virtue of requiring:

- a Controlled Activity Approval (CAA) under the Water Management Act 2000.

The development will involve works within 40m of the top of the bank of the Macquarie River (waterfront land). As such this DA is required to be referred to the Resource Resources Access Regulator (NRAR) in order to obtain its General Terms of Approval (GTAs) for the CAA.

The Biodiversity Assessment provided in **Appendix F** addresses biodiversity of the riparian corridor and has found:

The NSW mapped Key Fish Habitat indicates the Macquarie River adjacent to the property is classified as Key Fish Habitat, which in turn means all land within

this mapped polygon is an aquatic Endangered Ecological Community listed under the NSW Fisheries Management Act 1995.

All land within 40 metres of the highest bank of the river according to NSW Water Controlled Activities on Waterfront Land is considered as waterfront land. The Guidelines for vegetation management plans on waterfront land indicates that Development of the levee bank along this stretch of river makes this measurement unclear. To manage this limitation the Key Fish Habitat map has been used to indicate the riparian zone. Figure 1 shows that the Key Fish habitat map overlaps with the property by approximately 0.049 hectares for Lot100 DP1082124 and approximately 0.031 hectares for Lot5 DP595438.

This overlap with the property means development at this site is considered a controlled action within a riparian corridor. A Vegetation Management Plan will need to be developed in accordance with the Department of Primary Industry's Controlled Activities on Waterfront Land - Guidelines for vegetation management plans on waterfront land (note the department is now called the Department of Industry)."

In light of the above the Ecologist suggests that "an agreeable solution might be the Proponent enabling the Local Land Care group to repair an area of river front land along the Macquarie River at minimum twice area size of mapped Key Fish Habitat affected (the offsetting requirement is 0.08 ha)."

5.3 Environmental Planning Instruments

5.3.1 SEPP No. 44 - Koala Habitat Protection

Whilst the subject site is located within the former Bathurst LGA, it is not considered to comprise potential koala habitat as defined by *State Environmental Planning Policy No. 44 - Koala Habitat Protection* (SEPP 44), refer to **Appendix F** for an analysis of onsite vegetation. Therefore SEPP 44 does not require any further consideration.

5.3.2 SEPP No.55 - Remediation of Land

Clause 7 of *State Environmental Planning Policy No.55 – Remediation of Land* (SEPP 55) requires Council to consider the following before granting consent to a DA:

- (a) it has considered whether the land is contaminated, and*
- (b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and*
- (c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.*

The subject site (Lot 100) has been the subject of a number of contamination investigations over recent times. The most recent Remediation Action Plan (RAP) for the

site reported that the previous land uses have result in contamination of the site, including asbestos fragments, polycyclic aromatic hydrocarbons (PAH), benzo(a)pyrene (BaP) and lead (Envirowest Consulting, 2016).

Remediation works have included excavation of relocation of the identified lead hydrocarbon and asbestos contaminated soils to the former quarry area. The area outside of the quarry area has been validated as no longer being contaminated and suitable for residential land use (Envirowest Consulting, 2016).

The quarry previously been subject to filling with uncontrolled material as well as the disposal of the abovementioned contaminated material. To remediate the quarry, it has been encapsulated with a geotextile barrier (Bidim A44 or similar) and subsequent compacted soil layer (minimum 0.5m depth). A Site Management Plan (SMP) has been prepared for the site to guide future development (Appendix C). The remediation works have been completed and signed off by an EPA Accredited Site Auditor (refer Appendix C)

As discussed in Section 2.6 of this report further contamination investigation has taken place over Lot 5 by suitably qualified environmental scientists.

In summary part of the brick pit associated with Lot 100 encroaches onto a small area in a corner of Lot 5 and it is recommended that remediation and/or management work be carried out to ensure this area is suitable for the proposed use.

5.3.3 State Environmental Planning Policy BASIX 2004

The proposed development comprises BASIX affected development. BASIX certificates have been prepared for each dwelling, (refer to **Appendix L**) and the relevant energy and water saving commitments shown on the associated plans.

5.3.4 Bathurst Regional Local Environmental Plan 2014

5.3.4.1 Land Use Table

The subject site is zoned R1 General Residential pursuant to *Bathurst Regional Local Environmental Plan 2014* (LEP). The objectives of the R1 zone are:

- *To provide for the housing needs of the community.*
- *To provide for a variety of housing types and densities.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To provide housing choice and affordability by enabling opportunities for medium density forms of housing in locations and at densities that complement the surrounding residential environment.*
- *To protect and conserve the historic significance and scenic quality of the urban villages of Eglinton, Raglan and Perthville.*

- *To enable commercial development that is compatible with the amenity of the area and does not prejudice the status and viability of the Bathurst central business district as the retail, commercial and administrative centre of Bathurst.*

Comment: The proposed development is defined as ‘multi dwelling housing’, which is permissible with consent in the zone. The proposed development is considered to be consistent with the zone objectives as it directly provides for the housing needs of the community and provides variety to the housing types and densities in the locality whilst still being consistent with applicable development standards.

The proposed development will assist in addressing the demand for additional social and affordable housing supply in the state, with approximately 48,337 people currently on the waiting list for social housing alone, with those in the Bathurst allocation zone currently expected to have to wait between 2 and 5 years for a 1 or 2 bedroom home (figures sourced from NSW Department of Family & Community Services). As such the proposed development will assist in providing additional housing for those most in need in the community.

5.3.4.2 Minimum lot sizes for dual occupancies, multi dwelling housing and residential flat buildings

Clause 4.1B(3) of the LEP requires that development consent cannot be granted to development for the purpose of multi dwelling housing unless the lot achieves the minimum lot size as shown on the Minimum Lot Size—Multi Dwelling Housing and Residential Flat Buildings Map. The minimum lot size for the site is 900m² for multi dwelling housing. The subject site has an area of 1.493 hectares and thus achieves the required minimum lot size.

5.3.4.3 Height of buildings

Clause 4.3 of the LEP requires that the height of any building is not to exceed the maximum height as shown on the Height of Buildings Map. The maximum building height for the site is shown as 9m. The proposed development has a maximum building height of 5.29m and thus is lower than the maximum building height permitted.

5.3.4.4 Heritage Conservation

The site is mapped on the LEP Heritage Map as being located within the Conservation Area – General. The site does not contain any listed Heritage items, nor are there any Heritage Items mapped as adjoining or adjacent to the site. No known items of Aboriginal heritage significant have been identified as occurring on the site (refer **Appendix G**).

Clause 5.10(2) of the LEP requires development consent for the following in relation to the proposed development:

- Demolishing a building within a heritage conservation area; and
- Erecting a building within a heritage conservation area.

Before granting consent to development for the above, Council is required to consider (Clause 5.10(4):

... the effect of the proposed development on the heritage significance of the item or area concerned.

Comment: A detailed Heritage Impact Statement was prepared by Andrew Star & Associates Heritage Consultants in September 2016 in support of DA 2016/418 which also proposed the demolition of the two dwellings on the site and a multi dwelling housing development, albeit a larger development containing 49 dwellings. This report established the historical significance of and assessed the condition of the dwellings and subsequently determined that the dwelling at No. 48 Havannah Street had extensive structural damage and had been subject to considerable alteration and as such Council supported it's proposed demolition as part of the wider proposed redevelopment of the site. Similarly, the dwelling at No. 23 Durham Street was also assessed and it was found not to be architecturally significant or valuable to heritage conservation area and as such Council also supported it's proposed demolition, refer to **Appendix M**.

The proposed development has been designed to be sympathetic to the heritage conservation area character and has incorporated design elements such as, dwellings in an adjoined terrace style along the Havannah and Baillie Street frontages, front verandahs, commentary building materials e.g. metal sheet roofing and red brick, vertically proportioned windows, and low level front fencing, all of which are characteristic of the historic locality.

The proposed development also includes a common area for residents that will assist in fostering a vibrant sense of community.

5.3.4.5 Flood Planning

The subject site is mapped as being within the Flood Planning Area. Clause 7.1 of the LEP states that consent cannot be granted for development in a flood planning area unless the consent authority is satisfied that:

- (a) *is compatible with the flood hazard of the land, and*
- (b) *will not significantly adversely affect flood behaviour resulting in detrimental increases in the potential flood affectation of other development or properties, and*
- (c) *incorporates appropriate measures to manage risk to life from flood, and*
- (d) *will not significantly adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses, and*
- (e) *is not likely to result in unsustainable social and economic costs to the community as a consequence of flooding.*

Comment: The subject site falls within *Flood Protected Land*, as identified by "Map No. 32A - Havannah Street Area" in the Bathurst Regional Development Control Plan 2014 (DCP), as it is protected by levees from the 1% AEP flood.

5.3.4.6 Airspace Operations

Clause 7.3 of the LEP requires Council to consult with the Civil Aviation Safety Authority (CASA) if a proposed development will penetrate the Limitation or Operations Surface for Bathurst Airport. The Obstacle Limitation Surface (OLS) for the site is RL 840.0m. Given the proposed development is all single storey and the highest FFL is RL 653.9m, the overall height of the development would not extend into the OLS.

5.3.4.7 Essential Services

Clause 7.5 of the LEP requires that Council cannot grant consent to a development unless it is satisfied that the services essential to the development are available or adequate arrangements have been made to make the services available when required. Each of these are addressed below:

- (a) Water supply – the development will connect into the existing reticulated water connection to the site, as outlined in **Section 5.5.1 Table 4**.
- (b) Electricity – the development will connect into the existing electricity connections to the site, as outlined in **Section 5.5.1 Table 4**.
- (c) Disposal and management sewage – the development will connect into the existing reticulated sewerage connection to the site, as outlined in **Section 5.5.1 Table 4**
- (d) Stormwater drainage – the development will connect into the existing stormwater system, as outlined in **Section 5.5.1 Table 4**.
- (e) Road Access – The development is proposed to be accessed by two separate driveways. A 6m wide driveway off Durham Street is proposed to provide access to fifteen (15) of the dwellings, (No.s 1-15), on the southwestern side of the site, whilst a 6m wide driveway of Baillie Street will provide access to the remaining twenty three (23) units, (No.s 19-38) located on the northeastern portion of the site.

5.4 Draft Environmental Planning Instruments

No draft Environmental Planning Instruments are known to be applicable to the subject site or development.

5.5 Bathurst Development Control Plan 2014

5.5.1 Residential Development

Section 4 of the *Bathurst Development Control Plan 2014* (DCP) applies to development *inter alia* in the R1 zone. The following table considers the provisions of Section 4 as they apply to the proposed development.

Table 4 – DCP Section 4 Residential Development Considerations	
Required	Provided
4.2 RESIDENTIAL DENSITY	
4.2.2 Development standards	
Classes of Housing	
The classes of housing which may be approved by Council in accordance with the objectives of the Zone R1 - General Residential or Zone R2 – Low Density Residential and pursuant to the LEP are shown in the table below.	Multi dwelling housing is permissible in Precinct 1.
Population density	
a) The residential density is to be no greater than 88 persons per site hectare on lots less than 4000 square metres.	The site area is 1.493 hectares. Therefore, the maximum density for the site is 139.6 persons.
b) The residential density is to be no greater than 93.5 persons per site hectare on lots greater than 4000 square metres.	The development proposes: 17 x 1b = 1.5 x 17 = 25.5 persons 21 x 2br dwellings = 2.2 x 21 = 46.2 persons The development would have a total of 71.7 persons, thus being below the maximum population density.
4.3 MINIMUM LOT SIZE	
4.3.2 Development standards	
a) Council shall not grant consent to development for the purpose of a dwelling house unless the area of the allotment is no less than the minimum set in Clause 4.1. Minimum subdivision lot size and on the Lot Size Map (LSZ), or Clause 4.1(3F) and 4.1(3G) of the LEP in the case of a battleaxe allotment, within the Bathurst Regional Local Environmental Plan 2014.	N/A – not dwelling house development.

Table 4 – DCP Section 4 Residential Development Considerations	
Required	Provided
<p>b) Council shall not grant consent to development for the purpose of a dual occupancy unless the area of the allotment is no less than the minimum set in Clause 4.1B Minimum lot sizes for dual occupancies, multi dwelling housing and residential flat buildings and on the Minimum Lot Size – Dual Occupancy Map (LSD) within the Bathurst Regional Local Environmental Plan 2014.</p>	<p>N/A – not dual occupancy development.</p>
<p>c) Council shall not grant consent to development for multi dwelling housing and residential flat buildings unless the area of the allotment is no less than the minimum set in Clause 4.1B Minimum lot size for dual occupancies, multi dwelling housing and residential flat buildings and on the Minimum Lot Size – Multi Dwelling Housing and Residential Flat Building Map (LSM) within the Bathurst Regional Local Environmental Plan 2014.</p>	<p>The MLS for the site is 900m². The site has an area of 1.493 hectare.</p>
<p>d) Notwithstanding the minimum lot sizes established for the subdivision of land under Clause 4.1 of the LEP, medium density housing developments that have been approved by Council and physically commenced can be further subdivided (see section 3.4.4) to any size in accordance with Clause 4.1B(4) of the LEP.</p>	<p>N/A</p>
4.4 GENERAL SITING CONSIDERATIONS – ALL RESIDENTIAL DEVELOPMENT	
4.4.2 Development standards	
General	
<p>Where cut and/or fill in excess of 1 metre is proposed, a cross section plan is to be provided demonstrating compliance with AS 2890 with respect to the driveway and the cut and fill provisions outlined in Chapter 16 of this DCP.</p>	<p>The proposed development will not require cut or filling the site more than 1m.</p>



Table 4 – DCP Section 4 Residential Development Considerations	
Required	Provided
<p>Front Building Line Setback</p> <p>Any part of the building must comply with the building line setbacks specified in the table below.</p> <p>Within the Bathurst Heritage Conservation Area = Must complement the existing setbacks of surrounding buildings in the vicinity and within the streetscape. Visibility must be maintained on corner allotments.</p>	
<p>Garages for Dual Occupancy and Multi Unit Dwelling developments</p> <p>Any part of the building must comply with the building line setbacks specified in the table below:</p> <ul style="list-style-type: none"> Garage doors forming part of the building line, or within 1 metre of the building line = Garage door openings are to make up less than 50% of the dwelling's lineal façade fronting a public road. Garage doors located greater than 1 metre behind the entry/living façade, or not orientated towards the street = Garage door openings are to make up less than 70% of the dwelling's lineal façade fronting a public road. 	
<p>Side and Rear Building Line Setbacks</p> <p>(a) Any part of the building must comply with the side and rear building line setbacks specified in the table below.</p> <p>Residential Units, boarding houses, seniors housing - Single storey:</p> <ul style="list-style-type: none"> Continuous walls of less than 10 metres and non-continuous walls of any length = In accordance with the National Construction Code (NCC). 	
	<p>Building setbacks will complement the existing setbacks of surrounding buildings in the vicinity and within the streetscape.</p> <p>Garage door openings make up approximately 31% of the dwelling/s frontage.</p> <p>All garage door openings make up approximately 31% of the dwelling/s frontage</p>
	<p>Proposal complies with NCC.</p>

Table 4 – DCP Section 4 Residential Development Considerations

Required	Provided
<ul style="list-style-type: none"> Continuous walls of more than 10 metres = Staggered to include setbacks exceeding the minimum set by the NCC or broken into lengths of 10 metres or less and interspersed with open space. 	<p>“Unit 1” has a continuous wall of 14.26m adjacent to the side boundary and has a side setback of approximately 2.9m which is greater than that required by the NCC.</p>
<p>Residential Units, boarding houses, seniors housing – Two storey:</p> <ul style="list-style-type: none"> Continuous walls of less than 10 metres and non-continuous walls of any length =1.5m Continuous walls of more than 10 metres = Staggered to include setbacks exceeding 1.5 metres, or broken into lengths of 10 metres and interspersed with open space. 	<p>N/A – Single storey only.</p>
<p>(b) Notwithstanding the table above, where Council is of the opinion that such a setback will:</p> <ul style="list-style-type: none"> i) significantly overshadow neighbouring properties and/or, ii) adversely impact upon the privacy of neighbouring properties, <p>then such a setback must be increased to the extent necessary to reduce the overshadowing or maintain the privacy of adjoining owners.</p>	<p>N/A</p>
<p>c) All applications for development (except single storey dwelling houses) must show the location of neighbouring buildings, neighbouring windows, balconies and outdoor living areas in relation to the proposed development.</p>	<p>Supporting documentation complies, refer to the “Detail Level Survey” in Appendix B and the plans in Appendix I.</p>
<p>d) Applications for two storey development (including 2 storey additions) are to provide an assessment of overshadowing to all adjoining properties on the winter solstice in June.</p>	<p>N/A – Single storey only.</p>

Table 4 – DCP Section 4 Residential Development Considerations

Required	Provided
External Appearance – Dual Occupancies and Residential Units	
All dual occupancy and residential unit developments	
<p>a) All dual occupancy or residential unit developments that directly front a public road must be orientated toward that street by way of openings, verandah, awning and/or other similar articulation and detail. If a dwelling is proposed on a corner allotment, articulation, openings and detail in the building façade must also be provided for both street frontages.</p>	<p>The development has been designed to orientate all dwellings to the street frontages and have been designed to complement the heritage character streetscape.</p>
<p>b) Any proposed dual occupancy must display relief in the roof form and articulation of the walls and front façade. For detached dual occupancies or residential units, there is to be variation in the detailing of the front façade between each dwelling of the dual occupancy or residential unit development. The change in detail is to be illustrated on the plans.</p>	<p>N/A – not dual occupancy development.</p>
Privacy– Residential Units and Dual Occupancy Developments	
<p>a) Windows of habitable rooms facing side or rear boundaries are generally to be offset by at least 1.0m from the centre point of any opposite facing window.</p>	<p>Proposed development complies, refer to the plans in Appendix I.</p>
<p>b) Where a proposed window will face directly onto adjoining principle private open space, the window should be screened or have obscure glazing.</p>	<p>No windows will directly overlook the private open space of an adjoining dwelling.</p>
<p>c) Windows and balconies at first floor level are generally to:</p> <ul style="list-style-type: none"> i) be screened by boundary landscaping that can be effective within 3 years, or 	<p>N/A – single storey development only.</p>

Table 4 – DCP Section 4 Residential Development Considerations	
Required	Provided
<p>ii) be screened by permanently fixed structures made of durable materials.</p>	
<p>d) Long narrow windows, high level windows or roof lights should be used to provide natural light whilst maximising privacy along walls close to neighbouring dwellings/open space.</p>	<p>Not necessary as development is only single storey and private open space areas are separated by 1.8m high dividing fences no overlooking between dwellings will occur.</p>
Overshadowing – Residential Units and Dual Occupancy Developments	
<p>a) New development should not significantly affect access to sunlight of existing or likely future development on other property between 9.00am and 3.00pm, particularly living areas and usable open space. At least two hours sunlight to indoor and outdoor living areas of adjoining properties is to be maintained between 9.00am and 3.00pm on June 21.</p>	<p>The indoor and outdoor living areas of adjoining properties will retain in excess of two hours sunlight between 9.00am and 3.00pm midwinter, refer to “Sheet DA 050 Shadow Diagram” in Appendix I.</p>
<p>b) The overshadowing diagrams should be provided in 1 hour intervals for the period 9.00am and 3.00pm on 21 June.</p>	<p>Shadow Diagrams have only been prepared for 9am, 12pm and 3pm mid-winter however given that the proposed development is single storey only the shadow diagrams provided demonstrate that the proposed development will still permit adequate sunlight to adjoining properties in accordance with the requirements of the DCP without the need for further intervals being shown.</p>
Construction of footpaths – Residential Units and Dual Occupancy Developments	
<p>a) A footpath is to be constructed for the full frontage of the allotment in accordance with the DCP maps, the Bathurst Community Access and Cycling Plan 2011 and Council’s Guidelines for Engineering Works.</p>	<p>Noted.</p>

Table 4 – DCP Section 4 Residential Development Considerations		Required	Provided
4.7 PRIVATE OPEN SPACE AND LANDSCAPING			
4.7.3 Development standards			
a)	Private open space is to be provided per dwelling in accordance with the following table. <ul style="list-style-type: none"> 1 bedroom = 20m² Minimum Private Open Space Required 2 bedroom = 30m² Minimum Private Open Space Required 	Private open space (POS) has been provided in excess of these requirements, refer to Table 3 and “ <i>Sheet DA010 Ground Floor Plan</i> ” in Appendix I : <ul style="list-style-type: none"> 1 bedroom = between 29m² and 98m² 2 bedroom = between 53m² and 168m² 	
b)	Private open space required by the above table is to be located behind the front building line.	All POS referred to above is provided behind the building line.	
c)	Land less than 4 metres in width or steeper than 1:10 gradient does not qualify as private open space.	Noted, any area conforming to these characteristics has not been included in POS area calculations.	
d)	At least 20m ² of the private open space required by the table above is to be located so as to adjoin a habitable living room at ground level.	All POS proposed is directly accessible of a living room or living/dining room.	
e)	Where a dwelling is located on a second storey and does not have direct access to ground level, a 10m ² balcony is to be provided that adjoins a habitable living area. The remaining private open space requirement per dwelling (as outlined in the table above) is to be provided as usable/functional communal open space (e.g. BBQ area), that is screened from public view.	N/A – Single storey only.	
f)	Private open space areas should generally be north facing.	The majority of dwellings have POS areas with a northern aspect.	
g)	All parts of a site not built upon or used for private open space, driveways, etc. shall be provided as landscaped areas/communal open space.	The eastern corner of the site has been designated for communal open space and will be landscaped and incorporate a covered bbq area and an over 55’s activity area. For further landscaping detail refer to the in Appendix K .	

Table 4 – DCP Section 4 Residential Development Considerations

Required	Provided
Communal open space is to be sited to enable passive and active recreation around buildings rather than just as remnants of space on a site.	
h) Private open space is to be clearly defined by walls, fencing or landscaping so as to provide a self contained space adjacent to each dwelling.	Each individual dwelling and it's associated POS will be delineated by 1.8m high colourbond fencing.
i) For residential unit developments, Council will require a landscape plan to be submitted in accordance with section 13 – Landscaping and Greening of this Plan at the time of lodgment of the Development Application.	A landscape plan has been prepared in accordance with the DCP, refer to Appendix K .
j) The Private Open Space for each dwelling should generally not be overshadowed by the development to which it serves.	All POS will receive at least 2 hours of sunlight between 9.00am and 3.00pm mid-winter.
4.8 HEIGHT OF BUILDINGS	
4.8.2 Development standards	
a) A building containing more than 2 floors shall not be erected on land within Zone R1 - General Residential or Zone R2 Low Density Residential.	N/A – Single story only.
e) Notwithstanding (a), (b), (c) and (d), where Council is of the opinion that such a height will: <ul style="list-style-type: none"> i) significantly overshadow neighbouring properties and/or ii) adversely impact upon the privacy of neighbouring properties, then such building height must be reduced to the extent necessary to reduce the overshadowing or maintain the privacy of neighbouring properties.	N/A – Single storey only.
4.9 PARKING, ACCESS AND MANOEUVRING AREAS	
4.9.2 Development Standards	



Table 4 – DCP Section 4 Residential Development Considerations

Required	Provided										
<p>a) Car and bicycle parking is to be provided on site in accordance with section 14 – Parking of this Plan, and as repeated below.</p>	<p>Proposed development complies, see below:</p>										
<p>Medium density housing (Precinct 1): Minimum car parking required:</p> <p>a) For 1 or 2 bedroom dwellings – 1 covered car parking space per dwelling and 1 visitors space per 4 dwellings (or part thereof)</p> <p>b) For 3 or more bedroom dwellings – 1 covered car parking space per dwelling and 1 visitors space per 2 dwellings (or part thereof)</p>	<p>Car parking proposed exceeds the required rate of provision:</p> <table border="1" style="margin-left: 20px;"> <thead> <tr> <th>Required</th> <th>No. provided</th> </tr> </thead> <tbody> <tr> <td>1 Bedroom Dwelling 17 x 1 = 17</td> <td>1 per dwelling Total = 17</td> </tr> <tr> <td>2 Bedroom Dwelling 21 x 1 = 21</td> <td>1 per dwelling Total = 21</td> </tr> <tr> <td>Visitor 38 ÷ 4 = (9.5) 10</td> <td>13</td> </tr> <tr> <td>TOTAL</td> <td>51</td> </tr> </tbody> </table>	Required	No. provided	1 Bedroom Dwelling 17 x 1 = 17	1 per dwelling Total = 17	2 Bedroom Dwelling 21 x 1 = 21	1 per dwelling Total = 21	Visitor 38 ÷ 4 = (9.5) 10	13	TOTAL	51
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Visitor 38 ÷ 4 = (9.5) 10	13										
TOTAL	51										
<p>Minimum Bicycle Parking Required (Visitor):</p> <ul style="list-style-type: none"> 1 bicycle parking space per 10 dwellings or part thereof. 	<p>Two separate bicycle parking areas, each capable of accommodating four bicycles) have been provided adjacent to the visitor car parking areas:</p> <table border="1" style="margin-left: 20px;"> <thead> <tr> <th>Required</th> <th>No. provided</th> </tr> </thead> <tbody> <tr> <td>Bicycle 38 ÷ 10 = (3.8) 4</td> <td>8</td> </tr> </tbody> </table>	Required	No. provided	Bicycle 38 ÷ 10 = (3.8) 4	8						
Required	No. provided										
Bicycle 38 ÷ 10 = (3.8) 4	8										
<p>b) Parking spaces shall not form part of the vehicle manoeuvring areas.</p>	<p>Car parking spaces do not form part of the vehicle manoeuvring areas.</p>										
<p>c) All car parking areas are to be at or behind the building line. Any visitor parking (other than stack parking) should be adequately screened by landscaping to reduce the effect of the development on the streetscape.</p>	<p>All car parking is proposed behind the building line with visitor parking courts located within the development and subsequently not visible from the street.</p>										

Table 4 – DCP Section 4 Residential Development Considerations	
Required	Provided
d) Parking spaces must be sited as close as possible to the dwelling they are going to serve.	All car parking spaces are located adjacent to the dwelling they serve.
e) Parking spaces, must comply with the minimum sizes outlined in the Australian Standard and Schedule 2 of this Plan.	All car parking spaces have been designed in accordance with applicable Australian Standards.
f) Visitor’s parking spaces must be clearly designated and readily accessible.	Visitor car parking courts will be clearly line marked and signposted to ensure they are clearly identifiable, and they have been divided in to two (2) separate carparking courts to ensure they are conveniently accessible to all the dwellings.
g) Within a heritage conservation area, roller doors should generally not be visible from the road. Where this is not possible, Council may consider accepting a roller door facing the street if it is located behind the front building line and is of a paneled design.	“Unit 1” and “Unit 2” fronting Durham Street contain roller doors in their front elevations however they are of a panelled design and are not considered to detract from the character of the streetscape.
h) Parking areas are to be paved, and where required, line marked.	Noted.
i) Where an allotment of land immediately adjoins a classified road, access to the land must be in accordance with any criteria specified by the NSW Roads and Maritime Service.	N/A – site does not adjoin a classified road.
j) For medium density development, manoeuvring area is to be provided within the site to enable all vehicles serving the development to enter and leave the site in a forward direction, in accordance with Austroads Design Standards (see Schedule 3 of this Plan).	All vehicles have adequate manoeuvring area within the site to enable them to enter and exit the site in a forward direction with the exception of the car parking spaces for “Units 1 & 2”. However, as these are integrated garages service only one dwelling each this is considered to be consistent with the arrangement typical of a driveway servicing a single dwelling house and therefore considered appropriate in the circumstance.



Table 4 – DCP Section 4 Residential Development Considerations	
Required	Provided
<p>k) Adequate manoeuvring area is to be provided for vehicles entering and exiting car parking spaces in accordance with Austroad Design Standards (see Schedule 3 of this Plan).</p>	<p>Adequate manoeuvring area around car parking spaces has been provided in accordance with this development standard.</p>
<p>l) Access and driveway widths are to be provided for medium density development in accordance with the following table.</p> <ul style="list-style-type: none"> • 6 or more dwellings: <ul style="list-style-type: none"> • Driveway Type (Minimum Standard) = One lane with passing bays or continuous two lanes. • Access and Driveway Width (Minimum Standard) = 6m x 6m - driveway entrance. 3 – 6m - driveway 	<p>Vehicular crossovers and internal driveways are proposed with minimum width of 6m to permit the two-way flow of vehicles.</p>
<p>m) Vehicular crossings and laybacks must be provided for satisfactory ingress/egress to the subject property.</p>	<p>6m wide vehicle crossings and laybacks are proposed off Durham and Baillie Streets.</p>
<p>n) For developments servicing 6 or more dwellings and developments involving an elongated access way, manoeuvring areas must allow larger vehicles, such as delivery vans and emergency vehicles, to safely enter and exit the site.</p>	<p>The proposed vehicle manoeuvring areas have been designed to ensure delivery vans and emergency vehicles can safely enter and exit the site.</p>
<p>o) Where possible access ways should be provided on the southern side of the site (i.e. using the shaded area of the lot).</p>	<p>Given the irregular shape of the lot and it's depth and orientation it has not been possible to provide the accessways solely on the southern side of the site.</p>

Table 4 – DCP Section 4 Residential Development Considerations	
Required	Provided
4.10 SERVICES AND FACILITIES	
4.10.2 Development standards	
Fire Hydrants	
<p>Where the development involves the construction of more than one dwelling on a site, the provisions of the NSW Fire Brigades' Policy on Dual Occupancy / Battleaxe / Private Residential Estates applies to the development as follows.</p> <ul style="list-style-type: none"> a) An onsite fire hydrant will be required if the street access to the site is more than 60m from the furthest dwelling. b) A booster facility at the street entry and an onsite fire hydrant will be required if: <ul style="list-style-type: none"> i) the entry point to the furthest dwelling is more than 60m from the point of street access to the site; and ii) access for NSW Fire Brigade vehicles is not available to the site. (Brigade vehicles require a 4m width allowance and a 3.5m height allowance). c) Fire hydrants and booster facilities must comply with Australian Standard 2419.1 "Fire hydrant installations - systems design, installation and commissioning." 	<p>"Drawing No. 30427_C20 Water Reticulation Plan" in Appendix B has been designed in accordance with these development standards and includes four (4) internal hydrants and booster assembly at the Durham Street entrance to the site.</p>
Electricity and Telephone Services	
<ul style="list-style-type: none"> a) Underground electricity and telephone services are to be provided to new developments to the satisfaction of the electricity authority and an appropriate telecommunications authority respectively. Where required by 	<p>Noted. Above ground electricity lines are located in the road reserves on the southern side of Durham Street, the northern side of Havannah Street and the</p>

Table 4 – DCP Section 4 Residential Development Considerations	
Required	Provided
<p>Council, street lighting is also to be provided/upgraded to the satisfaction of the electricity authority.</p>	<p>eastern side of Baillie Street. The proposed development will connect into these existing services. There are no known issues with capacity in the locality.</p>
<p>b) Any public lighting located within common property of a development is to be separately metered to the satisfaction of the electricity authority. All lighting associated with a development is to be designed and positioned so that at no time will any light be cast upward or cast upon any adjoining property.</p>	<p>Noted. Car parking areas, the driveway and pedestrian pathways will be provided with lighting to ensure a high level of visibility is maintained throughout the site at night time.</p> <p>Full details of proposed external lighting will be provided at the Construction Certificate stage but will designed incorporating measures to eliminate upward spill of light (e.g. through the use of shielded and downcast lighting) and reduce overlighting (e.g. through the use of movement sensor lighting and by providing lighting with luminosities appropriate to the intended use).</p>
<p>c) In most instances, Council will require documentary evidence from the relevant authority that satisfactory arrangements have been made in respect of electricity and telephone services.</p>	<p>Noted.</p>
Water and Sewer	
<p>a) All new development shall be connected to Council's reticulated water and sewer systems. Consideration should be given to any likely future subdivision of the development as separate services will be required for each allotment created under a conventional subdivision.</p>	<p>The development will be connected to the reticulated water and sewer system in accordance with Council's requirements. Refer to "Drawing No. 30427_C20 Water Reticulation Plan" and "Drawing No 30427_C30 Sewer Reticulation Plan" in Appendix J. There are no known issues with capacity in the locality.</p>
Roof and Surface Water Disposal	
<p>a) All roofed and paved areas shall be drained to the street, piped drainage system, or other approved drainage system to the satisfaction of Council.</p>	<p>The proposed stormwater design complies in this regard, refer to "Drawing No 30427_C10 Concept Stormwater Management Plan" in Appendix J.</p>



Table 4 – DCP Section 4 Residential Development Considerations

Required	Provided
<p>b) All storm water drainage lines are to be discharged to a legal point of discharge.</p>	<p>Stormwater is proposed to discharge to the Macquarie River through the earth levee bank, refer to "Drawing No 30427_C10 Concept Stormwater Management Plan" in Appendix J.</p>
<p>c) Pump-out storm water drainage systems are not permitted as the sole method for storm water disposal.</p>	<p>N/A – No pump out system proposed.</p>
<p>d) Developments with more than 50% impervious site area are to submit detailed engineering design plans of the proposed storm water drainage layout, including locations of grade inlet pits, size of pipes and modeling results for certain storm events.</p>	<p>N/A - The total impervious area is less than 50%.</p>
<p>e) At no time, during or after construction, is any ponding of storm water to occur on adjoining land as a result of the new development.</p>	<p>Noted, the proposed stormwater design will ensure compliance in this regard.</p>
<p>Footpath/kerbing & guttering</p>	
<p>a) The construction of the following works may be required:</p> <ul style="list-style-type: none"> i) a 1.2 metre wide concrete footpath along the frontage of the subject land; ii) kerb and guttering along the front and side (if corner lot) of the subject land; and iii) the full half width road shoulder where, for example, there is no road shoulder or where the road is currently unsealed. 	<p>Noted.</p>
<p>Garbage Disposal</p>	
<p>a) For medium density developments, a suitable area is to be provided (paved and screened from the street) to accommodate two x 240 litre mobile</p>	<p>Two communal bin storage enclosure areas, of brick construction, will accommodate garbage and recycling bins to service all dwellings, whilst a bin</p>

Table 4 – DCP Section 4 Residential Development Considerations

Required	Provided
<p>garbage bins per dwelling. A cold water tap and associated drainage system is to be provided adjacent to this area to facilitate cleaning of the bins.</p>	<p>presentation area has been provided toward the front of the site and is where bins will be taken by residents ready for collection by a private contractor. It is proposed that the waste contractor will park the truck kerbside, service the bins from the bin holding area and return the bins to the same location after emptying.</p>
<p>Clothes Drying Facilities</p>	
<p>a) Provision shall be made for external clothes drying areas for each dwelling. A minimum of 4.5m² per dwelling is to be provided.</p> <p>b) Areas must be screened from street view and located in a secure and sunny position.</p>	<p>Clothes drying areas will be provided within each dwellings POS area, refer to “Ground Floor Plan” in Appendix I.</p>
<p>4.11 SOIL AND WATER MANAGEMENT</p>	
<p>4.11.2 Development standards</p>	
<p>a) For developments with a disturbance area of less than 2500m², development must comply with Council’s Erosion and Sediment Control Guidelines for Building and Work Sites.</p> <p>b) For developments with a disturbance area of greater than 2500m², development must comply with the requirements of the document: Managing Urban Stormwater: Soils and Construction 2004, produced by Landcom. Due consideration is to be given to potential impacts on off-site streams in terms of channel stability under modified flow regimes resulting from development.</p>	<p>Erosion and sediment control measures will be installed on the site prior to works commencing and maintained during construction works to prevent downstream erosion or sedimentation of waterways.</p> <p>An erosion and sediment control plan will be prepared and accompany the Construction Certification application for the proposed development in accordance with this development standard.</p>

5.5.2 Environmental Considerations

Section 9 of the *Bathurst Development Control Plan 2014* (DCP) applies to all land. The following table considers the provisions of Section 9 as they apply to the proposed development.



Table 5 – DCP Section 9 Environmental Considerations

Required	Provided
9.6 FLOODING	
9.6.4 Development within the designated flood area	
a) All development within the designated flood area requires the consent of Council.	N/A – Site is within a Flood Protected Area.
b) All developments shall be generally assessed in accordance with the latest edition of the NSW Floodplain Development Manual as issued by the NSW Government.	N/A – Site is within a Flood Protected Area.
c) Development will not be permitted unless Council is satisfied that the proposed development will not increase the flood hazard rating or likely flood damage to any other property.	N/A – Site is within a Flood Protected Area.
9.6.5 Development within high hazard flood areas	
a) No alteration in ground levels will be permitted, whether by excavation or filling, without the submission of a hydraulic study and prior development consent.	N/A – Site is within a Flood Protected Area.
b) The carrying out of any work or the erection of any structure, including fences, on land within the High Hazard Designated Flood Area will only be permitted if the land is outside the floodway, subject to low velocities, and is supported by a Flood Impact Assessment (FIA) showing that the works will have no adverse flooding affect on any other property.	N/A – Site is within a Flood Protected Area.
9.6.6 Development within low hazard flood areas	
Low Hazard – Floodway	N/A – Site is within a Flood Protected Area.



Table 5 – DCP Section 9 Environmental Considerations

Required	Provided
<p>a) No alteration in ground levels, whether by excavation or filling, will be permitted without the submission of a hydraulic study and prior development consent. Neither the carrying out of any work, nor the erection of any structure, including fences, will be permitted in Low Hazard Floodway areas.</p>	
<p>Low Hazard – Flood Storage and Flood Fringe</p> <p>a) Development consent is required to be obtained prior to any activity, work or building being carried out within the designated flood area. A hydraulic study may be required to be submitted with any Development Application.</p>	<p>N/A – Site is within a Flood Protected Area.</p>
<p>New Development – not protected by a Levee Bank</p> <p>a) The floor level of any structure is to be 0.5 metres above the designated flood level, supplied by Council.</p>	<p>N/A – Site is within a Flood Protected Area.</p>
<p>Carpports and Open Sheds</p> <p>a) Carpports and open sheds must be constructed from flood compatible materials and may be constructed at existing floor levels.</p>	<p>N/A – Site is within a Flood Protected Area.</p>
<p>9.6.7 Development within areas to be protected by future levees</p>	
<p>a) Council may consent to the development of land provided that as a result of the development there is:</p> <ul style="list-style-type: none"> i) No encroachment on the possible alignment of the levees. ii) No increased potential flood damage, prior to levee protection. iii) No adverse effects on other properties. iv) Floor levels are a minimum 0.5 metres above the 1% AEP flood. 	<p>N/A – Site is within a Flood Protected Area.</p>



Table 5 – DCP Section 9 Environmental Considerations

Required	Provided
9.6.8 Flood protected land	
a) All development shall be considered in accordance with the Bathurst Regional LEP 2014	The site is mapped (on Map 32A of the DCP) as being within a Flood Protected Area.
9.6.11 Development Application requirements	
A Development Application lodged for development within the designated flood is to be accompanied by:	N/A – Site is within a Flood Protected Area.
a) A report from an accredited Consulting Engineer detailing any adverse effects of the proposed development on flood hazard rating and potential flood damage to the subject property and any other property. For land within the Computer Based Flood Model Study, such report can be undertaken by Council at full cost to the developer.	
b) An evacuation plan for the development accompanied by evidence that the local division of the State Emergency Service has been consulted in the formulation of the plan.	
c) Existing ground levels of the subject site certified by a registered surveyor.	
d) Flood levels, where available. Where Council holds records for flood levels, they can be obtained from Council at full cost to the developer.	
9.8 FLORA AND FAUNA SURVEYS	
9.8.3 When is a flora and fauna survey required?	
A flora and fauna survey is to be undertaken prior to the lodgement of a Development Application where the following circumstances apply:	AREA Environmental Consultants & Communication has undertaken an assessment of biodiversity within the site and its surrounds, refer Appendix F .

Table 5 – DCP Section 9 Environmental Considerations

Required	Provided
<p>a) the proposed development is likely to have an impact on matters of National environmental significance under the (Commonwealth) Environment Protection and Biodiversity Conservation Act 1999; or</p>	<p>This assessment concluded: <i>"All trees observed are exotic species which provide no significant habitat or resources for native fauna.</i></p>
<p>b) the proposed development is likely to have an impact on threatened species, populations or ecological communities listed under the Threatened Species Conservation Act 1995 or Part 7A of the Fisheries Management Act 1994, or their habitats; or</p>	<p><i>While some exotic vegetation may provide habitat or a feeding resource for the regions listed species, the trees proposed for removed do not. At best they are just feeding habitat for European bees.</i></p>
<p>c) the Council requests the applicant to provide supporting information to enable a determination as to whether the proposed development will have impacts referred to above; or</p>	<p><i>In my opinion the trees to be affected are not habitat for the regions listed species and their removal will not cause a significant impact to any which have potential to occur.</i></p>
<p>d) the proposed development involves clearing of native vegetation, including wetlands and riparian vegetation; or</p>	<p><i>Implementation of the project considering its proximity to the Macquarie River, will not impact riparian ecology, breeding or resources for the species that use the river corridor."</i></p>
<p>e) the proposed development involves clearing of native vegetation for bushfire hazard reduction purposes; or</p>	
<p>f) ecological assessment of the proposed development is required under State Environmental Planning Policy No. 44 - Koala Habitat Protection; or</p>	
<p>g) a proposal may affect, either directly or indirectly, certain vegetation or habitat communities subject to special planning controls, including coastal wetlands, urban bushland, littoral rainforest and koala habitat.</p>	
<p>9.9 SUSTAINABLE BUILDING DESIGN AND ENERGY EFFICIENCY</p>	
<p>9.9.2 Development standards</p>	

Table 5 – DCP Section 9 Environmental Considerations

Required	Provided
b) All new commercial development is to comply with Section J – Energy Efficiency of the National Construction Code.	N/A – Proposed development will comply with BASIX, refer to Appendix L .
c) If in the opinion of Council the proposed development should address sustainable building design principles, the statement of environmental effects lodged with Development Applications for buildings is to include a section which addresses how the sustainable building design principles (outlined in section 9.8.3 below) have been incorporated into the development.	The proposed development has been provided with a BASIX Certificate and a 7 NaTHERs rating, refer to Appendix L .

5.5.3 Urban Design & Heritage Conservation

Section 10 of the *Bathurst Development Control Plan 2014* (DCP) applies to land within a heritage conservation area or land that contains a heritage item. The following table considers the provisions of Section 10 as they apply to the proposed development.

Table 6 – DCP Section 10 Urban Design & Heritage Conservation Considerations

Required	Provided
10.2 HERITAGE IMPACT	
10.2.2 Conservation Management Plans	
Under Clause 5.10(5) Heritage Assessment, Clause 5.10(6) Heritage Conservation Management Plans and Clause 7.9 Conservation Incentives Heritage Conservation Areas of the LEP, Council may require a Conservation Management Plan (CMP) to be lodged with a DA.	<p>A CMP is not required as the development:</p> <ul style="list-style-type: none"> • Does not impact any items listed on the State Heritage Register; • Does not impact any heritage items listed in Schedule 5 of the LEP; and • Does not propose development in accordance with clauses 5.10 or 7.9 of the LEP.



Table 6 – DCP Section 10 Urban Design & Heritage Conservation Considerations

Required	Provided
<p>10.2.3 Statement of Heritage Impact</p> <p>Under Clause 5.10(5) Heritage Assessment of the LEP, Council may require a Statement of Heritage Impact (SoHI) to be lodged with a Development Application.</p> <p>A SoHI is required for changes proposed to:</p> <ul style="list-style-type: none"> a) a heritage item listed on the Local Environmental Plan (LEP); b) places located within a heritage conservation area; c) places nearby to a heritage item or older buildings in a heritage conservation area; d) unlisted properties that are over 50 years of age and considered to be of heritage significance; or e) demolish a building which contributes to the heritage significance of the Bathurst Region, <p>where Council is of the opinion that the proposal may impact upon the significance of that building or site or its streetscape or setting.</p>	<p>Refer to Section 5.3.4.4 Heritage.</p>
<p>10.3 DEMOLITION OF BUILDINGS</p>	
<p>10.3.3 Statement of Heritage Impact</p> <p>A Development Application proposing the demolition of a building which, in the opinion of Council, contributes to the heritage significance of the Bathurst Region must be accompanied by a Statement of Heritage Impact (SoHI), refer section 10.2.3 of this Plan.</p>	<p>Refer to Section 5.3.4.4 Heritage and the extract from Director Environmental Planning & Building Services' Report to the Council Meeting 15/02/2017 regarding Development Application 2016/418 in Appendix M.</p>



Table 6 – DCP Section 10 Urban Design & Heritage Conservation Considerations

Required	Provided
<p>A SoHI involving the demolition of a building which contributes to the heritage significance of the Bathurst Region must be prepared in accordance with section 10.2.3 of this Plan and specifically include the following components:</p> <ul style="list-style-type: none"> a) Structural Engineers Assessment – the preparation of a structural assessment to determine the structural soundness of the building and an estimated schedule of costs to render the building structurally safe. b) Historical assessment – a thorough research of historical material to identify the heritage significance of the subject building and its site, c) An examination of development options that includes as a minimum: <ul style="list-style-type: none"> i) Retaining the contributory building(s) into the development of the site (no demolition); ii) Retaining key elements of the contributory building(s) into the development of the site (partial demolition); iii) Full demolition of the contributory building(s), if proposed. d) The SoHI must clearly demonstrate why retention or partial demolition is not viable solutions if full demolition is proposed. <p>An infill development form where demolition and a new infill building to the street is proposed. The SoHI is to include a thorough assessment as to how the replacement building is of such quality and design that it will fit into the streetscape and its setting within the heritage conservation area.</p> <p>The statement must demonstrate why the development as proposed is the only viable solution and explain why other alternatives are not appropriate. The preparation of the statement must, therefore, be an integral part of the</p>	



Table 6 – DCP Section 10 Urban Design & Heritage Conservation Considerations

Required	Provided
<p>design of the development of a site, not completed after a design has been settled upon.</p>	
<p>Infill Development of a Demolished Site A Development Application for the demolition of a building to enable new infill development is to include plans for the new infill development (refer section 10.4 of this Plan). The SoHI is to include an assessment of the impact of the Infill Development on the heritage significance of the existing streetscape and its setting within a Heritage Conservation Area.</p>	<p>Refer to Section 5.3.4.4 Heritage.</p>
<p>10.3.4 Bathurst Conservation Area Management Strategy</p>	
<p>a) Council must determine (where not already completed) and consider the Bathurst Conservation Area Management Strategy (BCAMS) rating of a building in any proposal for demolition of a building facing a street within the Bathurst Heritage Conservation Area.</p>	<p>Refer to Section 5.3.4.4 Heritage and the extract from Director Environmental Planning & Building Services' Report to the Council Meeting 15/02/2017 regarding Development Application 2016/418 in Appendix M.</p>
<p>10.4 INFILL DEVELOPMENT</p>	
<p>10.4.3 When is an infill form required?</p>	
<p>An Infill form is required to be lodged with a DA where a proposal includes new infill development on vacant land or replacement buildings within all Heritage Conservation Areas under the LEP. Schedule 4 of the DCP provides the relevant form.</p>	<p>The completed infill form is provided in Appendix N.</p>

Table 6 – DCP Section 10 Urban Design & Heritage Conservation Considerations

Required	Provided
10.5 DEVELOPMENT WITHIN THE BATHURST AND KELSO HERITAGE CONSERVATION AREAS	
10.5.2 Statements of Significance	
a) In determining a Development Application (DA) within the Bathurst and Kelso Heritage Conservation Areas, Council is to give consideration to the Statement of Significance for that area as outlined in the table below.	Noted.
10.5.3 Residential development	
Building Design	
a) New infill buildings must meet the requirements of section 10.4 – Infill Development of this Plan.	The proposed development has been designed in accordance with the DCP requirements in this regard.
b) Where visible from the street, roof pitches are to generally be at least 30 degrees or complement adjoining roof pitches.	The proposed development has been designed to complement surrounding development and incorporates 30° roof pitches on the dwellings with Havannah and Baillie Street frontages. Internally within the site roof pitches will be 25°.
c) Where visible from the street, new windows should be vertical in proportion or have regard to traditional or historic window proportions in the street. New or replaced windows visible from the street should generally be timber.	The proposed dwellings, especially those with frontage to Havannah and Baillie Streets have been designed to complement the heritage character of the locality. In particular a terrace style of building has been adopted along these frontages and articulated with verandahs and vertically proportioned window design, which are elements typical of the heritage conservation area.
d) Extensions and alterations must complement the original form and scale of the existing building. The shape and proportions of the existing building should be altered as little as possible.	N/A – no alterations or extensions.
e) Where an addition is proposed to the rear of an existing building and will be visible from the street, brick parapet walls for the addition, running	N/A – no alterations or extensions.

Table 6 – DCP Section 10 Urban Design & Heritage Conservation Considerations	
Required	Provided
parallel to the side wall of the building are encouraged. Hound's tooth brickwork is encouraged within the parapet component of the wall. Skillion roofs are to be hidden behind the parapet wall and are to run across the back of the existing building wall, instead of sloping away from the wall.	
f) Alterations are to have minimal disturbance to original walls, materials, windows, doors and verandahs.	N/A – no alterations or extensions.
g) Roof plumbing should use traditional details of fixing, flashing and elements such as guttering in half round, quad and ogee profiles.	Noted.
h) Verandahs and awnings are encouraged and should have regard to the scale, materials, details of construction and positioning usually employed on structures of their type.	Verandahs and awnings have been incorporated into the design.
i) Good quality second hand materials and local and vernacular materials are encouraged.	Noted.
j) Bricks are to be chosen to blend with surrounding developments. Textured or brick blends are generally not acceptable.	Noted.
k) Any building services are to be integrated into the design of the roof so that they do not negatively impact on the existing streetscape.	Noted.
Garages and Outbuildings	
a) Garages and parking areas should generally be located behind the building line. Council may give consideration to locating one roller door (panel design) visible from the street frontage but only where it is located a minimum 1 metre behind the front building line.	All car parking is proposed behind the building line with carports associated with individual dwellings and visitor parking courts located within the development and subsequently not visible from the street. "Unit 1" and "Unit 2" fronting Durham Street contain roller doors in their front elevations however they are of a panelled

Table 6 – DCP Section 10 Urban Design & Heritage Conservation Considerations							
Required	Provided						
	design and are setback behind the front façade of “Unit 1” they are not considered to significantly detract from the character of the streetscape.						
b) Garages and outbuildings are to complement the design and character of the main buildings on the site and other garages/outbuildings within the street.	Garages have been designed to be complementary to the heritage conservation area.						
c) Where visible from the street, roof pitches are to generally be at least 30 degrees or complement adjoining roof pitches.	The proposed development has been designed to complement surrounding development and incorporates 30° roof pitches on the dwellings with Havannah and Baillie Street frontages. Internally within the site roof pitches will be 25°.						
d) Any steel sheeting is to be of a traditional corrugated profile and is to be galvanized iron, zincalume, or pre-coloured metal sheet (provided the colour is sympathetic to the historic character of the area).	Noted, roof sheeting will comply.						
Front Fences							
a) Fencing material is to be brick, timber and/or wire. Pre-coloured metal sheet fencing is not permitted in front of the building line or where it is visible from the street.	Fencing across the frontages of the site of the will consist of a low picket fence, refer to Landscaping Plans in Appendix K .						
b) Fence heights are to generally be in accordance with the following table.	Proposed front fencing complies.						
<table border="0"> <tr> <td style="vertical-align: top;">Type of Fence</td> <td style="vertical-align: top;">Maximum Fence Height</td> </tr> <tr> <td>Solid masonry</td> <td>900 mm</td> </tr> <tr> <td>Open or partially transparent styles (eg. palisade or picket fences)</td> <td>1200 mm with posts/piers no higher than 1500mm</td> </tr> </table>	Type of Fence	Maximum Fence Height	Solid masonry	900 mm	Open or partially transparent styles (eg. palisade or picket fences)	1200 mm with posts/piers no higher than 1500mm	
Type of Fence	Maximum Fence Height						
Solid masonry	900 mm						
Open or partially transparent styles (eg. palisade or picket fences)	1200 mm with posts/piers no higher than 1500mm						

Table 6 – DCP Section 10 Urban Design & Heritage Conservation Considerations

Required	Provided
Side and rear fences in front of 1800 mm building line/visible from street	
<p>c) Council may give consideration to a solid fence exceeding the heights shown in the table above where:</p> <ul style="list-style-type: none"> i) it can be shown that the fence is required to reduce street noise to a residence, and ii) sufficient decorative detail has been incorporated within the fence design to minimise its impact of the streetscape. 	N/A
<p>d) Front fences are to follow the front boundary and be of a design that is appropriate to the style and architectural period of the building. The table below provides some guidance on the type of fence that may be suitable.</p> <ul style="list-style-type: none"> • 1930s to 1950s = Low brick walls and piers and pipe rails. • Federation, Victorian and Georgian = Timber and metal pickets palisade and Victorian wire, brick walls within featured panels and piers. 	Fencing across the frontages of the site of the will generally consist of 1.2m high picket style. Refer to Appendix K .
Utility Services	
a) Utility services should generally not be visible from the street. Exemption may be granted to solar collection panels.	Utility services will be positioned not to be visible from the street wherever possible.
b) Rainwater tanks should be of an appropriate scale. If a plastic or coloured tank is proposed the colour is to be sympathetic to the area. Multiple rain water tanks rather than larger tanks are preferred.	Noted, the size of rainwater tanks will be provided in accordance with the requirements of the BASIX Certificate.

5.5.4 Outdoor Lighting

Section 11 of the DCP applies to all land within the LGA. The following table considers the provisions of Section 11 as they apply to the proposed development.

Table 7 – DCP Section 11 Outdoor Lighting Considerations	
Required	Provided
11.2 GOOD AND BAD LIGHTING	
11.2.1 Development standards	
<p>a) Light is to be directed downwards, not upwards, to illuminate the target area. If there is no alternative to up-lighting, then shields and baffles must be used to reduce spill light to a minimum.</p> <p>b) Specifically designed lighting equipment is to be used that, once installed, minimises the spread of light near to, or above, the horizontal.</p> <p>c) Do not 'over' light. Provide adequate lighting to achieve the desired effect. To keep glare to a minimum, the main beam angle of all lights directed towards any potential observer is to be kept below 70 degrees. It should be noted that the higher the mounting height, the lower can be the main beam angle. In places with low ambient light, glare can be very obtrusive and extra care should be taken in positioning and aiming light.</p> <p>d) Floodlights with asymmetric beams are to be used that permit the front glazing to be kept at or near parallel to the surface being lit.</p> <p>e) For domestic and small scale security lighting of business premises, the following solutions should be applied:</p> <p>i) Passive infra-red detectors can be used to good effect, if correctly aligned and installed. A 150W (2000 lm) tungsten halogen lamp is</p>	<p>Full details of proposed external lighting will be provided at the Construction Certificate stage but will designed incorporating measures to eliminate upward spill of light (e.g. through the use of shielded and downcast lighting) and reduce overlighting (e.g. through the use of movement sensor lighting and by providing lighting with luminositities appropriate to the intended use).</p>



Table 7 – DCP Section 11 Outdoor Lighting Considerations	
Required	Provided
<p>more than adequate. Lamps of 300W/500 W create too much light, more glare and darker shadows.</p> <p>ii) All-night lighting at low brightness, is equally acceptable. For an entry light, a 9 W (600 lm) compact fluorescent lamp is more than adequate in most locations.</p>	
11.3 LIGHTING REQUIREMENTS	
11.3.1 Development standards	
General Standards	
<p>a) All fittings must have fully shielded fittings to reduce light spill onto adjoining properties.</p> <p>b) For the purposes of Table 2 of Australian Standard (AS) 4282 Control of the Obtrusive Effects of Outdoor Lighting, “curfewed hours” are taken to be those hours between 10pm and 7am on the following day.</p>	<p>Full details of proposed external lighting will be provided at the Construction Certificate stage but will designed incorporating measures to eliminate upward spill of light (e.g. through the use of shielded and downcast lighting) and reduce overlighting (e.g. through the use of movement sensor lighting and by providing lighting with luminosities appropriate to the intended use).</p>
Residential Unit Development	
<p>a) All lights in common areas must be less than 200W.</p>	

5.5.5 Landscaping and Greening

Section 13 of the DCP applies to all land. The following table considers the provisions of Section 13 as they apply to the proposed development.

Table 8 – DCP Section 13 Landscaping and Greening

Required	Provided
13.3 LANDSCAPE PLANS	
13.3.2 When is a landscape plan required to be lodged with Council?	
<p>a) A Landscape Plan is required to be lodged with a Development Application for the following types of development:</p> <ul style="list-style-type: none"> i) Medium Density Housing. ii) Business Development (excluding land zoned B3 Commercial Core). iii) Industrial Development. iv) Subdivision of land which incorporates Agricultural Interfaces, Land Use buffers, Major Road buffers, Open Space, Environmental Protection Areas and/or Vegetation Screens as identified on any relevant DCP Map. v) Subdivision of land which creates or adjoins an arterial or sub-arterial road for which direct access to private properties will not be granted. (Note: the landscape plan is to relate to the land between the lots created and the arterial or sub-arterial road/s – see section 13.3.9). vi) Subdivision of land which adjoins or encloses a designated waterway or water body. vii) Subdivision of land which may impact upon the natural movements of protected or threatened flora and fauna species in the area. 	<p>A Landscape Plan and Visualisation renders have been prepared for the development and are provided in Appendix K.</p>



Table 8 – DCP Section 13 Landscaping and Greening

Required	Provided				
viii) Any other development that, in the opinion of Council, should be accompanied by a Landscape Plan.					
13.3.6 Design principles – Residential units					
The following additional design principles are to be incorporated into a Landscape Plan for residential unit developments.	A landscaping plan for the site has been prepared incorporating the design principles listed in this development standard, refer to Appendix K .				
<ul style="list-style-type: none"> a) Low maintenance gardens are to be provided in communal open space areas. b) Mature trees and shrubs should be retained as shade and character where practicable. c) Tree plantings can be used to provide privacy between different open space areas. d) When siting trees consider the possible damage that might be caused by falling trees or branches and root penetration into foundations and/or drains. e) The front setback areas are to be landscaped with trees and shrubs in scale with the building and which complement the streetscape. f) All landscaped areas are to be separated from vehicular areas by the use of a 150mm high kerb or similar physical barrier. g) At a minimum, the following vegetation is to be provided per dwelling. <table border="1" data-bbox="1246 1220 1337 2105"> <thead> <tr> <th data-bbox="1246 1668 1337 1892">Development Standard per Dwelling/Unit</th> <th data-bbox="1246 1220 1337 1668">Minimum Mature Height</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table> 	Development Standard per Dwelling/Unit	Minimum Mature Height			
Development Standard per Dwelling/Unit	Minimum Mature Height				

Table 8 – DCP Section 13 Landscaping and Greening

Required	Provided
1 medium tree, and 6 metres for single storey buildings or 8 metres for multi storey buildings.	
2 small trees, and 4 metres.	
6 shrubs per dwelling/unit. 1 metre.	

5.5.6 Parking

Section 14 of the DCP applies to all land. The following table considers the provisions of Section 14 as they apply to the proposed development.

Table 9 – DCP Section 14 Parking

Required	Provided
14.3 CAR PARKING	
Development standards	
a) Consent will generally not be given to alter, enlarge, convert or increase the capacity of any existing buildings, to erect new buildings, or to use any land unless off-street car parking is provided in accordance with this section.	The proposed off street car parking rate of provision exceeds that required by the DCP.
c) All car parking spaces, ramps, aisles and driveways, shall be provided in accordance with the Guidelines issued by the Roads and Maritime Service.	The design of the carpark complies with AS2890.1 and AS2890.6.

Table 9 – DCP Section 14 Parking

Required	Provided
d) Council reserves the right to determine off-street car parking requirements for any development in the light of representations made to the Council by relevant traffic committees/authorities.	Noted.
e) Car parking required to be provided on-site in accordance with this Plan is to be freely available to the users of the building which it serves.	The proposed development complies in this regard, refer to the plans in Appendix I .
f) Disability parking spaces, if required, are determined by the National Construction Code (see section D3.5) and are to be provided in accordance with that Code.	N/A – not required by the development.
Engineering and building standards	
a) On site car parking spaces shall not form part of vehicle manoeuvring areas or loading/unloading areas.	The car park design complies in this regard.
b) All car parking areas are to be located behind the building line or should be adequately screened by landscaping to reduce the effect of the development on the streetscape (see section 13 – Landscaping and Greening of this Plan).	The visitor car parking courts and car parking associated with individual dwellings, with the exception of <i>Units 1 & 2</i> , will be located centrally within the development and therefore not visible from the street.
c) Car parking spaces and manoeuvring areas must comply with the minimum sizes outlined in Schedules 1 and 2 of this Plan.	The design of the carpark complies with AS2890.1 and AS2890.6, which achieves the schedule requirements.
d) Visitors parking and disability parking spaces must be clearly designated and readily accessible.	Visitor parking will be clearly designated on site and divided into two separate car parking courts in order to be centrally located to all units.
e) All parking areas are to be paved and line marked in accordance with Council's Engineering Standards.	The parking areas are to be paved and line marked in accordance with Council's Engineering Standards.



Table 9 – DCP Section 14 Parking

Required	Provided						
f) Vehicular crossings and laybacks must be provided for satisfactory ingress/egress to the subject property.	The access driveways are proposed to be 6m wide which will allow two-way flow of traffic within the site.						
g) For residential development, where possible, access ways and parking areas should be provided on the southern side of the site (i.e. using the shaded area of the lot).	Given the irregular shape of the lot and it's depth and orientation it has not been possible to provide the accessways and car parking solely on the southern side of the site.						
h) Where car parking is provided at the rear of the site, the building is to provide a secondary entrance to integrate access between the building and the car park.	N/A						
i) Sufficient manoeuvring area shall be provided for vehicles to be parked on the site in a manner which ensures that they can enter and exit the site in a forward direction.	All vehicles, including the service vehicles can enter and exit the site in a forward direction.						
Lighting							
a) Car parking areas are to be lit. All lights must have fully shielded fittings and security lighting of unattended premises must use a motion detector sensor switch.	The car park will be provided with appropriate lighting to ensure safety and security whilst not causing adverse off-site impacts.						
Number of car parking spaces							
a) Car parking spaces are to be provided for development in accordance with the following table. Any development not specified in the table will be considered and determined by Council on merit. Medium density housing – Precinct 1 = For 1 or 2 bedroom units: 1 covered car parking space per dwelling and 1 visitors space per 4 dwellings or part thereof.	Car parking proposed exceeds the required rate of provision: <table border="1" data-bbox="1252 548 1404 907"> <thead> <tr> <th>Required</th> <th>No. provided</th> </tr> </thead> <tbody> <tr> <td>1 Bedroom Dwelling 17 x 1 = 17</td> <td>1 per dwelling Total = 17</td> </tr> <tr> <td>2 Bedroom Dwelling 21 x 1 = 21</td> <td>1 per dwelling</td> </tr> </tbody> </table>	Required	No. provided	1 Bedroom Dwelling 17 x 1 = 17	1 per dwelling Total = 17	2 Bedroom Dwelling 21 x 1 = 21	1 per dwelling
Required	No. provided						
1 Bedroom Dwelling 17 x 1 = 17	1 per dwelling Total = 17						
2 Bedroom Dwelling 21 x 1 = 21	1 per dwelling						



Table 9 – DCP Section 14 Parking

Required		Provided	
	Visitor	38 ÷ 4 = (9.5) 10	Total = 21 13
	TOTAL	48	51
14.4 BICYCLE PARKING			
Development Standards			
a)	Consent will generally not be given to alter, enlarge, convert or increase the capacity of any existing buildings, to erect new buildings, or to use any land unless bicycle parking is provided in accordance with this section.		Bicycle parking has been provided in accordance with this section.
b)	Bicycle parking is to be provided in a manner where cyclists are able to secure the frame and two wheels of a bicycle to a fixed, secure stand, with the cyclists own lock and chain.		The proposed bicycle parking will comply in this regard.
c)	Bicycle parking is to be provided on-site, in a secure location with adequate surveillance. The siting of facilities is to consider the likely principle user (e.g. employees or customers; residents or visitors). Council may approve the provision of bike parking on the street where considered appropriate.		The proposed bicycle parking will comply in this regard.

Table 9 – DCP Section 14 Parking

Required	Provided				
Number of Bicycle Parking Spaces					
<p>a) Bicycle parking spaces are to be provided for development in accordance with the following table. Any development not specified in the table will be considered and determined by Council on merit</p>	<p>Two separate bicycle parking areas, each capable of accommodating four bicycles) have been provided adjacent to the visitor car parking areas:</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th style="text-align: center;">Required</th> <th style="text-align: center;">No. provided</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;"><i>Bicycle Parking</i> 38 ÷ 10 = (3.8) 4</td> <td style="text-align: center;">8</td> </tr> </tbody> </table>	Required	No. provided	<i>Bicycle Parking</i> 38 ÷ 10 = (3.8) 4	8
Required	No. provided				
<i>Bicycle Parking</i> 38 ÷ 10 = (3.8) 4	8				

5.5.7 Crime Prevention

Section 15 of the DCP applies to all land. The following table considers the provisions of Section 15 as they apply to the proposed development.

Table 10 – DCP Section 15 Crime Prevention

Required	Provided
15.4 DEVELOPMENT STANDARDS	
<p>a) The following development types will be referred to the NSW Police Service under Council's Crime Prevention Through Environmental Design (CPTED) protocol.</p> <ul style="list-style-type: none"> • Residential accommodation with 8 or more dwellings <p>b) For development types listed in (a) above, and in the opinion of Council, a Crime Risk Assessment is to be prepared addressing the matters listed in (c) below.</p>	<p>The Principles of Crime Prevention have been addressed in Section 5.8.11 in accordance with these requirements.</p>

<p>c) The development types referred to in (a) above are to demonstrate in design, layout and configuration, the incorporation of the principles of crime prevention outlined in the table below.</p>	
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5.5.8 Earthworks

Section 16 of the DCP applies to all land. The following table considers the provisions of Section 16 as they apply to the proposed development.

Table 11 – DCP Section 16 Earthworks	
Required	Provided
16.3 CHANGING THE LEVEL OF LAND (PREPARING TO BUILD, DURING OR POST CONSTRUCTION)	
16.3.2 Development standards	
<p>a) The developer is to ensure that there is no more than 1 metre change in level at the boundary (either by filling or cutting).</p>	<p>Change to levels on site have been minimised as much as possible and as such any cut or fill of the site would not exceed 1m.</p>
<p>b) Where cut and/or fill in excess of 1 metre is proposed, any change in level (in excess of 1 metre) is to be stepped away from the boundary at a minimum of 45°.</p>	
<p>c) Where cut and/or fill in excess of 1 metre is proposed, a cross section plan is to be provided demonstrating compliance with AS 2890 with respect to the driveway and the cut and fill provisions outlined in Chapter 16 of this DCP.</p>	
<p>d) Outside of the building footprint cut and fill to 1.0m is permissible to achieve flatter backyards, outdoor living areas, BBQ areas, clothes drying areas and the like. Consideration will be given to greater cut and fill thresholds subject to:</p>	

Table 11 – DCP Section 16 Earthworks

Required	Provided
<ul style="list-style-type: none"> i) Justification of the proposal and design intent through a site analysis including consideration of the likely streetscape impacts and compatibility with existing streetscape character. ii) Demonstration of a structural system of the house appropriate to the site and slope. iii) Justification and documentation of full site sections showing all existing and proposed levels and proposed retaining walls and batters. iv) Consideration of the likely amenity impacts including overlooking, overshadowing, drainage and structural issues. v) Limiting multiple retaining walls to 1.0m encouraging terracing rather than one large wall. vi) Suitable storm water and drainage management. 	
<ul style="list-style-type: none"> e) Excavations and fill in excess of 1 metre may be permitted to allow for compliant driveways and basement garages providing the excavations are adequately retained and drained in accordance with engineering requirements. 	
<ul style="list-style-type: none"> f) Where a property is burdened by storm water or water and sewerage mains then Council will generally preclude any excavation or filling within that easement. 	Noted.
<ul style="list-style-type: none"> g) Where more than one retaining wall is required, this should be in the form of terracing with landscaped areas between level changes to soften the visual impact of the retaining wall. 	N/A

Table 11 – DCP Section 16 Earthworks

Required	Provided
<p>h) Retaining walls, unless constructed for the sole purpose of landscaping, should be constructed of a material such as concrete, masonry, rock or other permanent type material. Timber retaining walls are not acceptable for walls that support side boundaries or structures.</p> <p>i) Cut and fill batters shall not:</p> <ul style="list-style-type: none"> i) exceed a slope of 1:4 (v:h) unless geotechnical reports result in Council being satisfied with the site stability. All batters are to be provided with both short term and long term stabilization to prevent soil erosion. ii) be located where they will impact on the privacy of neighbours. iii) shall not extend onto Council's road reserve. 	<p>Should any retaining walls be required they are likely to be constructed of concrete. Details to be provided at the Construction Certificate stage if necessary.</p> <p>N/A</p>



5.6 Any Planning Agreement entered into

No Planning Agreements entered into are known to exist in relation to the development or site.

5.7 Any Matters Prescribed by the Regulations

For the purposes of Section 4.15(1)(a)(iv) of the EP&A Act, Clause 92 of the *Environmental Planning and Assessment Regulations 2000* (EP&A Regulations) specifies the additional matters a consent authority must take into consideration when determining a DA. In relation to the proposed development the Clause 92(b) applies:

(b) in the case of a development application for the demolition of a building, the provisions of AS 2601,

The proposed demolition works will be undertaken in accordance with AS 2601—1991: The Demolition of Structures, as in force at 1 July 1993.

5.8 Any Likely Impacts of the Development

A review of other likely impact associated with the proposed development that have not previously addressed are provided below.

5.8.1 Access, Transport & Traffic

5.8.1.1 Development Generated Traffic & Traffic Impact

The proposed development is for 17 x 1 bedroom units and 21 x 2 bedrooms units. The development is split as follows:

- Durham Street – 6 x 1 bedroom units and 11 x 2 bedroom units.
- Braille Street – 13 x 1 bedroom units and 8 x 2 bedroom units.

The following is a summary of the proposed traffic generation of the site. The traffic generation rates have been calculated from the RTA Guide to Traffic Generating Developments (version 2.2 2002). For the purposes of analysis, the rates for medium density residential flat buildings have been used, where:

- Daily vehicle trips = 4 - 5 per dwelling
- Weekday peak hour vehicle trips = 0.4 - 0.5 per dwelling.

Therefore, the expected traffic generation for 38 dwellings is shown below:

- Durham Street – 8.5 veh/hr;
- Braille Street – 10.5veh/hr.

At worst, this represents one additional vehicle from the combined development every 3 minutes on the surrounding road hierarchy which is negligible.



The guide also has traffic generation rates for aged and disabled persons. Those rates are:

- Daily vehicle trips = 1 - 2 per dwelling
- Evening peak hour vehicle trips = 0.1 - 0.2 per dwelling.

Therefore, the use of the traffic generation rates for medium density residential flat buildings is very conservative, given the intended use of the development.

5.8.2 Heritage

Given that an Aboriginal Heritage Information Management System (AHIMS) search, dated 7 December 2018 (refer **Appendix E**), has not found any record of Aboriginal Sites or Places on or within 50m of the site and given the site does not contain any listed Heritage Items and it's long-term continuous use for residential purposes and the high level of soil disturbance on the site, the likelihood of any cultural or aboriginal relics being discovered during excavation/construction is considered to be minimal. However, should any Aboriginal or cultural relics be discovered on the site during excavation/construction, that work will cease and the relevant authorities are contacted.

5.8.3 Soils

Following a geotechnical investigation of the site on 21 August 2018 a "Geotechnical Investigation Report" report was prepared, refer **Appendix E**, that indicated the site has a soil profile as follows:

- *Topsoil was encountered at all borehole locations. The topsoil encountered was sandy silts and clays and was generally to a depths of 0.2-0.3m.*
- *Alluvial soils were encountered at all borehole locations at depths greater than 0.3m. The alluvial soils generally comprised of slightly moist silty clays and sandy silty clays to a depth of 3.0m. The soils were noted to be of a low to medium plasticity during the field investigation, which was confirmed through subsequent laboratory testing.*
- *Rock was not encountered during this investigation.*

Further findings of the geotechnical investigation include:

- *Ground water was not encountered during this investigation.*
- *Site classification of 'M' should be adopted for the site in its present condition.*

The proposed foundations of the development will be designed in accordance with the recommendations of the report.



During construction there is potential for sediment runoff from the site as such erosion and sediment control measures will be installed on the site prior to works commencing and maintained during construction works to prevent erosion from occurring and soil from leaving the site. Upon completion exposed soils will be revegetated and stabilised until established.

5.8.4 Air & Microclimate

Temporary and localised air quality impacts including dust, smoke, grit, odours, and fumes could arise during the clearing and excavation works and construction of the proposed development.

Mitigation measures proposed to mitigate any potential impact in this regard include:

- No fires will be lit or waste materials burnt on the site.
- No washing of concrete forms or trucks is to occur on the site.
- Any contamination / spills on the site during construction works must be actively managed and reported immediately to appropriate regulatory authorities to minimise any potential damage to the environment.
- Dust generation during demolition / construction shall be controlled using regular control measures such as on site watering or damp cloth fences or other measures as required by AS 2601.
- All vehicles transporting loose materials and travelling on public roads must be secured (i.e. closed tail gate and covered) to minimise dust generation.
- Spraying of paint and other materials with the potential to become air borne particulates must only be undertaken in light wind conditions.
- Non-recyclable waste and containers must be regularly collected and disposed of at a licensed landfill or other disposal site in the area in accordance with details set out in the sites works Waste Management Plan.

5.8.5 Flora & Fauna

AREA Environmental Consultants & Communication has undertaken an assessment of biodiversity within the site and its surrounds, refer **Appendix F**.

This assessment concluded:

"All trees observed are exotic species which provide no significant habitat or resources for native fauna.

While some exotic vegetation may provide habitat or a feeding resource for the regions listed species, the trees proposed for removed do not. At best they are just feeding habitat for European bees.



In my opinion the trees to be affected are not habitat for the regions listed species and their removal will not cause a significant impact to any which have potential to occur."

5.8.6 Waste

The following waste minimisation and management elements have been identified and are to be considered in conjunction with the specific details, including the estimated quantities of waste, provided in the final waste management plan to be prepared by the demolition/building contractor.

5.8.6.1 During Demolition

Demolition materials will be stored wholly within the site prior to removal for recycling or disposal. Demolition waste will be removed from the site to an approved waste management facility or will be recycled, as follows:

- topsoil is to be retained by the building contractor and stored onsite for reuse. Surplus excavation material will be removed from the site for recycling.
- green material will be mulched and stored onsite for reuse in landscape works. Surplus mulched material is to be removed from site for recycling where possible.
- concrete and bricks will be crushed to be reused for filling, levelling or temporary road base
- any asbestos sheeting and fibrous insulation will be handled according to NSW WorkCover Authority requirements and disposed of to an approved building waste collection facility
- mixed demolition materials will be transported to an approved building waste collection facility
- timber, metal, wall and roof cladding and other salvageable materials will be resold to various salvage yards where appropriate or disposed of at an approved building waste collection facility.

Specific intentions for recycling/re-use/disposal of demolition waste will be determined by the demolition contractor prior to commencement of demolition.

5.8.6.2 During Construction

Construction materials must be stored wholly within the site prior to removal for recycling or disposal. Construction materials waste must be removed from the site to an approved waste management facility or should be recycled, as follows:

- bricks to be crushed and reused for filling, levelling or temporary road base
- concrete to be crushed and reused for filling, levelling or temporary road base
- tiles to be crushed and reused for filling, levelling or temporary road base



- timber to be re-used on site where possible or mulched or sent to second hand suppliers
- plasterboard to be returned to supplier for recycling
- metal offcuts from gutter and downpipes etc to be recycled wherever possible.

5.8.6.3 During Occupation

General and non-recyclable waste is to be disposed of in Council's standard waste storage bins and placed in the bin holding area ready for collection by a private waste contractor. Paper/ metal/glass to be disposed of in Council's standard waste recycling bins and placed in the bin holding area ready for collection by a private waste contractor.

5.8.7 Energy

The development will comply with the energy efficiency requirements of SEPP BASIX, refer to **Appendix L**.

5.8.8 Noise & Vibration

Possible incidences of noise pollution may occur as a result of machinery movements and the operation of equipment associated with the construction of the proposed development.

Any noise pollution will be temporary in nature, occurring only while works are being undertaken and will cease upon completion of the development. The temporary duration of the potential noise impact will be mitigated by regulating the hours that such machinery and equipment may operate and given that any incidences of unacceptable noise will be regulated in accordance with The Protection of the Environment Operations Act 1997 (POEO Act) and the Protection of the Environment Operations (Noise Control) Regulation 2000 it is not anticipated that any significant noise impacts will arise as a result of the proposed development .

5.8.9 Resources

It is not considered that the proposed development will result in any significant depletion or degradation of natural resources. The proposal has been designed to meet water and energy efficiency targets as demonstrated by the BASIX certificate for the proposal.

5.8.10 Natural Hazards

5.8.10.1 Bush Fire

A review of the NSW Rural Fire Service bushfire mapping revealed the subject site is not bushfire prone land.



5.8.10.2 Flooding

An earth levee bank constructed adjacent to the subject site provides protection from the from the 1% AEP flood.

5.8.11 Safety, Security & Crime Prevention

5.8.11.1 Introduction

The former Department of Urban Affairs and Planning prepared the *Crime prevention and the assessment of development applications: Guidelines under section 79C of the Environmental Planning and Assessment Act 1979* (CPTED Guidelines). The guidelines identify that:

Crime prevention through environmental design (CPTED) seeks to influence the design of buildings and places by:

- *increasing the perception of risk to criminals by increasing the possibility of detection, challenge and capture*
- *increasing the effort required to commit crime by increasing the time, energy or resources which need to be expended*
- *reducing the potential rewards of crime by minimising, removing or concealing 'crime benefits'*
- *removing conditions that create confusion about required norms of behaviour.*

The guide identifies four basic principles that are used in assessing development applications to ensure that developments do not create or exacerbate crime risk. These principles are:

- surveillance
- access control
- territorial reinforcement
- space management.

Each of these principles is addressed below in relation to the proposed development.

5.8.11.2 Surveillance

The Guide identifies that the *attractiveness of crime targets can be reduced by providing opportunities for effective surveillance, both natural and technical* (Department of Urban Affairs and Planning, 2001). It further states that:

Good surveillance means that people can see what others are doing. People feel safe in public areas when they can easily see and interact with others. Would be offenders are often deterred from committing crime in areas with high levels of surveillance. From a design perspective, 'deterrence' can be achieved by:

- *clear sightlines between public and private places*



- *effective lighting of public places*
- *landscaping that makes places attractive, but does not provide offenders with a place to hide or entrap victims (Department of Urban Affairs and Planning, 2001).*

In terms of natural surveillance, the development will provide the following:

- Clear sight lines from the dwellings to the adjacent car parks and access points from the street. There are no structures in these areas that would obscure views.
- Provision of effective lighting around buildings, driveways, pedestrian pathways and car parking areas to ensure night time visibility.
- Landscaping of the site that has been designed to avoid potential entrapment areas.

The measures outlined above are considered to provide for appropriate natural surveillance for the development and its locality.

5.8.11.3 Access Control

In relation to access control, the guide states:

Physical and symbolic barriers can be used to attract, channel or restrict the movement of people. They minimise opportunities for crime and increase the effort required to commit crime.

By making it clear where people are permitted to go or not go, it becomes difficult for potential offenders to reach and victimise people and their property. Illegible boundary markers and confusing spatial definition make it easy for criminals to make excuses for being in restricted areas (Department of Urban Affairs and Planning, 2001).

The guide identifies that effective access control can be achieved by creating:

- *landscapes and physical locations that channel and group pedestrians into target areas*
- *public spaces which attract, rather than discourage people from gathering*
- *restricted access to internal areas or high-risk areas (like carparks or other rarely visited areas). This is often achieved through the use of physical barriers (Department of Urban Affairs and Planning, 2001).*

In terms of access, the development will provide the following:

- Each dwelling will have one clear pedestrian entrance in its frontage.
- Windows have been provided adjacent to front doors of all dwellings allowing residents to view approaches to their dwelling without having to open the door.
- Fencing will be constructed along site boundaries, and along boundaries of the proposed dwellings private open space areas to provide an appropriate level of safety and security to residents.
- The design of the proposed development will allow for general surveillance of all common areas from dwellings.
- The proposed development has been designed to ensure that all common open space areas are directly visible from habitable room windows and front entrances



of dwellings which will ensure a high level of passive surveillance of the area from the street.

- Access to the rear yard areas of individual dwellings will be restricted by fences.

The measures outlined above are considered to provide for appropriate access control for the development and its locality.

5.8.11.4 Territorial Reinforcement

In terms of territorial reinforcement, the guide notes:

Community ownership of public space sends positive signals. People often feel comfortable in, and are more likely to visit, places which feel owned and cared for. Well used places also reduce opportunities for crime and increase risk to criminals.

If people feel that they have some ownership of public space, they are more likely to gather and to enjoy that space. Community ownership also increases the likelihood that people who witness crime will respond by quickly reporting it or by attempting to prevent it. Territorial reinforcement can be achieved through:

- *design that encourages people to gather in public space and to feel some responsibility for its use and condition*
- *design with clear transitions and boundaries between public and private space*
- *clear design cues on who is to use space and what it is to be used for. Care is needed to ensure that territorial reinforcement is not achieved by making public spaces private spaces, through gates and enclosures (Department of Urban Affairs and Planning, 2001).*

In terms of territorial reinforcement, the development will provide the following:

- The development has been designed to make it clear what is private and public land.
- The driveway and car parking areas will receive passive surveillance from the street and from the dwellings within the site.
- The clear definition and separation of the visitor car parking areas and building entries will assist in distinguishing visitors from permanent residents.
- Common areas within the site will be clearly defined through the use of hard and soft landscaping, refer to "Landscape Plan" in **Appendix K**.

The measures outlined above are considered to provide for appropriate territorial reinforcement for the development and its locality.

5.8.11.5 Space Management

The guide notes that space management is linked to the principle of territorial reinforcement, in ensuring that sites are appropriately utilised and well cared for. Specifically,

Space management strategies include activity coordination, site cleanliness, rapid repair of vandalism and graffiti, the replacement of burned out pedestrian and car park lighting and the



removal or refurbishment of decayed physical elements (Department of Urban Affairs and Planning, 2001).

In terms of space management, the development will provide the following:

- The communal areas of the site will be well maintained.
- Any damaged elements of the site would be rapidly repaired or removed.
- External fixtures would be well secured to minimise their ability to be used to cause damage.

The measures outlined above are considered to provide for appropriate space management for the development and its locality.

5.8.11.6 CPTED Conclusion

As outlined above, the proposed development has been designed and will employ measures that are consistent with the CPTED principles. Overall the development has been best designed to minimise opportunities for crime. It is considered that the development would not unreasonably create or exacerbate crime risk.

5.8.12 Social Impacts in the Locality

The proposed development will be of immense social benefit as it will assist in addressing the demand for additional social and affordable housing supply in the state and the Bathurst LGA, with approximately 48,337 people currently on the waiting list for social housing alone, with those in the Bathurst allocation zone currently expected to have to wait between 2 and 5 years for a 1 or 2 bedroom home (figures sourced from NSW Department of Family & Community Services). As such the proposed development will assist in providing additional housing for those most in need in the Bathurst community.

5.8.13 Economic Impacts in the Locality

The development will provide for employment opportunities during construction, thus providing for minor positive economic impacts for the locality.

5.8.14 Cumulative Impacts

The potential environmental impacts arising from the proposed development are limited to soil erosion, air, noise, and water pollution. It is not expected, owing to the temporary nature of the impacts; the localised effect of the impacts; the implementation of appropriate mitigation measures, that the cumulative impacts arising from the development will have any long lasting effects upon the environmental. Any impacts will be temporary and minor in nature.

There are no known environmental stresses in the area which will be exacerbated as a result of the additional environmental impacts arising from the subject activity



5.9 Suitability of the Site for the Proposed Development

The suitability of the site for the proposed development has been addressed in the above sections of this report. There are no prohibitive constraints posed by adjacent developments. There does not appear to be any zoning, planning or environmental matters that should hinder the proposed development of the site. In this regard, it can be concluded that the proposal fits into the locality and the site attributes are conducive for the development.

5.10 The Public Interest

The proposed development is considered to be in the public interest as it will assist in meeting the increasing need for one and two bedroom affordable and social housing dwellings within the Bathurst Regional LGA and will make best use of existing urban land and infrastructure. As outlined throughout this report the development is consistent with the applicable development standards and is not expected to have any adverse off-site impacts.

Therefore, the proposed development is considered to be clearly in the public interest.



6 CONCLUSION

It is recommended that the proposed multi dwelling housing development on Lot 5 DP 595438 and Lot 100 DP 1082124, being 48 Havannah Street and 23 Durham Street, Bathurst be supported on the following grounds:

- The proposal is considered to be consistent with the *Objects of the Act* and acceptable in terms of the provisions of Section 4.15 of the *Environmental Planning and Assessment Act 1979*;
- The proposal is permissible with consent and consistent with the relevant development standards and provisions of the *Bathurst Regional Local Environmental Plan 2014*;
- The proposal complies with the relevant provisions of the *Bathurst Development Control Plan 2014*;
- The proposed development is not anticipated to generate any adverse impacts in the locality; and
- The proposed development is considered suitable for the site and its surrounds.



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for
Civil Constructions Australia PTY LTD,
Heritage Impact Assessment**



Demolition of 48 Havannah Street, Bathurst

**Prepared by Andrew Starr and Associates Heritage Consultants
September 2016
Phone 9360 6540 Mob 0414 400224 astarr@bigpond.net.au**

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September 2016

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1.0 Introduction

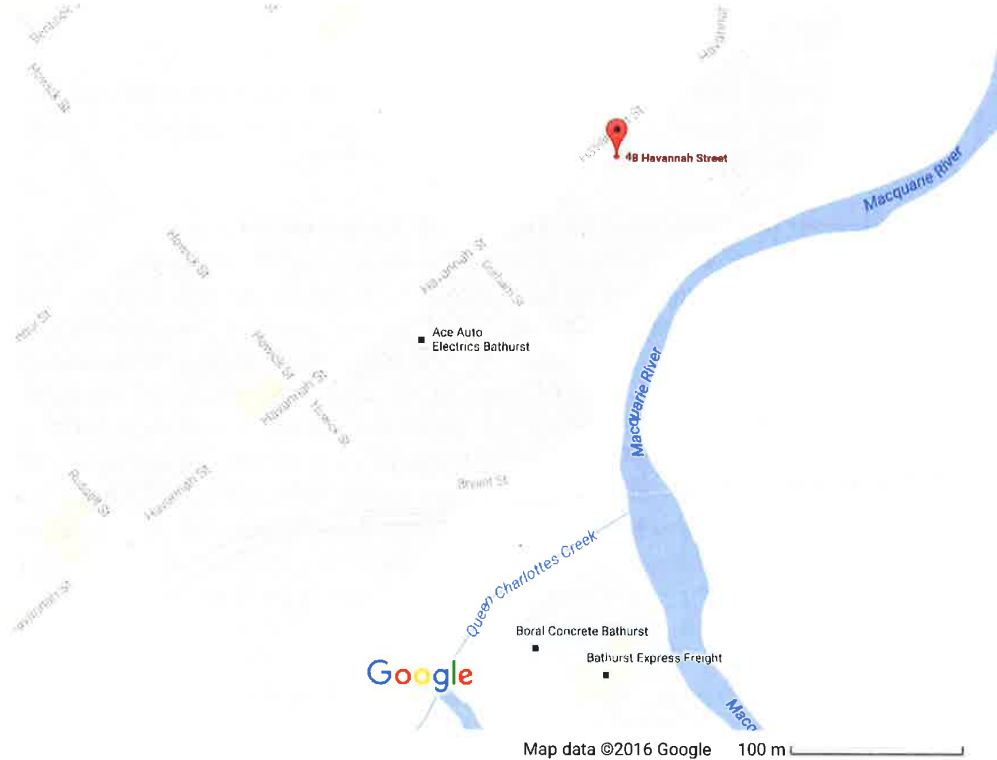
1.1 Background

Andrew Starr Heritage has been engaged by Civil Construction Australia Pty Ltd prepare the following Heritage Impact Statement. It is proposed to demolish No. 48 Havannah Street, Bathurst. The house is a brick cottage in poor condition built C. 1883. The house has been split into two apartments and is in an advanced state of dilapidation. Ceilings and floors have collapsed. Vermin has also damaged the building. The building is not listed as a heritage item but is in the Bathurst Conservation Area. This conservation area also includes the town centre. The size of the conservation area fails to define any areas of special character. The site was originally associated with a six acre farm. It is also proposed to demolish two contemporary houses in Duhram Street. The larger six acre site is to be developed into a complex of townhouse, a development that involves the creation of a new street. The proposed works have been designed by Brett Moulds.



Brett Moulds Design & Drafting
6332 5885
0424156450
brell@b added.com.au
12 Maxwell Dr Eglinton NSW 2795

1.2 Site Location



Site location

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1.3 Methodology

This Heritage Impact Statement has been prepared in accordance with the NSW Heritage Manual 'Statements of Heritage Impacts' and 'Assessing Heritage Significance' guidelines. The philosophy behind this report has been guided by the Australia ICOMOS Burra Charter 1999. The report has also been prepared in accordance with Bathurst Council's guidelines on documentation accompanying development applications involving heritage items and conservation areas. The subject site has been assessed in relation to the controls and provisions contained in the Bathurst Local Environment Plan 2014 and the Bathurst Development Control Plan 2007.

This report considers the heritage significance of 48 Havannah Street, Bathurst and the impact of the proposed demolition upon this significance. The purpose of this report is to:

- Outline the historical background of the site.
- Describe the locality and its significance.
- Describe the building's fabric and its condition.
- Assess the heritage significance of the building.
- Assess the impact of the proposed works upon the heritage significance of the site.

1.4 Heritage Planning Controls

No. 48 Havannah Street is in the Bathurst Conservation Area it is not listed as a heritage item in Bathurst Council's Local Environment Plan. The individual building is not included on the register of the National Trust of Australia.

The Statement of Significance for the Bathurst Conservation Area.

The conservation area of Bathurst City is historically significant because it includes the commercial and civic heart of Bathurst and reflects the nineteenth century development of this important NSW provincial centre. Bathurst was the first town founded west of the Blue Mountains, and it was a place that developed a high level of prosperity during the latter half of the nineteenth century, particularly as a consequence of the gold rushes of the central west region as well as the pastoral and other industries of the Bathurst district. Additionally, much of the conservation area is of integral social importance for the community because of its lengthy association with various themes in Bathurst's history. Incorporating a wide range of building forms, types and styles, the area has a richness of cultural features. It includes a number of excellent examples of particular architectural styles from the Victorian and Federation eras, and these include Classical, Gothic and Romanesque styles among others.

With its historic character, the cohesiveness created by the red brick used in many of the buildings, the landmark qualities of the spires, domes, massing and other attributes of a number of the buildings, the inherent qualities of the architectural styles represented, and the fine parks and streets, the conservation area is a part of Bathurst

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that has strong streetscape and other aesthetic qualities.

1.5 Author identification

This report is prepared by Andrew Starr, Heritage Consultant, Graduate of the University of Sydney, Master of Arts with Merit. Andrew Starr is registered with the New South Wales Heritage Office as a Generalist Consultant.

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2.0 ITEM DESCRIPTION AND CONTEXT

2.1 Site Description

No. 48 Havannah Street contains a freestanding, Victorian cottage. The house is an advanced dilapidated condition. The floor has collapsed as well as some areas of ceiling. The house has been split into two at the line of the hallway. Also the rear section of the house has been demolished. The south side of the property retains a section of original rooms including the hallway. Some original features survive in the south half of the house but they are in an advanced state of dilapidation. The floors have collapsed in this section. The house suffers also from infestation of vermin and collapsed ceilings. Cornice and skirting and floors have water damage and the timber is brittle due to water damage. The north side of the house has been modernized. The floor, ceiling and walls have modernized with loss of original fabric. Windows have been replaced with aluminium framed doors and windows. The house appears to have flooded. Unkempt plants and trees have damaged the veranda. The costs for repair of this building are prohibitive. Only half the house's original fabric survives and most of this fabric is beyond repair. The building has already undergone partial demolition. The site has lost all its original outbuildings.

Generally the house is in such a poor condition that restoration and repair is financially unviable. (Specifics of this unviability are presented in the accompanying Structural Report.) Vegetation has impacted the foundations of the building. Neglect has led to the building becoming structurally unsound, and areas of floors and ceilings have collapsed. The house appears to have been flooded and infestations of vermin have added to the compromise to structural integrity.



Fig. 1 Hallway



Fig. 2 Hallway

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The structural integrity of the hallway is compromised. Cracking of plaster appears on all walls due to impacts of rising and falling damp. The floor is soft suggesting joists have rotted. The skirting has been removed.



Fig.3 Rear room on south east corner, The floor has collapsed. The floor is covered by animal droppings. Cracking is apparent in all walls.



Fig. 4 Section of collapsed floor in rear room.

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Fig.5 The floor and walls are in an advanced state of dilapidation.



Fig. 6 Collapsed section of floor.

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Fig. 7 Collapsed section of the floor.



Fig. 8 Hallway (walls are in very poor condition.)



Fig. 9 Rear door in hallway.

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Fig. 10 Hallway is in advanced dilapidated state.



Fig. 11 Animal droppings on the floor of the front (south west room)



Fig. 12 Animal droppings front room



Fig. 13 Animal dropping in the front room

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Fig. 14 Front room



Fig.15 Front room



Fig. 16 The skirting has rotted and has been removed from some sections.

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Fig. 17 The original window has been replaced with an aluminium one. Fig. 18 Veranda



Fig. 19 Veranda The original veranda has been replaced with brick posts and balustrade. The veranda is reroofed and the floor resurfaced Fig. 20 Veranda

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Fig. 21 Veranda



Fig. 22 Veranda, Street façade The fence is not original and the garden is overgrown and has penetrated the roof cavity.

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Fig. 23 Street façade.



Fig. 24 The north half has been modernized.

There is evidence of flooding and that the inside of the house and the house has had stray animals inside. The floor was covered in sheep manure. All original windows have been replaced with aluminium framed windows.



Fig. 25 Floor has been tiled.

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Fig. 26 North section of building.



Fig. 27 North section of building.



Fig. 28 North section of building.

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Fig. 29 This section of the house also suffers from dilapidation. Neglect has led to water damage of the walls.



Fig. 30 The building has flooded



Fig. 31 Original doors have been deleted and unsympathetically replaced

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Fig. 32 The side veranda is not original.



Fig. 33 North Facade

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Fig. 34 East and north facades. The demolition of a rear service wing is evident.



Fig. 34 Rear (eastern façade)

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Fig. 35 Southern façade.

2.3 Site Context

The area is characterized by houses built in the late Victorian period. The house was once a residence for a six acre farm. The land extends east to the Macquarie River. The original owner of the farm also owned the terrace of cottages south of the site until the 1890s. The heritage integrity of nearby properties varies, North of the subject site across Baillie Street are a group of Victorian houses built C. 1880. These house are individual, freestanding are superior examples of Victorian to the house at 48 Havannah Street. The terrace of cottages south of the subject site appear to be constructed earlier than house at No. 48 possibly in the 1870s. They retain their Victorian appearance apart fro compromise to the fences. None have retained their original fences. The subject site is opposite public playing fields. This area of Havannah Street is low lying and on a flood plain now protected by levy banks.

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Fig. 36 Terrace of cottages south of the subject site.



Fig. 37 Terrace of cottages south of the subject site.

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Fig. 38 Terrace of cottages south of the subject site.



Fig. 39 Terrace of cottages south of the subject site.

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Fig. 40 Terrace of cottages south of the subject site.



Fig. 41 Terrace of cottages south of the subject site.

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Fig. 42 Terrace of cottages south of the subject site. Subject site is near the end of the row.



Fig. 43 Terrace of cottages south of the subject site.

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Fig. 44 Subject site and the terrace of cottages to the south.



Fig. 45 Cottages to the south of the subject site.

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Fig. 46 Subject site from the playing fields opposite.



Fig. 47 View from opposite the subject site looking north.

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Fig. 48 The subject site in the centre of the image, the streetscape continues with a terrace of worker's cottages to the south.



Fig. 49 House north of the subject site on the corner of Baillie St and Havannah Road.

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Fig. 50 Three Victorian houses with a contemporary infill on Havannah Street between Baillie Street and the Great Western Highway.



Fig. 51 Baillie Street

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Fig. 52 House on Corner of Baillie Street and Havannah Street. This house has the same roof pitch to No. 48 and a similar verandah. It is a more authentic example of Victorian style in excellent condition. It provides clues in the original appearance of No. 48.



Fig. 52 The Macquarie River at the rear of the site.

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Fig. 53 The Macquarie River at the rear of the site.



Fig. 54 Subject site from Baillie Street

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Fig. 54 Subject site from Baillie Street



Fig. 55 House on the corner of Baillie Street and Havannah Street.

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Fig. 56 Shed in Baillie Street



Fig. 57 House Baillie Street

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Fig. 58 Houses Baillie Street



Fig. 59 Houses Baillie Street

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Fig. 60 Houses Baillie Street



Fig. 61 Houses Baillie Street

2. 2 Fabric Analysis

**This table describes the condition and heritage integrity of specific details of the cottage.
Building Condition**

The item being investigated is the 48 Havannah Street exterior and interior.
The Fabric condition assessments in this report use the following categories:

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 Condition Ratings Description

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- 5. An excellent** Building or fabric element has no defects. Condition and appearance are as new.
- 4. Good** Building or element exhibits superficial wear and tear, minor defects, minor signs of deterioration to surface finishes, but does not require major maintenance. No major defects exist.
- 3. Fair** Building or element is in average condition. Deteriorated surfaces require attention. Services are functional but require attention. Deferred maintenance work exists.
- 2. Poor** Building or element has deteriorated badly. Serious structural problems exist. General appearance is poor with eroded protective coatings. Elements are defective, services are frequently failing, significant number of major defects exist.
- 1. Very Poor** Building or element has failed. It is not operational and is unfit for occupancy or normal use.

These condition grades indicate the level of intervention required. For elements in **Very Poor** condition, reconstruction may be the only available option. For elements assessed as being in **Poor** or **Fair** condition, various degrees of repair or maintenance may be required, immediately or in the short term, to prevent further deterioration and the subsequent loss of significance. Elements in **Good** condition may need some maintenance but the need for repair is not anticipated in the next two or three years, while elements in **Excellent** condition are likely to need only minor maintenance in the next five to ten years.

Grading of Significance

Grading reflects the contribution the element makes to overall significance of the item (or the degree to which the significance of the item would be diminished if the component were removed or altered). No. 48 Havannah Street Bathurst has been assessed to determine a relative grading of significance into five levels. This process examines a number of factors, including:

- Original design quality
- Degree of intactness and general condition
- Relative age and authenticity (original, replaced)
- Extent of subsequent alterations
- Association with important people or events
- Ability to demonstrate a rare quality, craft or construction process

In accordance with the NSW Heritage Branch Guidelines for Assessing Heritage Significance, the standard NSW Heritage Branch five-grade system has been modified to assess individual contribution of each element to the overall significance of the item. Grading reflects the contribution the element makes to overall significance of the item (or the degree to which the overall significance of the item would be diminished if the component were removed or altered). The following five grades of significance have been defined:

EXCEPTIONAL SIGNIFICANCE

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Includes fabric that makes the greatest direct contribution to the item's significance. This particularly refers to rare or outstanding original fabric and spaces of particular historic and aesthetic value, and unaltered original elements and features.

HIGH SIGNIFICANCE

Includes elements and features that make an important contribution to the Recognition of the item's significance albeit the fabric may not be in good condition. This may include elements that have been altered, or elements created as part of a generally sympathetic alteration to the building. This category is likely to include much of the extant fabric from the early phases of construction and reconstructed elements.

MODERATE SIGNIFICANCE

Includes building fabric and relationships that are supportive of the overall significance of the item and have some heritage value, but do not make an important or key contribution to that significance. Also includes elements and features which were originally of higher significance, but have been compromised by later, less significant modifications or elements that have deteriorated beyond repair and cannot be reconstructed in a technologically feasible manner.

LITTLE SIGNIFICANCE

Includes fabric generally neutral in heritage value. Also includes most of the fabric associated with recent alterations and additions made to accommodate changing functional requirements. These are components generally of neutral impact on the complex's significance.

INTRUSIVE

Includes fabric which adversely affects the significance of the complex or fabric created without respect for the intangible values of the building. Removal of elements of this category would directly increase the overall heritage value of the item.

This grading has been established as a tool to assist in developing appropriate conservation measures for the treatment of 48 Havannah Street and its various elements. Good conservation practice encourages the focusing on change or upgrading of historical buildings to those areas or components which make a lesser contribution to significance. The areas or components that make a greater or defining contribution to significance should generally be left intact or changed with the greatest care and respect.

Detail and location	Building condition	Grading of Significance
Panel Front door (although not original possibly installed either in a 1930s or 1950s renovations)	Very poor	Moderate
Front door architrave	Very poor	Moderate
Front window left of front door	Very poor	Intrusive
Front window right of front door	Very poor	Intrusive
Veranda posts	Poor	Intrusive
Veranda Roof	Poor	Little Significance
Veranda Floor.	Poor	Moderate
North façade sliding doors.	Poor	Intrusive

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North veranda.	Fair	Little Significance
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North façade.	Poor	Little Significance
Rear facade	Poor	Little Significance
Window south front room	Poor	Intrusive
Window south back room	Poor	Intrusive
Rear door	Poor	Moderate
Interior north flat	Poor	Intrusive
Interior south flat	Very poor	Moderate
Hallway south flat	Very poor	Moderate
Skirting hallway	Very poor	Moderate
Cornice hallway	Very poor	Moderate
Hallway floor	Very poor	Little Significance
Front room floor south flat	Very poor	Little Significance
Back room floor south flat	Very poor	Little Significance
Front room skirting south flat	Very poor	Moderate
Front room cornice south flat	Very poor	Moderate
Front room door south flat	Very poor	Moderate
Front room architraves south flat	Very poor	Moderate
Front room windows south flat	Poor	Intrusive
Back room skirting south flat	Very poor	Little Significance
Back room cornice south flat	Very poor	Little Significance
Back room door south flat	Very poor	Moderate
Back room architraves south flat	Very poor	Moderate
Back room windows south flat	Very poor	Little Significance
South flat walls	Very poor	Little Significance
North Flat walls	Poor	Little Significance
North Flat floor	Poor	Intrusive
North Flat windows	Poor	Intrusive
North Flat internal doors	Poor	Intrusive
Roof	Poor	High

Evaluation

No. 48 Havannah Street is a modest Victorian house. The house has been compromised by unsympathetic incremental change. Changes include the splitting of the house into two independent flats. The more original section on the south side is in an advanced stage of dilapidation. None of the fabric on this side, because of the advanced state of the dilapidation, is salvageable. The fabric is compromised by falling and rising damp and by vermin, and is unsafe. Doors connecting this part of the house to a renovated section on the north side have been infilled. This compromises the integrity of the building as an example of a Victorian cottage. On the north side all original fabric has been replaced. The compromise to the building's heritage integrity is severe. Restoration is unfeasible, and signs that this section of the building has flooded have further complicated this. The north side of the building has also been impacted by animals. From the manure on the floors it appears that sheep have been inside the building. The whole building is in an advanced state of dilapidation with cracks in walls showing damage to the foundations. The original veranda has been replaced, and most windows have been replaced with aluminium framed windows. The rear service area of the building has been demolished.

As one of a group of mid to late Victorian buildings in Havannah Street the building does have some heritage integrity. However, the advanced state of dilapidation makes the retention and restoration of the house financially unviable. Internally, half the house has had its original decorative features deleted and unsympathetically replaced. On the other side the

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fabric is such poor condition that is cannot be salvaged and restored. The exterior of the house shows cracking. The house's two verandas are not original. Because the house is freestanding, and on a large block of land, the demolition of the property can be achieved with minor impact on the conservation area.

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3.0 Historical Development of the Site

3.1 Historical Context

History

Colonial period (1800s) to gold rush era (1860s)



[John Lewin](#), *The Plains, Bathurst*, watercolour drawing, ca. 1815, [State Library of New South Wales](#)

The government surveyor, George Evans, was the first European to sight the Bathurst Plains in 1813, following the first successful European crossing of the Blue Mountains in the same year. In 1814, Governor Lachlan Macquarie approved an offer by William Cox to build a road crossing the Blue Mountains, from Emu Plains, the existing road terminus west of Sydney, to the Bathurst Plains. The first road to cross the Blue Mountains was 12 feet (3.7 m) wide by 101 ½ miles (163.3 km) long, built between 18 July 1814 to 14 January 1815 using 5 freemen, 30 convict labourers and 8 soldiers as guards. Governor Macquarie surveyed the finished road in April 1815 by driving his carriage across it from Sydney to Bathurst. The Governor commended Cox and stated that the project would have taken three years if it had been done under a contract.^[16] As a reward Cox was awarded 2,000 acres (810 ha) of land near what is now Bathurst.

On 7 May 1815, Governor Macquarie at the terminus of Cox's Road raised the flag, ordered a ceremonial volley to be fired and proclaimed the named the future town of Bathurst after the Secretary of State for War and the Colonies, Henry Bathurst, 3rd Earl Bathurst.^[17] Bathurst is the oldest inland town in Australia. It was intended to be the administrative centre of the western plains of New South Wales, where orderly colonial settlement was planned.



Bathurst, painted by [Joseph Backler](#) c.1847-1857

Local Wiradjuri groups under leaders such as Windradyne resisted the settlers until the Frontier Wars of the early 1820s ended the open conflict.^[18] The initial settlement of Bathurst was on the eastern side of the river in 1816. It is in today's suburb of Kelso. Ten men were granted 50 acres (20 ha); five were men newborn in the colony and five were immigrants. These men were William Lee, Richard Mills, Thomas Kite, Thomas Swanbrooke, George Cheshire, John Abbott, John and James Blackman, John Neville and John Godden. In 1818 Governor Macquarie stated in his diary:

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This morning I inspected 10 new settlers for Bathurst. I have agreed to grant each 50 acres of land, a servant, a cow, four bushels (141 litres) of wheat, an allotment in the new town, and to receive into the King's Store at Bathurst all the Wheat they can grow for the first 12 months.^[19]

In the early years of settlement, Bathurst was a base for many of the early explorers of the NSW inland, including George Evans in 1815, John Oxley in 1817–1818, Allan Cunningham in 1823, and Thomas Mitchell during the 1830s.^{[20][21]}



Painting of Edward Hammond Hargraves, who is credited with the first discovery of payable gold near Bathurst in 1851

Flecks of gold were first discovered in the Fish River in February 1823, but it was 12 February 1851 in a Bathurst Hotel when Edward Hargraves announced the discovery of payable gold. Soon, gold was found at Ophir (later Sofala) and Hill End in the 1850s. In the 1860s, the town of Bathurst began to boom. Bathurst was to become the first gold centre of Australia. The nearby gold localities would transport their gold to Bathurst^[20] then to Sydney. The mail and gold transport coaches became an obvious target for bushrangers, which became a major problem for the authorities.

The Ribbon Gang and the Bathurst Rebellion occurred in 1830, when a large group of over 80 convicts roamed the Bathurst district. They were eventually captured and charged with murder, bushranging and horse-thieving. On 2 November 1830, ten members of the Ribbon Boys were hanged in Bathurst for their crimes. The site of the first and largest public hanging in Bathurst is still marked by the laneway sign *Ribbon Gang Lane* in the CBD.^[22] Ben Hall, who became a notorious bushranger, was married in St Michael's Church at Bathurst in 1856. In October 1863, a gang of five (including Hall) raided Bathurst, robbing a jeweller's shop, bailed up the Sportsmans Arms Hotel and tried to steal a racehorse. They returned three days later and held up more businesses.^[23] John Piesley, another bushranger, was tried and hanged for murder at Bathurst Gaol in 1862.^[23]

Bathurst's economy was transformed by the discovery of gold in 1851. One illustration of the prosperity gold brought to Bathurst is the growth and status of hotels and inns. The first licensed inn within the township was opened in 1835, the *Highland Laddie*. At the peak of hotel activity in 1875, coinciding with the gold rush period, there were 61 operating concurrently. A total of 89 hotel locations have been identified in the town of Bathurst, with 112 operating in the immediate district during the course of the history in Bathurst. Initially many pubs were simply a cottage with stables. As prosperity increased during the gold rush, the Hotels became typical of architecture of pubs known today.^[24]

Development of the City (1860s) to Federation (1910)

See also: History of infrastructure development in Bathurst

The Cobb & Co. business was a horse drawn coaching transport business originally established in Victoria but relocated to Bathurst in 1862 to follow the gold rush. The business provided gold escorts, mail services and passenger services to the towns and rural settlements.^[25] Cobb & Co. coaches were constructed in the coaching workshops located in Bathurst and the Bathurst Information Centre contains a restored Cobb & Co. coach.^{[26][27]}

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Bathurst later became the centre of an important coal-mining and manufacturing region. The Main Western railway line from Sydney reached Bathurst in 1876. From that time, the town became an important railway centre with workshops, crew base with locomotive depot and track and signal engineering offices. It remains today as the railway regional engineering headquarters with a large rail component manufacturing facility.

In 1885, Bathurst had a population of approximately 8,000 and a district population of an additional 20,000 people. The town in 1885 was a hub for stores such as E.G. Webb & Co. with supplies and distribution occurring throughout large parts of western NSW and into Queensland and South Australia.^[20]

Federation (1910) and post war development (1940s)

This period is characterised by periods of slow to moderate population growth, with industrial and education industries developing and technology and services delivered to the town. Several major infrastructure developments arrive such as distributed town gas, electricity, town water supplies, and a sewage treatment system. Town gas had arrived in Bathurst courtesy of a private venture in 1872, with the Council providing a competing network from 1888. On 30 June 1914, the Council purchased the Wark Bros gas system and combined the gas networks. The old gasworks plant on Russell Street (now out of use) was built in 1960. In 1987 natural gas arrived via a new 240 km spur pipeline off the Moomba to Sydney pipeline.^[28] The early part of the century saw electricity arrive initially for street lighting; the city converted from gas street lighting to electric lighting on 22 December 1924, when 370 electric lights at a cost of £40,000 were switched on.^[29] Lighting spread along streets through to 1935, over time to businesses and finally private houses. Sewage treatment was an early infrastructure project funded by the state government and built in 1915.^[30] Water supply started with private wells in backyards. Eventually a waterworks was built to the south of the town on the river with the water pumped through piping laid progressively to the businesses and private dwellings. In 1931, work started on the 1,700 ML Winburndale Dam project to gravity feed water through a wood stave pipe laid to the town. The scheme was opened by the Premier of New South Wales on 7 October 1933. Later, a new larger water supply dam was built on the Campbells River. Originally known as the Campbell River Dam scheme and later renamed the Ben Chifley Dam after the late Prime Minister Ben Chifley of Bathurst. It was opened in November 1956. The Ben Chifley Dam received a major storage upgrade designed to meet the cities needs to 2050; the work was completed in 2001 increasing the capacity by 30% to 30,800 ML.^[31]

An ambulance service commenced on 6 June 1925 with a new Hudson ambulance. A new ambulance station was opened 2 March 1929 and is still used by the NSW Ambulance Service. Motor cars were becoming common in the early 20th century and the need for road service patrols commenced in 1927, provided by the NRMA using a motorcycle/sidecar response vehicle. The early electronic media age arrived with the opening of commercial radio station 2BS on 1 January 1937. Bathurst Aerodrome was opened in 1942, initially to benefit the war effort providing parking for aircraft overflowing from Richmond air force base.^[32] The first commercial airline service departed for Sydney on 16 December 1946.^[33]

A famous Australian brand name of frozen foods began in Bathurst. Robert Gordon Edgell arrived in Bathurst in 1902. By 1906, he was growing pears, apples and asparagus and experimenting with canning and preserving fruit and vegetables, eventually opening a small cannery in 1926. In 1930, he formed the company Gordon Edgell & Sons which became, and still is, a famous Australian food brand, now owned by Simplot.

Many attempts were made to start a University College, the earliest attempts were 1912 through to 1947 when real progress was made with plans for a state teachers college. The first intake of teacher students came at the beginning of 1951 with the official opening on 9 November 1951. The college has transformed over time into the Mitchell College of Advanced Education on 1 January 1970. The College grew and ultimately became the Charles Sturt University on 19 July 1989. Andrew Denton is a notable alumnus of the University.

Bathurst was one of the locations to campaign to be the site of the new Federal Capital. In an essay prepared by a journalist with the Bathurst Times newspaper, Price Warung,^[34] in 1901 to promote Bathurst's candidacy, he responds to the Federal committees key requirements for the capital to have: *centrality and accessibility of situation, salubrity, and capacity for impregnable defence.*^[35]

An Army camp was established at Bathurst in early 1940 and was intended for the Second Australian Imperial Force's 1st Armoured Division, although it was later converted to an infantry training centre due to the unsuitability of the closely settled area to armoured training. Following the war, this camp was converted to a

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migrant reception and training centre. The first group of migrants arrived at Bathurst in 1948; at times the centre had up to 10,000 residents.^[20]

Population growth

Bathurst's population has had rapid growth periods throughout its history; during the mid to late 19th century gold rush period, then post World War 2 when migrants from the war ravaged countries were settled in the area and returning soldiers were offered farming land, and at the start of this century has been another fast growth period corresponding in part to Sydney's congestion. Other periods have seen a slightly declining population, including the decade around the 1900s and during the 1960s. The following chart illustrates the growth from 1856 to recent



Holy Trinity Church, Kelso, built 1834.



St Stephen's Church, built 1872.

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Italianate style stuccoed and decorated surfaces on the façade of the former Masonic Hall, built 1889.

Bathurst has a unique collection of architecture from colonial through to recent times, with many examples remaining intact. Historical buildings range from workers cottages, terrace houses, mansions, slab huts, industrial, commercial buildings and grand civic structures.

Periods, styles and features

Colonial

Covering the period from 1815 to 1840, this Old Colonial period is mostly of Bathurst red brick, sometimes limewashed, with 12-paned windows and four- or six-panelled doors. Examples of this style include Old Government House (c. 1820), and Holy Trinity Church (Gothic style).^[23]

Early Victorian

During the Early Victorian period from 1840 to 1860 the structures are mostly small domestic buildings. Characteristics of this style has the building line right up close to the street or the front verandah directly on the street. An example of this style include 'Loxsley' a gentlemen townhouse of the period, and the Royal Hotel originally a single storey building.^[23]

Mid Victorian

The Mid Victorian period from 1860 to 1880 coincides with greater affluence and more building materials becoming available such as glass. Windows typically now became 4 or 6 panes. Row housing is still a common layout, sometimes in a Gothic influenced style with steeply pitched roofs. An example of this style is the Webb Building built in 1862. During this period, Edward Gell designed many of the main buildings including the ornate St. Stanislaus' College, the railway station (1875) of the Victorian Tudor style with dutch gables topped by finials, bay windows and cast-iron verandah,^[37] and a great baronial mansion called Abercrombie House, a large, three-storey, 40-room mansion in the Scottish baronial style. Bathurst Hospital is a large Victorian era hospital complex in the second empire style, constructed of Bathurst red bricks, verandahs are decorated with timber posts, arched brackets and cast iron balustrades.^[37]

Many Bathurst mansions were built of the Italianate style in this period, with features such as bay windows, cast iron columns, lacework and verandahs. These include 'Woolstone' (1883), 'Logan Brae' (1877 and now a convent) and 'Delaware' (1878).^[38]

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Bathurst's Courthouse (1880) designed by colonial architect James Barnet stands in a prominent city position and is neo-classical style with octagonal Renaissance dome, a doric portico with pediment, octagonal tower with turret, stone facings and brick pilasters, a colonnade of Doric pillars, a sage-green roof, red bricks, yellow bricks and long lines of sash windows. Barnet also designed the Bathurst Police barracks (c. 1875) and the Bathurst Gaol (c. 1888) with the ornate lions head holding a key (a Victorian symbol of secure and certain retribution) standing over the gateway entrance.^[38]

St Stephen's Presbyterian Church is a Gothic structure built of Bathurst red bricks in 1871–72.^[23]

Late Victorian

During the Late Victorian period from 1880 to 1900, the Bathurst Showground Buildings (c. 1880s) represent one of the most intact groups of nineteenth century timber showground pavilions in New South Wales. The style is known as Carpenter Gothic. The old technical college is a two-storey American Romanesque building erected c. 1896 of red brick with terracotta facings and other detailing. The interior is also of a high quality. Italianate architecture appears in several Bathurst buildings including the former Masonic Hall, now known as Carrington House, with stuccoed and decorated surfaces on the façade, and the Westpac Bank building.^[23]

Federation

During Australia's Federation period from 1900 to 1915, there was experimentation in design and construction. The Experimental Farm (now part of Charles Sturt University) is an example of the Federation style. Many of the Federation style buildings have decorative timber fret work and terracotta or iron roofs.^[23]

Inter-War period

During the Inter War period from 1915 to 1940, there was great architectural change. Examples in Bathurst include the Knickerbocker Hotel in the functionalist style and the old Commonwealth

Bank built in the Free Classical style. With the coming of electricity in 1924 unique cast iron light posts and lanterns were installed in the centre of the wide city streets and these are still an architectural feature of the city streetscape.^{[23][39]}

3.2 Specific History of Site

Research by the local history society was commissioned in May. This research is forwarded as an appendix to this report. A land title search on the property was undertaken tracing back to the first land grant in 1852, and Trove a web archive of digitalized historic files was also searched. This provided information on past owners of the property sourced from local newspapers. Information included, advertising for property and furniture auctions, advertising for businesses, social information and death and funeral notices. When cross referenced with the land titles, information about how the property was developed becomes clearer.

Land Title Search

12 October 1852 Crown Grant to William Golsby Allotments Nos. 1 and 2 of Section 93 Parish and Country of Bathurst near Bathurst.

Conveyance to John Woodward 12 December 1854

Conveyance to Joseph Lee 11 August 1857

Conveyance to George Smith 8 September 1883

Conveyance to John Wordsworth Ashworth 1884 -1916

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Conveyance to John Ashworth Jr. 1916-1919

Conveyance Robert Bolton 1920

Conveyance Charles Snudden 1920- 1940

Transfer Cecil Snudden 1940-1981

Trove

The house was offered for lease on 14 June 1887.

TO LET. HOUSE— Four rooms, Kitchen, Pantry and Wash-house, in HAVANNAH STREET,

apply, Mrs. J. W. ASHWORTH, Havannah-Street.

14 June 1887

The house was offered for lease in 1909 "To Let FOR LEASE BY TENDER.

TENDERS will be received by the under, signed up to the 18th Instant for the Letting or Leasing of PREMISES situated at 48 Havannah Street, containing 6 rooms, kitchen, pantry, wash house, coach house and stable, and large shed on 1 3/4 acres of land".

Furniture was offered for sale from the address in 1909

A crop of wheat was offered for sale from the site in 1916

For quick sale, standing crop of wheat about 6 ton. Apply- 48 Havannah-st. 7 Nov 1916

The house was advertised for auction in 1918. It is described as being on a 2 ½ acre site. "No. 48 Havannah-street, is a substantially built Brick Residence containing six rooms, kitchen, bathroom, etc., large stables, buggy shed, and sundry sheds." Some of the nearby workers cottages at Nos. 50, 52, 54, 56, 58 and 60 were also sold at this time.

The property was also offered for sale in 1920.

This Property has a frontage to Havannah Street 'of 330 ft. and to Vale Street of 330 ft. (containing 8 acres).No. 45 Havannah St'. is a substantially built Brick residence, containing 6 room's, kitchen, bathroom, etc., large stables, buggy shed, and outhouses. 7 February 1920

Furniture was auctioned at the site also in 1920

Furniture SaleA/c Mrs. Jacobs, 48 HAVANNAH-STREET, [(opposite Experimental Farm), ' TOMORROW 17 WEDNESDAY, at 2.30 p.m. Dresden Piano, Phonograph and Records-, Dining Suite, Bedroom and Kitchen Furniture, Blankets and Bed Linen, Numerous Sundries. 20 Fowls.

17 February 1920

The Snudden family were mentioned in the local papers numerous times. The Snuddens ran a motor mechanics, wreckers and motor parts business from the address for many years, regular advertising appears from the 1930 until the 1950s in Bathurst, Lithgow and Wellington papers. There are also court records of Mr. Snudden receiving a speeding fine, and being a witness to his assault during a burglary. Mrs. Snudden is reported as being taken to the local hospital and later to St Vincent's in Sydney by ambulance in 1953. She died later that year.

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Conclusion

It appears that the house was constructed in 1884 or thereabouts. The holding at this time was approximately 6 acres and also included six cottages. Income from the site was drawn from rental of the cottages and from a small farm. The cottages were sold in 1918. The house was owned by two prominent families in the neighbourhood. These were the Ashworths and the Snudden's. John Ashworth was a local businessman (a saddler), who was also a member of the local council and a founder of a local newspaper. The house was owned by the Snudden family from 1920. The elder Mr. Snudden before operating as a mechanic and car yard worked as a Station Master at the Kelso Railway Station. His son continued the automotive business. However prominent in their time no famous person has lived on the site and no historically significant events have been recorded as happening on the site. The architecture of the house is not remarkable, no architect has been uncovered by the research. The original owners of the house were small farm owners. The building is not historically significant. The existing fabric does not aid in the telling of a specific history as it is in such a poor condition and as both internal and external fabric has been irrevocably damaged, by demolition and neglect.

- • *"William Cox". Dictionary of Australian Biography. Project Gutenberg Australia. Archived from the original on 13 July 2011. Retrieved 12 August 2011.*
- • *Local History, Bathurst City, Bathurst Visitor Information Centre*(accessed 10 October 2013)
- • *"NSW Proclamation". Newspaper. Australia Trove. 23 December 1824. Retrieved 10 August 2011.*
- • *Macquarie, Lachlan (2011). "Lachlan Macquarie 1818". The Lachlan & Elizabeth Macquarie Archive. Macquarie University Library. Retrieved 10 August 2011.*
- • *Bathurst City Council (1985). Bathurst Civic Centenary Souvenir. Bathurst: BCC. p. 19.*
- • *"Blue Mountains History". The Impact of Exploration. Western Sydney Libraries. Retrieved 23 August 2011.*
- • *"Major historic city on the western side of the Great Dividing Range". Sydney Morning Herald. 1 January 2009. Retrieved 31 March 2011.*
- • *Tighe, W. H (1992). Inns and Hotels of Bathurst. Bathurst: W H Tighe. p. 107.*
- • *"Cobb & Co Restoration" (PDF). Bathurst Regional Council. Retrieved 20 March 2011.*
- • *"Cobb & Co". Visit Bathurst.com. Retrieved 20 March 2011.*
- • *"Welcome to Cobb & Co". Cobb & Co Heritage Trail Website. Retrieved 20 March 2011.*
- • *"NSW, the new frontier". website. The Australian Pipeliner. October 2009. Retrieved 14 April 2011.*
- • *"Bathurst Electric Light Scheme". The Sydney Morning Herald. Australia Trove. Retrieved 10 August 2011.*
- • *Kass, Terry (June 2003). "Thematic History – Central West" (PDF): 59.*
- • *"Inquiry into secure and sustainable water" (PDF). Bathurst Regional Council. 2008. Retrieved 13 April 2011.*

Wikipedia
Land Titles Office, Land and Property Information
Trove
Lithgow Mercury
Bathurst Times
Bathurst Free Press
Wellington Times

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4.0 Statement of Heritage Significance

4.1 Assessment Criteria

The following assessment of significance addresses the criteria endorsed by the NSW Heritage Council, and is in accordance with the *NSW Heritage Manual* 'Assessing Heritage Significance' guidelines. The assessment is based upon the limited historical information, and the inspection of the fabric of the item and the surrounding area.

- a) an item is important in the course, or pattern, of the local area's cultural or natural history.**

The house was constructed in the 1880s but advanced dilapidation and unsympathetic alterations have diminished its heritage value. Key fabric has been demolished including rear rooms and service area. A veranda has been added to the north side. Original windows have been unsympathetically replaced. The street-facing veranda has been replaced. No original elements of the garden or outbuildings have survived. The greatest compromise is due to the building being split into halves. This has led to replacement of all original fabric on the north side of the building, while the rooms on the south side to decay to a state where they cannot be repaired.

- b) an item has strong or special associations with the life or works of a particular person, or group of people, of importance in the local area's cultural and natural history**

The item does not meet this criterion as no evidence of any families occupation of the house survives.

- c) an item is important in demonstrating aesthetic characteristics and/ or a high degree of creative achievement in the local area.**

The item does not meet this criterion.

- d) an item has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons.**

The item does not meet this criterion.

- e) an item has potential to yield information that will contribute to an understanding of the local area's cultural or natural history**

The item does not meet this criterion.

- f) an item possesses uncommon, rare or endangered aspects of the local area's cultural or natural history**

The item does not meet this criterion.

- g) an item is important in demonstrating the principal characteristics of a class of the local area's**
- **cultural or natural places; or**
 - **cultural or natural environments**

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The house is representative example of its style in very poor condition.

4.2 Statement of Significance

No. 48 Havannah Street is a representative example of a Victorian house in very poor condition. The house has both been unsympathetically altered and neglected. This has led to the structural integrity of the building being compromised and any remaining significant fabric degenerating to a state where repair is unviable. Half the house retains original fabric, while the other half has been modernized losing any patina of age. The building has been impacted by flooding, infestation of vermin, impact of weeds and is structurally compromised. Repair of the house is unviable as it is structurally unsound and has major damage to the roof, ceilings, walls and floors. Over half the house's original fabric has been lost after an unsympathetic renovation that split the house in two. The rear service area of the house has been demolished. The house is not historically significant. As a freestanding house on a large block its position in the streetscape is isolated. The demolition of this house does not impact on a group.

4.3 Curtilage

The house is set back from the street by a small front garden. It has driveway on the south side between the house and a terrace of Victorian cottages. The site to the north and east side of the house is vacant land

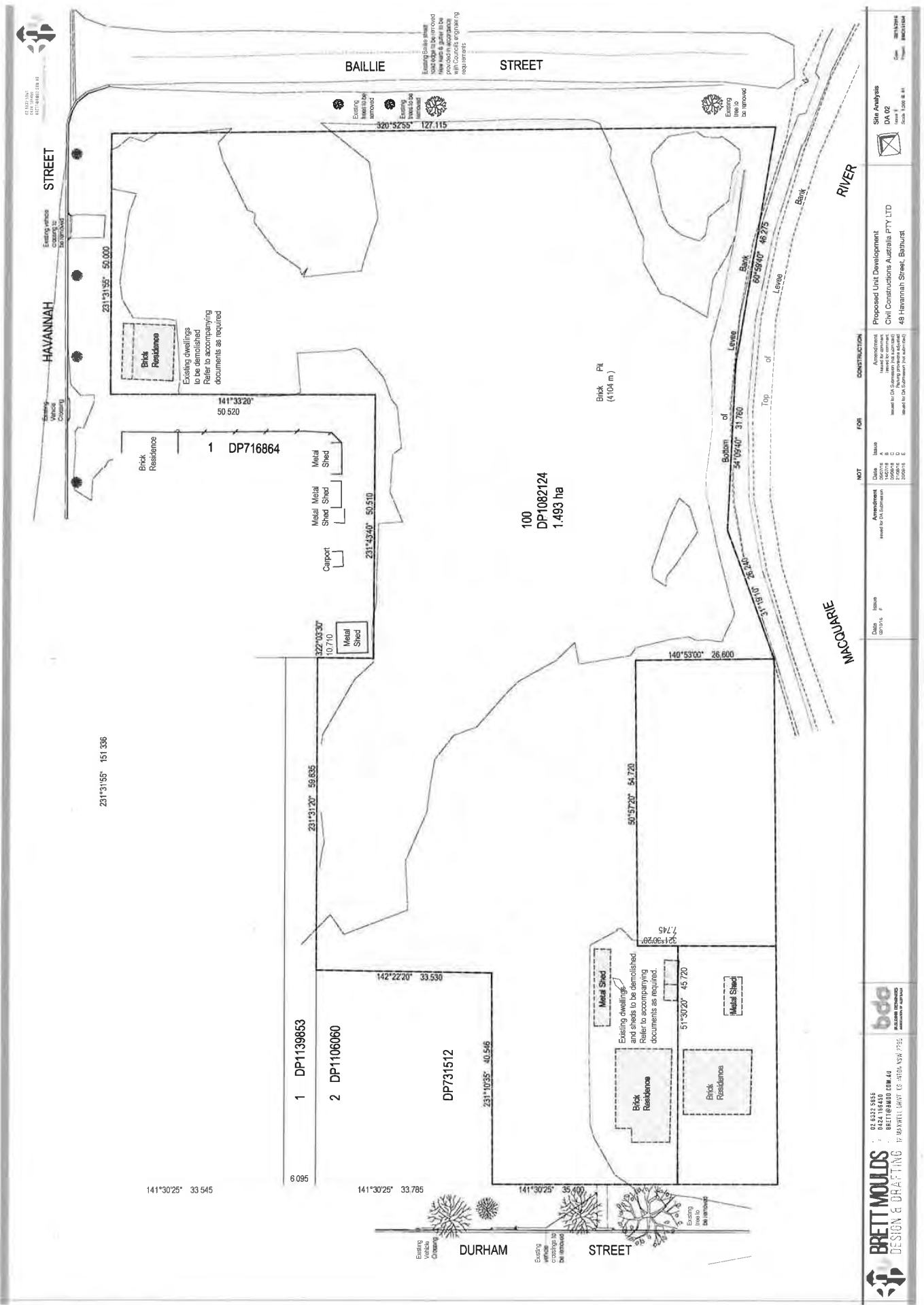
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5.0 The Proposal

It is proposed to demolish the house at No. 48 Havannah Street. The house is in very poor condition. It has been split in two with one half being modernized to an extent where all original fabric has been deleted. Where original fabric survives in the southern section of the building the fabric has been neglected. All original fabric has degenerated to an extent where it is unsalvageable and cannot be restored. The veranda are not original. This means that the house has not retained its original appearance to the street. Demolition of this severely compromised and neglected property can be achieved because of its dilapidated state, compromise to its aesthetics and its isolated location without negative impact to the conservation area.

Demolition is required because of development of the site and surrounding land as a town house development. The development has a similar scale to a development proposed for the site in the late 1880s. Town houses will be built with frontages to Havannah Street, Baillie Street and Duhram Street on land that runs to the boundary of the Macquarie River. Some internal service roads are also created in this development. Buildings present to all streetscapes in a predominantly single storey profile, that is complimentary to surviving Victorian cottage terraces and houses next to and opposite the subject site. The buildings are clearly contemporary. However, the form materials, textures, and roof profiles and pitches reference the appearance of the houses of Victorian stock.



		02 8322 5956 BRETT@BDD.DEM.AU 17 NEWELL DRIVE, GLENDALE NSW 1510			
Proposed Unit Development Civil Constructions Australia PTY LTD 49 Havanah Street, Bathurst		Site Analysis DA 02 Issue 8 Date: 15/08/19		Date: 15/08/19 Issue: P Amendment: E Reason for Amendment: E Reason for DA: E Reason for DA: E Reason for DA: E Reason for DA: E	
NOT	FOR	CONSTRUCTION	AMENDMENT	DATE	ISSUE



Notes:

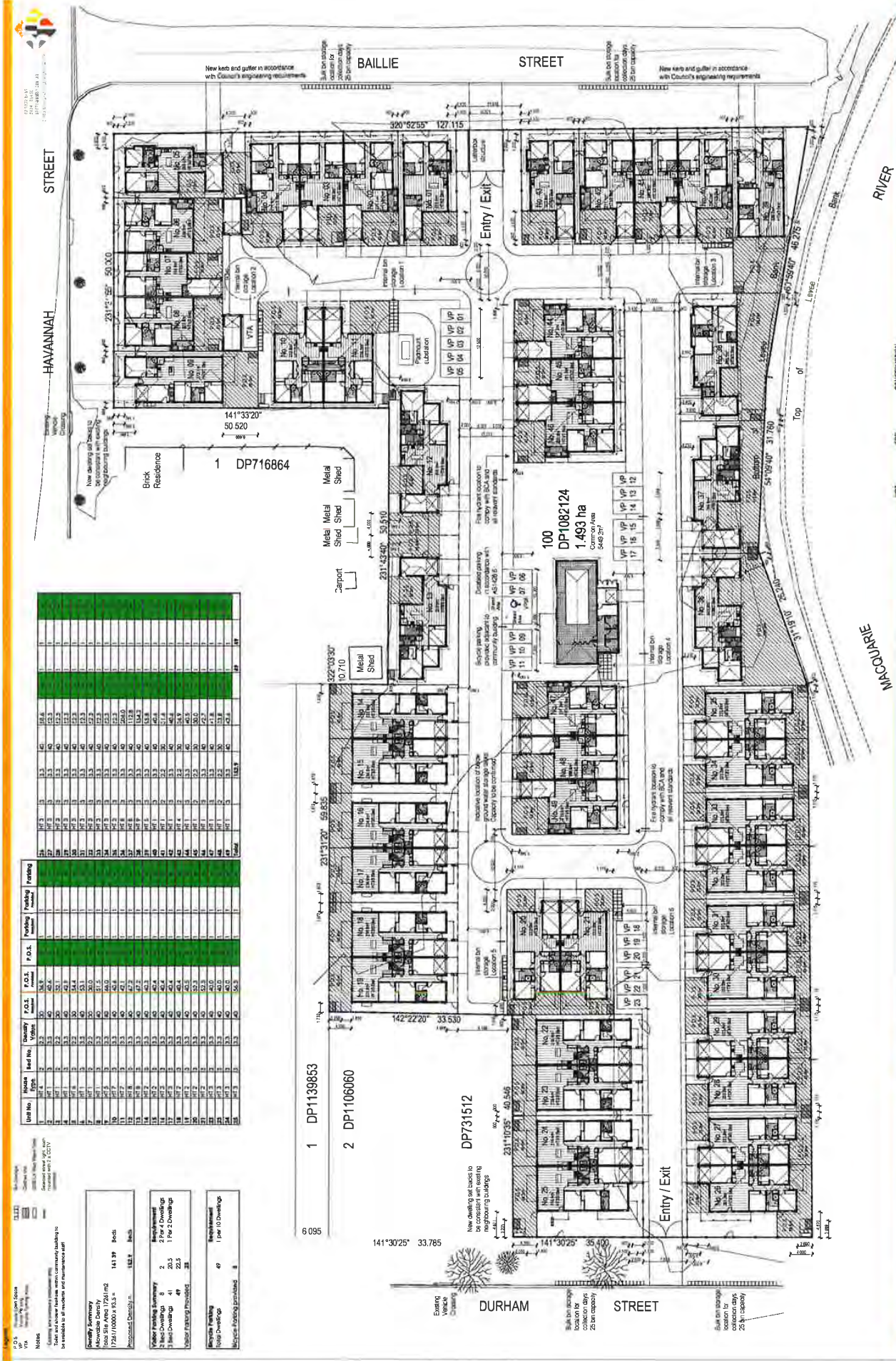
- 1. Refer to drawing DA04 (Not To Scale) - Construction
- 2. All structural work to be done in accordance with the relevant Australian Standards and approved by the relevant authority.
- 3. All work to be done in accordance with the relevant Australian Standards and approved by the relevant authority.
- 4. All work to be done in accordance with the relevant Australian Standards and approved by the relevant authority.

Table:

Date	Issue	Amendment	NOT FOR CONSTRUCTION	Floor Plan - Development
10/07/16	1	Issue for comment		DA 04
21/08/16	2	Issue for comment		
21/08/16	3	Issue for comment		
21/08/16	4	Issue for comment		
21/08/16	5	Issue for comment		
21/08/16	6	Issue for comment		
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21/08/16	48	Issue for comment		
21/08/16	49	Issue for comment		
21/08/16	50	Issue for comment		

Proposed Unit Development
Civil Constructions Australia Pty Ltd
48 Havanah Street, Bathurst

bda
BRETT MOULDS
DESIGN & DRAFTING



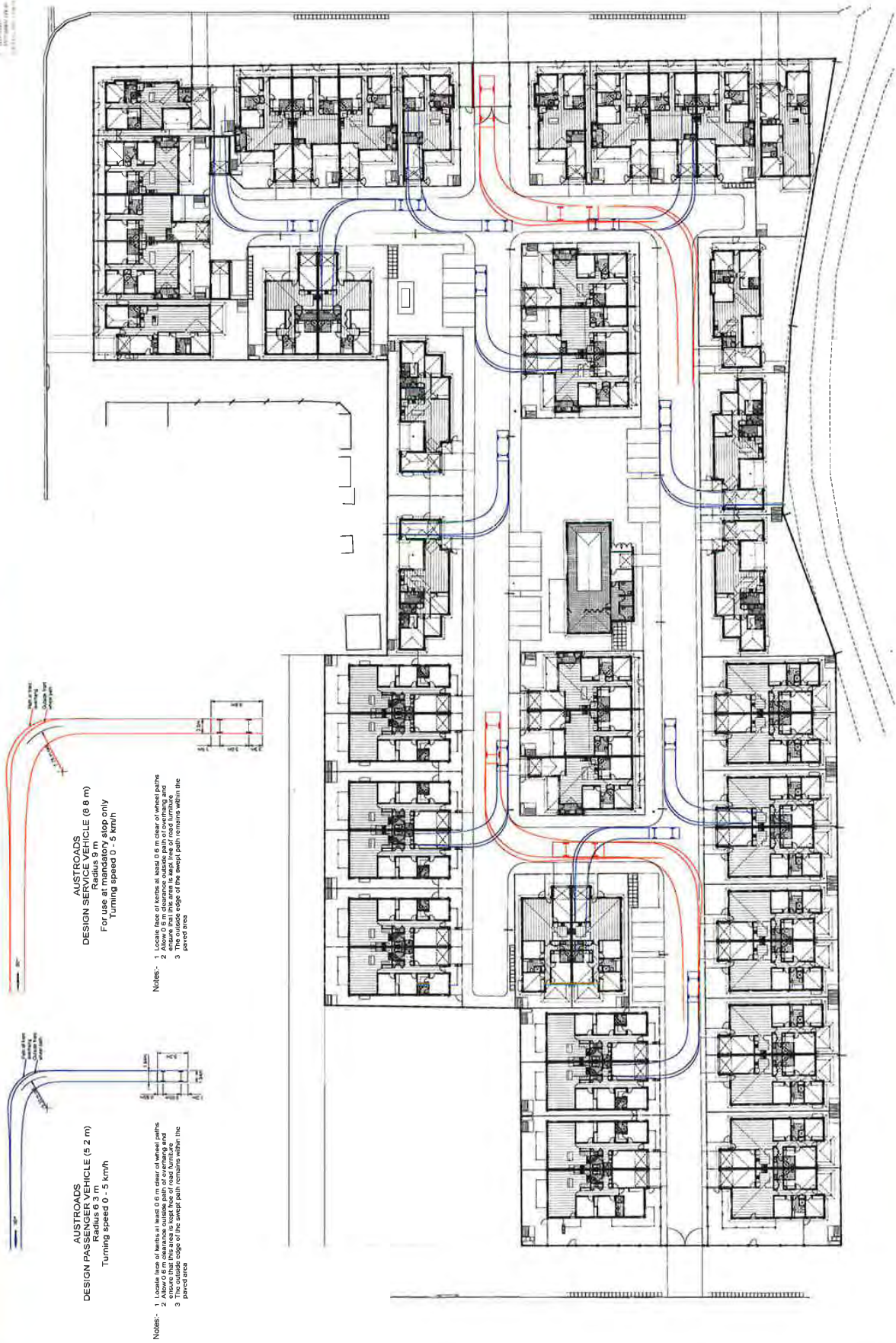
BRETT MOULDS
 DESIGN & FABRICATION
 63 5343 1855
 3424 185439
 BRETT@BMO.COM.AU
 15 MEARNS DRIVE, DONKIN, VIC 3202

bdc
 ASSOCIATES PTY LTD
 48 HAVANNAH STREET, BATHURST
 NSW 2570
 602715
 602715
 200815

Proposed Unit Development
 Civil Constructors Australia PTY LTD
 48 HAVANNAH STREET, BATHURST

CONSTRUCTION
 Date: 05/07/19
 Issue: 05/07/19
 Approved: 05/07/19
 Approved: 05/07/19

Floor Plan - Compliance
 DA 05
 Date: 05/07/19
 Power: 34071064



AUSTROADS DESIGN PASSENGER VEHICLE (5.2 m)
 For use at mandatory stop only
 Turning speed 0 - 5 km/h

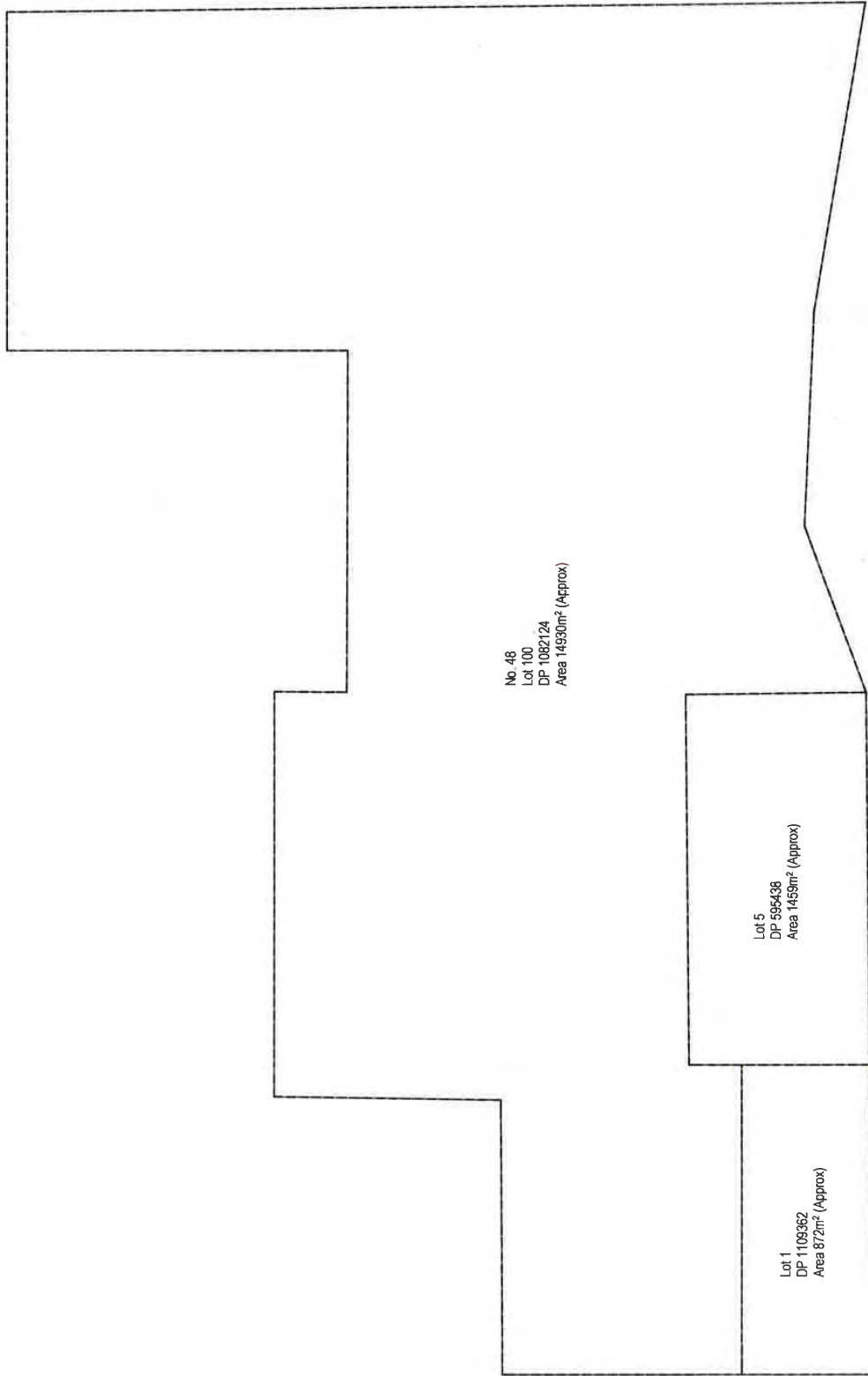
- Notes:-
1. Locate face of kerbs at least 0.6 m clear of wheel paths
 2. Allow 0.6 m clearance outside path of overhanging and
 3. The outside edge of the swept path remains within the paved area

AUSTROADS DESIGN SERVICE VEHICLE (8.8 m)
 For use at mandatory stop only
 Turning speed 0 - 5 km/h

- Notes:-
1. Locate face of kerbs at least 0.6 m clear of wheel paths
 2. Allow 0.6 m clearance outside path of overhanging and
 3. The outside edge of the swept path remains within the paved area



<p>BRETT MOLDS DESIGN & DRAFTING</p> <p>07 5327 2855 0424 166452 BRET@BDD.COM.AU B.MOULD@BDD.COM.AU</p>	<p>bed BRANDS OF AUSTRALIA</p>	<p>Project: Proposed Unit Development Client: Civil Constructions Australia Pty Ltd 48 Havamul Street, Bannur</p>	<p>Project: Vehicle Movements DA 07 Issue 1 Date: 20/08/18 Project: Bannur</p>
		<p>CONSTRUCTION</p> <p>Approval: Issued for construction Issued by: DA Supervisor Issued on: 20/08/18</p>	<p>FOR</p> <p>Issue: 1 Date: 20/08/18</p>



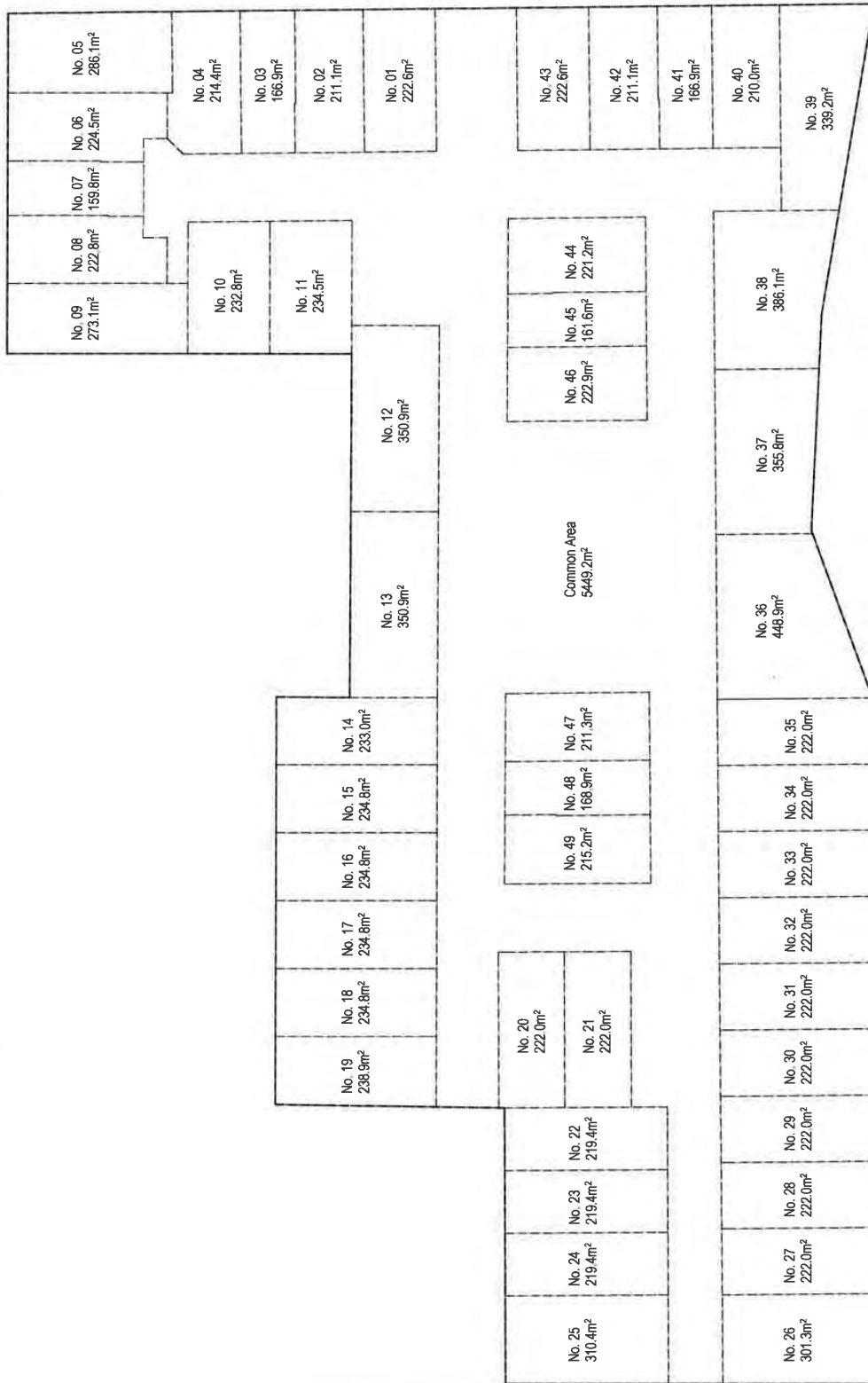
45 CHESAIRE
 BEAUFORT QLD AU
 BRETT@BMD.DESIGN
 07 55471197 FAX 07 55471195

bdo
 BUSINESS DEVELOPMENT
 AUSTRALIA

NOT FOR CONSTRUCTION
 Date: 20/07/18
 Issue: 1
 Approved: [Signature]
 Name: G. O'Connell
 Title: G. O'Connell
 Issue: A
 Issue: B
 Issue: C
 Issue: D
 Issue: E

Proposed Unit Development
 Civil Constructors Australia Pty Ltd
 48 Haywards Street, Bethune

Lot Consolidation Plan
 DA 00
 Date: 06/09/18
 Project: SDEPBS



BRETT MOULDS
DESIGN & DRAFTING

02 922 6865
0424 188455
114/150 WILSON ROAD, FRENCH CREEK, NSW 2158

Strata Subdivision Plan
DA 10
Scale 1:500 @ A1

Proposed Unit Development
Civil Constructions Australia PTY LTD
48 Havannah Street, Balahart

NOT	FOR	CONSTRUCTION
<p>Amendment Issued for DA Submission</p> <p>Issue # 01/19</p> <p>Date 21/08/19</p>	<p>Amendment Issued for DA Submission</p> <p>Issue # 01/19</p> <p>Date 21/08/19</p>	<p>Amendment Issued for DA Submission</p> <p>Issue # 01/19</p> <p>Date 21/08/19</p>



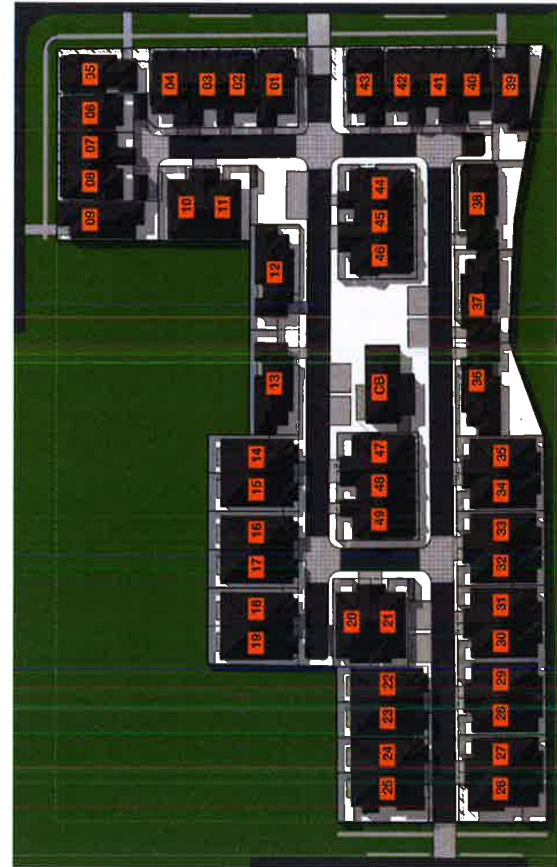
21st June, 9.00am
Scale: 1:600



21st June, 10.00am
Scale: 1:600



21st June, 11.00am
Scale: 1:600



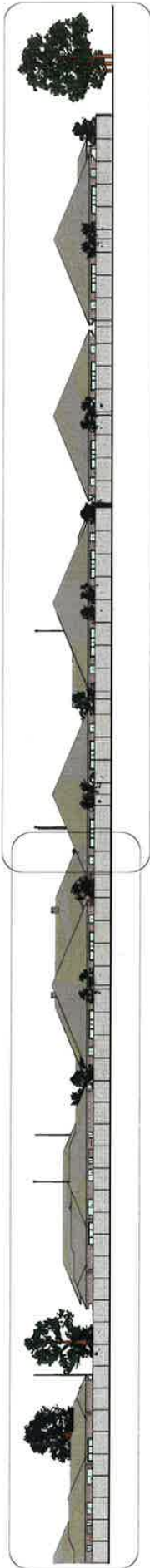
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BRETT MOLDS
DESIGN & DRAFTING
11/11/2018
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BRET@BRETMO.COM.AU
3/11/18 10:48 AM
Brett Molds Pty Ltd
11/11/2018

Shadow Diagrams 1
DA 11
Scale: 1:600 & N

Proposed Unit Development
Civil Constructions Australia PTY LTD
48 Haymarket Street, Bathurst

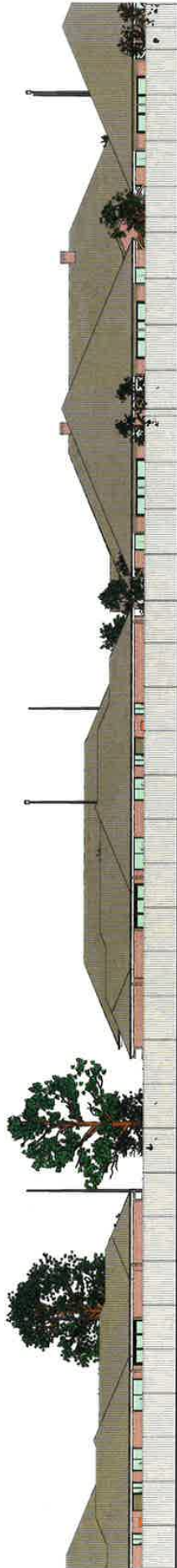
DATE	ISSUE	DESCRIPTION	FOR	CONSTRUCTION
21/06/18	Issue 01	Initial Design	FOR	CONSTRUCTION
21/06/18	Issue 02	Revised Design	FOR	CONSTRUCTION
21/06/18	Issue 03	Final Design	FOR	CONSTRUCTION



External Elevation 2a
Scale 1:20

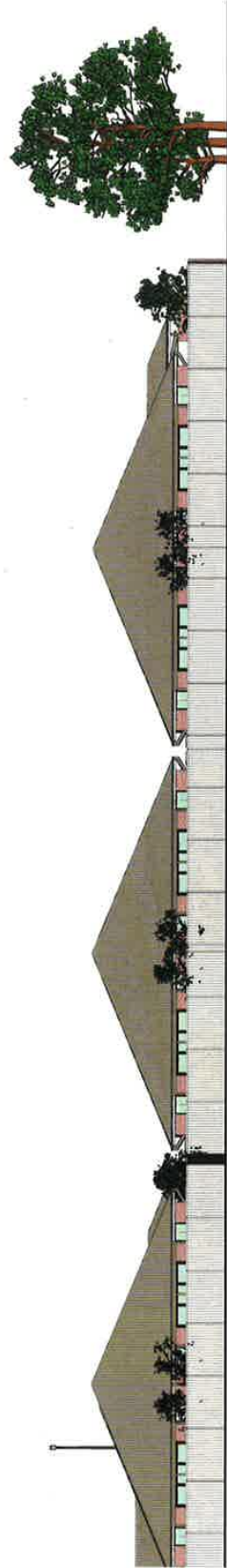
External Elevation 2
Scale 1:20

External Elevation 2b
Scale 1:20



External Elevation 2a
Scale 1:10

External Elevation 2b
Scale 1:10



External Elevation 2b
Scale 1:10

External Elevation 2b
Scale 1:10



BRETT MOULDS
DESIGN & DRAFTING
ARCHITECTS
10/1100 BATHURST STREET
SYDNEY NSW 2000
PH: 02 9550 2277
WWW.BRETTMOULDS.COM.AU

bda
BUSINESS DEVELOPMENT
ASSOCIATION
10/1100 BATHURST STREET
SYDNEY NSW 2000
PH: 02 9550 2277
WWW.BDA.ORG.AU

CONSTRUCTION

Amendment: Proposed Unit Development
made for DA Submission
14/07/18
2009/8
Scale: F

Issue: 4
Date: 14/07/18
Scale: F

External Elevation 2
DA 16
Issue F
Date: 14/07/18
Scale: 1:100 & 1:50 & A1
Project: BDD1604



External Elevation 5a
Scale 1:300

External Elevation 5b
Scale 1:300

External Elevation 5
Scale 1:300

External Elevation 5c
Scale 1:300



External Elevation 5a
Scale 1:100



External Elevation 5b
Scale 1:100



External Elevation 5c
Scale 1:100



02 8372 2665
0424 184610
BRET@BMD.COM.AU
BRET@BMD.COM.AU
BRET@BMD.COM.AU



Business Development Australia
Member of the Australian Government

NOT	FOR	CONSTRUCTION
Approval	Approval	Approval
Design	Design	Design
Construction	Construction	Construction
Other	Other	Other

Proposed Unit Development
Civil Constructions Australia PTY LTD
48 Haymarket Street, Brisbane

External Elevation 3
DA 17
Scale 1:100 & 1:4



Internal Elevation 3a
Scale 1:300

Internal Elevation 2b
Scale 1:300

Internal Elevation 3
Scale 1:300

Internal Elevation 2c
Scale 1:300

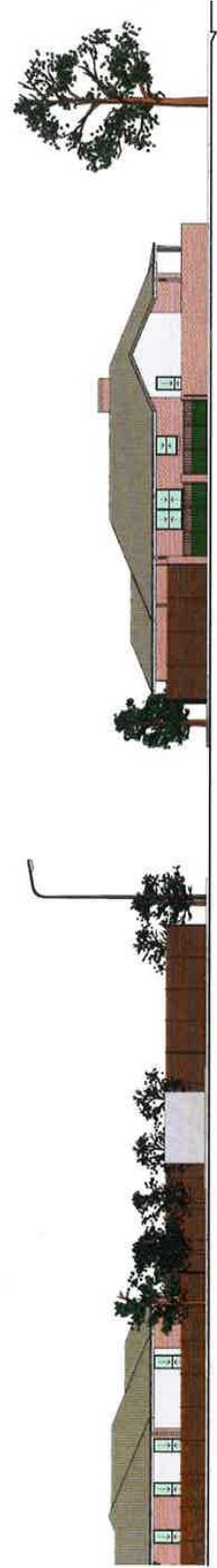
Internal Elevation 1
Scale 1:150



Internal Elevation 2a
Scale 1:150



Internal Elevation 2b
Scale 1:150



Internal Elevation 2c
Scale 1:150



35 8332 8855
8817 8825 018 41
BRET Moulds DESIGN & DRAFTING



Proposed Unit Development
Civil Constructions Australia PTY LTD
48 Havannah Street, Baulorai



Internal Elevation 3
DA 20
Scale 1:150 & 1:300 & 1:60

NOT	FOR	CONSTRUCTION
Amendment	Issue	
Issued for comment	14/07/18	B
Issued for comment	14/07/18	B
Issued for comment	21/09/18	D
Issued for comment	22/09/18	E
Issued for comment	22/09/18	E



Internal Elevation 4a
Scale 1:300

Internal Elevation 4b
Scale 1:300

Internal Elevation 4
Scale 1:300

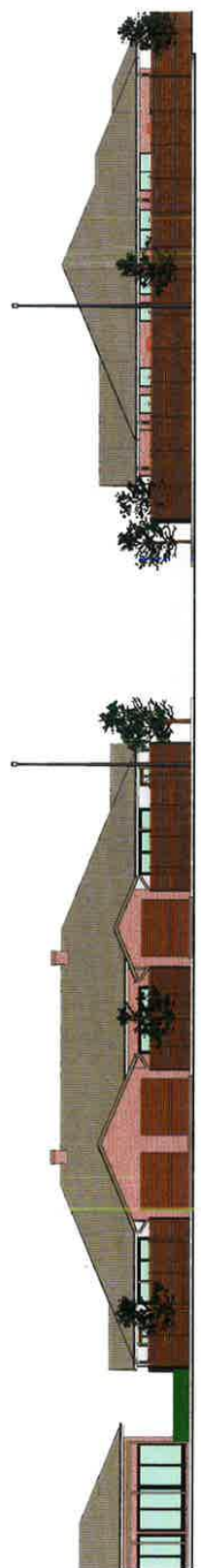
Internal Elevation 4c
Scale 1:300



Internal Elevation 4a
Scale 1:100



Internal Elevation 4b
Scale 1:100



Internal Elevation 4c
Scale 1:100

BRETT MOULDS
DESIGN & DRAFTING

07 8332 5455
0424 536430
BRETT@BMD.COM.AU
BRETTH@BMD.COM.AU
13 BURNING TREE DRIVE, BURNING TREE, VIC 3083

bda
BANK OF AUSTRALIA
MEMBER OF AUSTRALIA

FOR CONSTRUCTION

NOT FOR CONSTRUCTION

Approval
Issued for approval
Issued for DA Submission (for approval)
Issued for DA Submission (for approval)

Issue
A
B
C
D
E

Date
2019/06/06
2019/06/06
2019/06/06
2019/06/06
2019/06/06

Attachment
Issued for DA Submission

Project
Proposed Unit Development
Civil Constructions Australia PTY LTD
48 Hagarrah Street, Bathurst

Internal Elevation 4
DA 21
Issue 1: 1906 & 1908 (A-J)
Date: 08/09/2018
Project: BMD15164



Internal Elevation 8a
Scale 1:300

Internal Elevation 8b
Scale 1:300

Internal Elevation 8c
Scale 1:300



Internal Elevation 8a
Scale 1:100



Internal Elevation 8b
Scale 1:100



Internal Elevation 8c
Scale 1:100

BRETT MOULDS
DESIGN & DRAWING

bdo
BUSINESS DEVELOPMENT
CONSULTANTS

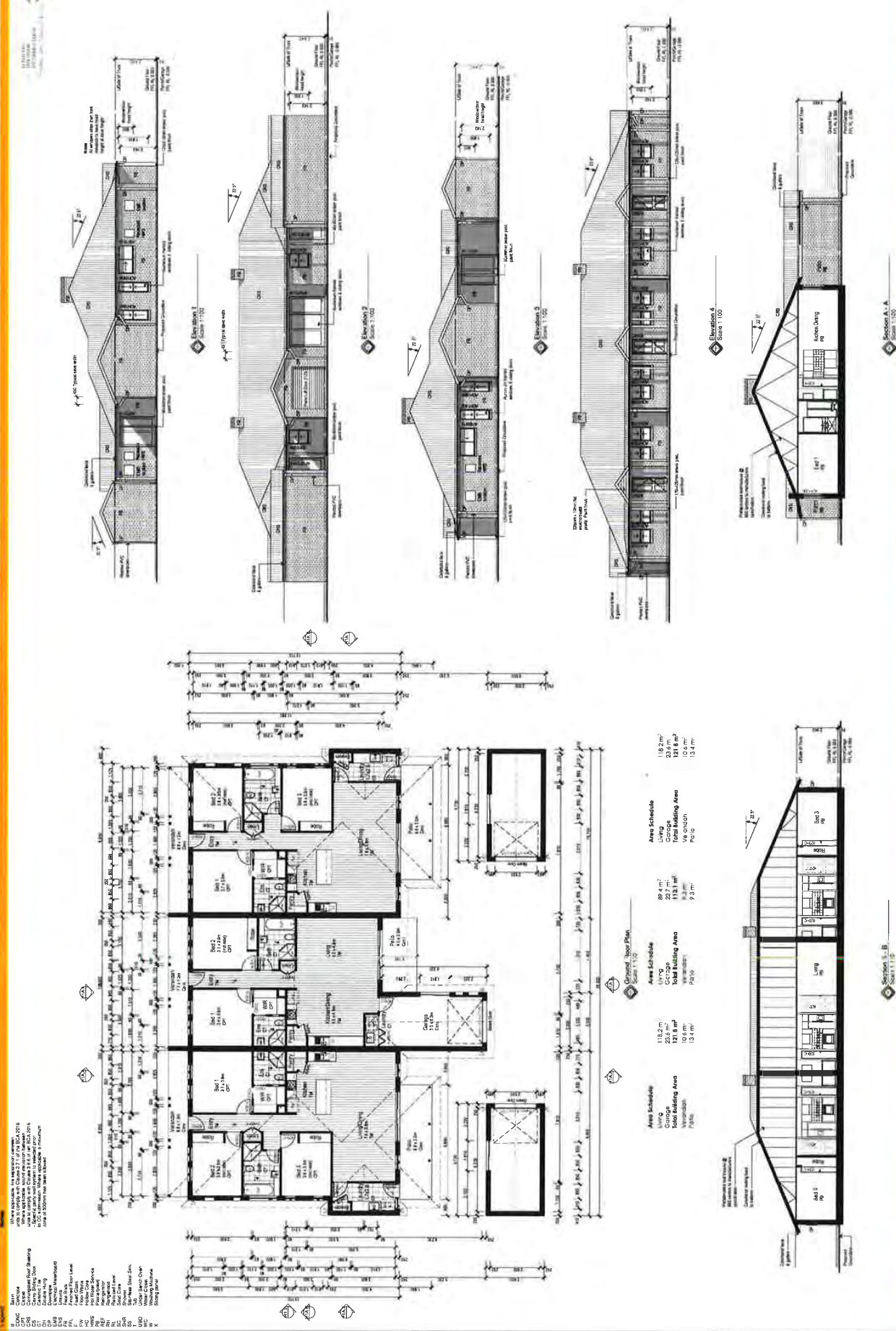
4/42 HAYWARD
BRETTPROD.COM.AU
1300 764 444 / 07 5534 2274

Proposed Lint Development
Civil Constructions Australia PTY LTD
48 Havarrall Street, Bathurst

Internal Elevation 6
DA 23
Scale 1:100 & 1:50 & A1

NOT	FOR	CONSTRUCTION
Approval	Approval	Approval
Issue	Issue	Issue
Date	Date	Date
10/07/18	10/07/18	10/07/18
10/07/18	10/07/18	10/07/18
10/07/18	10/07/18	10/07/18
10/07/18	10/07/18	10/07/18
10/07/18	10/07/18	10/07/18

Approval: Made for consent
Issue: Made for consent
Date: Made for consent
Date: Made for consent
Date: Made for consent
Date: Made for consent
Date: Made for consent
Date: Made for consent



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Area Schedule

Living	11.82 m ²
Kitchen	13.16 m ²
Total Building Area	24.98 m ²
Verandah	10.6 m ²
Porch	13.4 m ²

Area Schedule

Living	11.82 m ²
Kitchen	13.16 m ²
Total Building Area	24.98 m ²
Verandah	10.6 m ²
Porch	13.4 m ²

BRETT MOULDS
DESIGN & DRAW

62 825 855
62 825 856
BRETT@BDD.DEM.AU
9 HARRIS ST IS, 150-152, 7035

bda
BUDAPEST DESIGN ARCHITECTURE

Proposed Unit Development
Civil Constructions Australa & PTY LTD
48 Hayman St, Easthurst

Amendment
DA 25

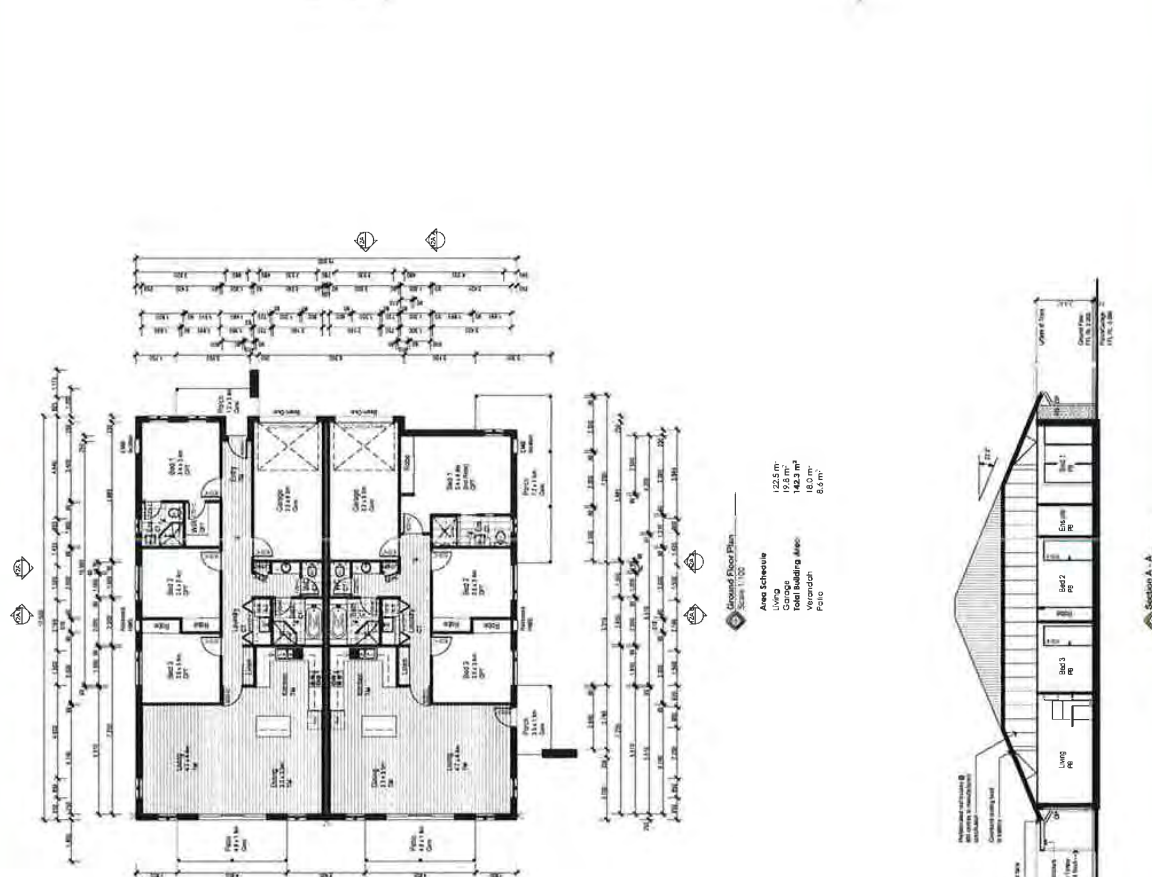
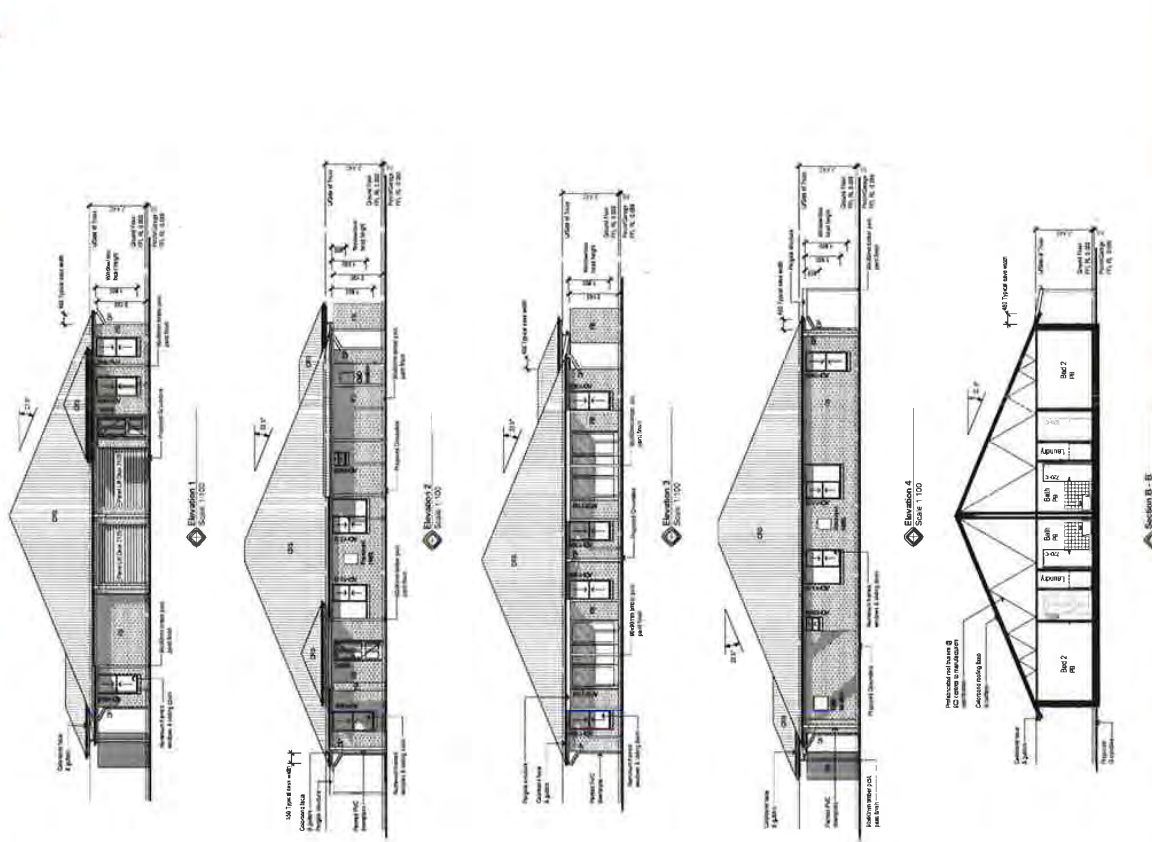
NOT FOR CONSTRUCTION

DATE: 10/07/18
DRAWN BY: BDA
CHECKED BY: BDA
DATE: 10/07/18



0120 512 5455
08 8242 18640
brett@bmo.com.au
www.bmo.com.au

Notes:
1. Where applicable, the appropriate network
2. All dimensions are in millimetres unless otherwise stated
3. All dimensions are to the face of the work unless otherwise stated
4. All dimensions are to the face of the work unless otherwise stated
5. All dimensions are to the face of the work unless otherwise stated
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8. All dimensions are to the face of the work unless otherwise stated
9. All dimensions are to the face of the work unless otherwise stated
10. All dimensions are to the face of the work unless otherwise stated



Ground Floor Plan
Scale: 1:100
Area Schedule
Living 132.0 m²
Dining 142.2 m²
Total Building Area 180.0 m²
Verandah 6.0 m²

NOT FOR CONSTRUCTION

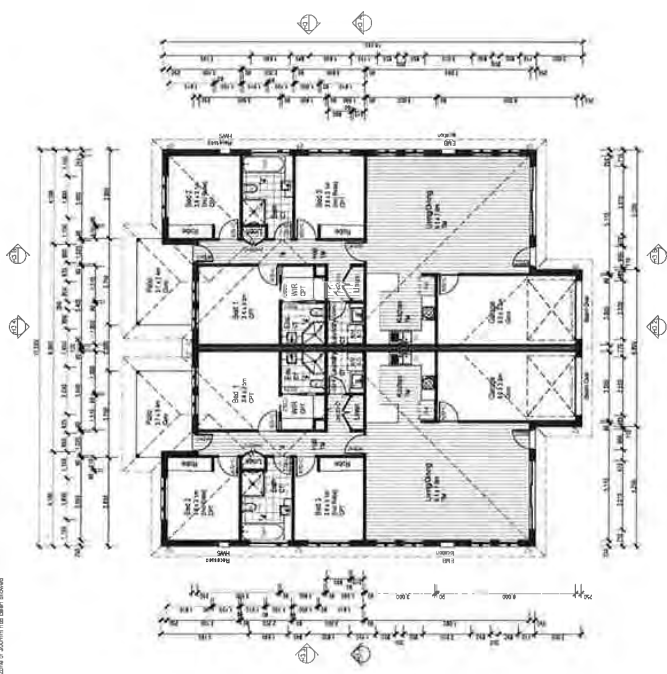
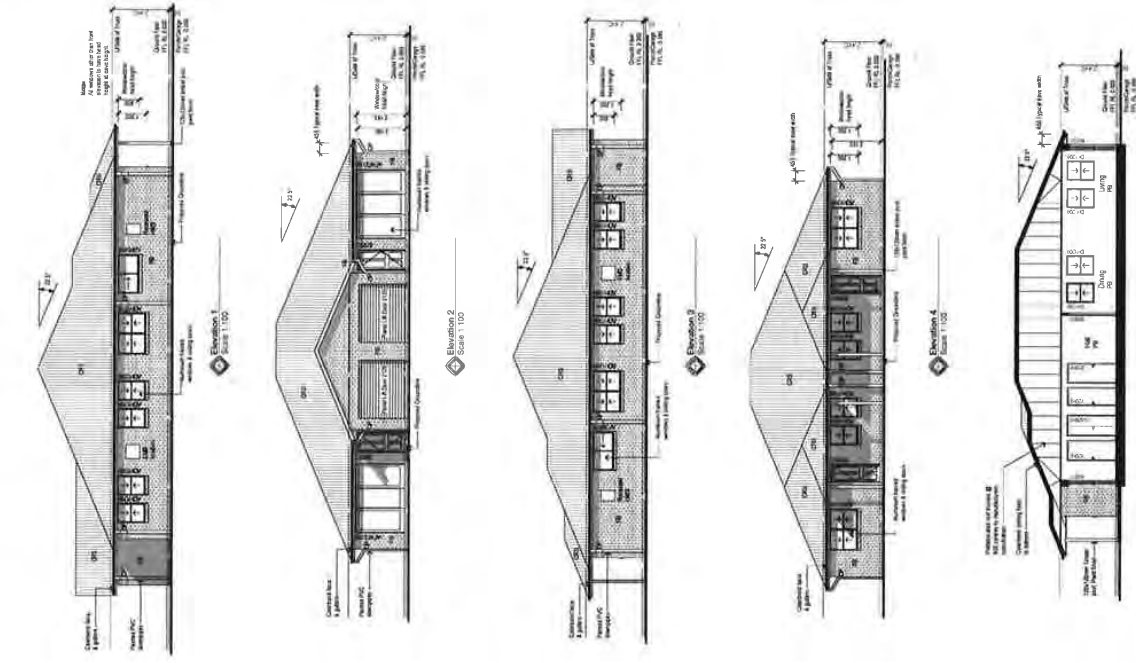
Date: 05/07/18
Author: C
Checked: C
Drawn: E
Scale: 1:100 & A1

Amendment: Proposed Unit Development
Issued for Construction
Issued for Construction (for planning)
Issued for Construction (for planning)

Project: Proposed Unit Development
Client: Civil Constructions Australia PTY LTD
Address: 48 Hyattsville Street, Sturtville

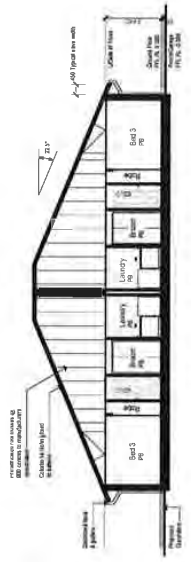
House Type 2A
DCA 2
Date: 05/07/18
Scale: 1:100 & A1

bda
Brett Moulds Design & Drafting
0120 512 5455
08 8242 18640
brett@bmo.com.au
www.bmo.com.au



Ground Floor Plan
Scale 1:100

Area Schedule	119.7 m ²
Garage	20.2 m ²
Total Building Area	139.9 m ²
Permit Area	139.9 m ²
Pool	8.7 m ²



- 101 Living Area
- 102 Dining
- 103 Kitchen
- 104 Bathroom
- 105 Bedroom
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- 200 Bedroom

BRETT MOULDS DESIGN & CONSTRUCTION

01 5432 8555
BRETT MOULDS
BRETT MOULDS DOM 4U
7/42/44, Dwyer St, NSW 1793

House Type 3
DA 28
Class 1
Code 1108 & 41

Proposed Unit Development
Civil Constructors Australia PTY LTD
48 Havannah Street, Bahurst

Amendment
Headed for DA Submission
Headed for DA Submission
Headed for DA Submission
Headed for DA Submission

NOT FOR CONSTRUCTION

Date: 01/10/18
Issue: 01/10/18

Date: 14/07/18
Issue: 14/07/18
Date: 21/08/18
Issue: 21/08/18
Date: 21/08/18
Issue: 21/08/18



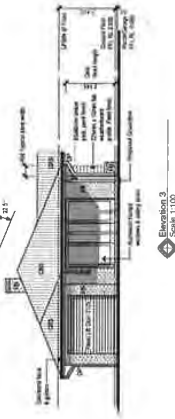
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TRANSLATIONS - SCALE



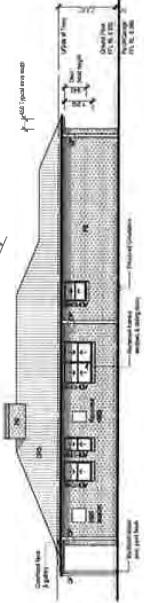
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Elevation 2
Scale 1:100



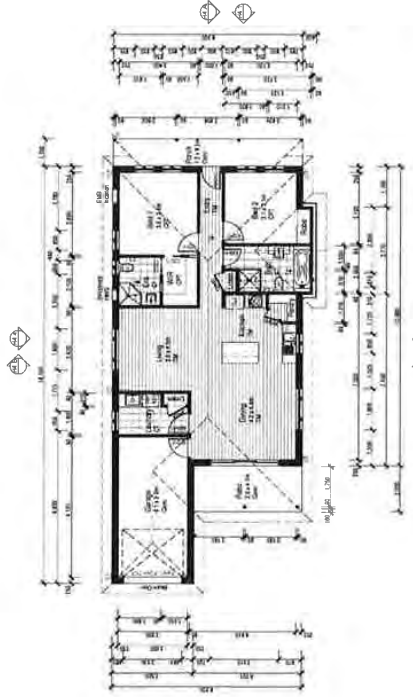
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Scale 1:100



Elevation 4
Scale 1:100

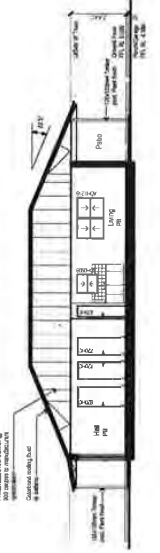


Section A-B
Scale 1:100



Ground Floor Plan
Scale 1:100

Area Schedule
Gross 154.6 m²
Net 122.5 m²
Total Building Area 124.8 m²
Verandah 9.8 m²
Patio 4.4 m²



Section A-A
Scale 1:100

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02 5322 8555
BRET MOULDS
U-SIGN & DRAFTING 11 MARVEL DRIVE FRINGECREEK WA 6101

PROPOSED UNIT DEVELOPMENT
Civil Constructions Australia PTY LTD
48 Haremsah Street, Bathurst

Amendment
Issued for comment
Issued for comment
Issued for comment
Issued for comment
Issued for comment

DATE
14/07/18
14/07/18
14/07/18
14/07/18
14/07/18

ISSUE
G
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FOR
CONSTRUCTION

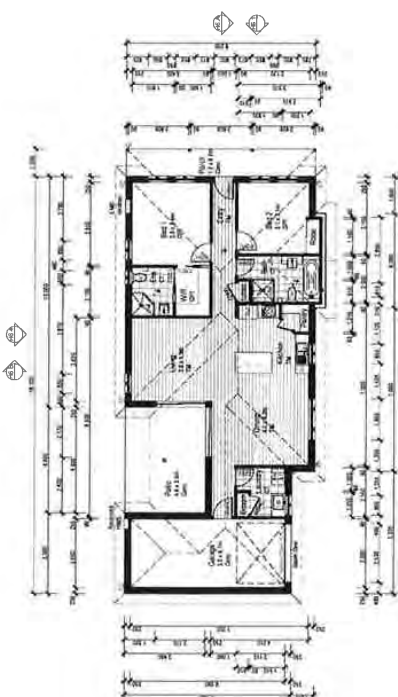
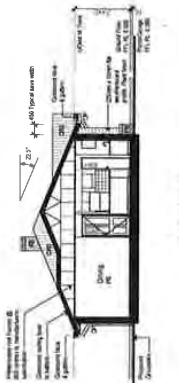
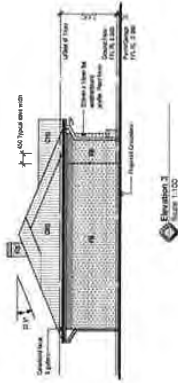
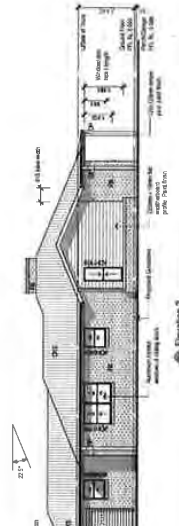
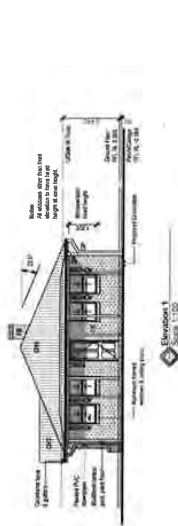
HOUSE TYPE 4
DA 30
Scale 1:50 @ 1/4"

bda
Brett Moulds U-Sign & Drafting
11 Marvel Drive, Fringecreek WA 6101



0133333333
0411 554455
11111111111111111111

- B. Blom
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- C.198
- C.199
- C.200



Ground Floor Plan
Scale: 1:100

Area Schedule
 15.6 m²
 25.2 m²
 128.8 m²
 2.9 m²
 0.0 m²

Total Building Area
 172.5 m²

1:100



NOT FOR CONSTRUCTION

Date	Issue
20/01/18	F
16/07/18	F
27/08/18	F
27/09/18	E

Amendment
 Issued for Construction
 Issued for Construction
 Issued for Construction
 Issued for Construction

BRETT MOULDS
DESIGN & DRAFTING

02 9332 8355
BRET@BDA.COM.AU
17 MARSDEN DRIVE, FIDALVA, NSW, 2548

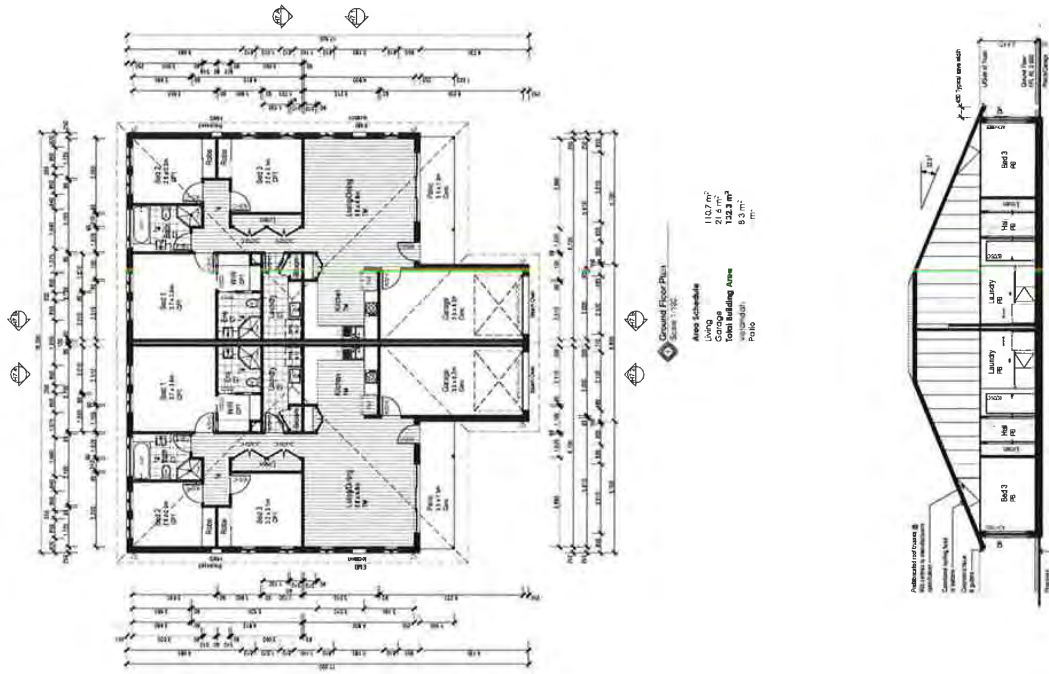
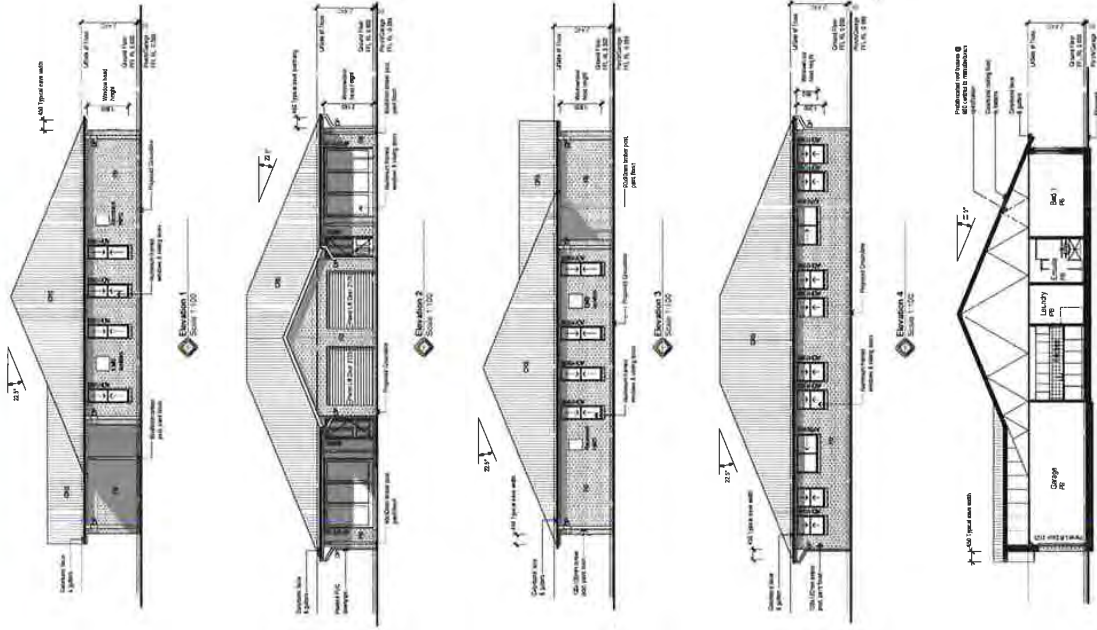
bda
BRETT MOULDS
DESIGN & DRAFTING

Proposed Unit Development
 Civil Constructions Australia PTY LTD
 48 Havannah Street, Stanbury

House Type 6
 DA32
 Stage F
 Scale 1:100 & A1



12/13/18
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- 1.0 COMMENTS
- 2.0 NOTES
- 3.0 DIMENSIONS
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- 15.0 INDEX

BRETT MOLDS DESIGN & DRAFTING
17 MANNING DRIVE, HILTON, NSW 2516
PH: 02 9387 8888
WWW.BRETTMOLDS.COM.AU

bda
Brett Moulds Design & Drafting
17 MANNING DRIVE, HILTON, NSW 2516
PH: 02 9387 8888
WWW.BRETTMOLDS.COM.AU

Proposed Unit Development
Chill Constructions Australia PTY LTD
48 Haverly St, Street, Bathurst

Amendment:
Issued for Construction
Issued for Construction
Issued for Construction
Issued for Construction

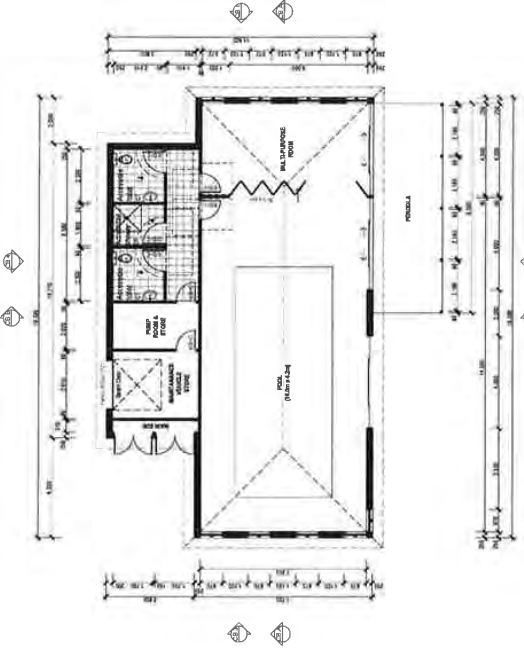
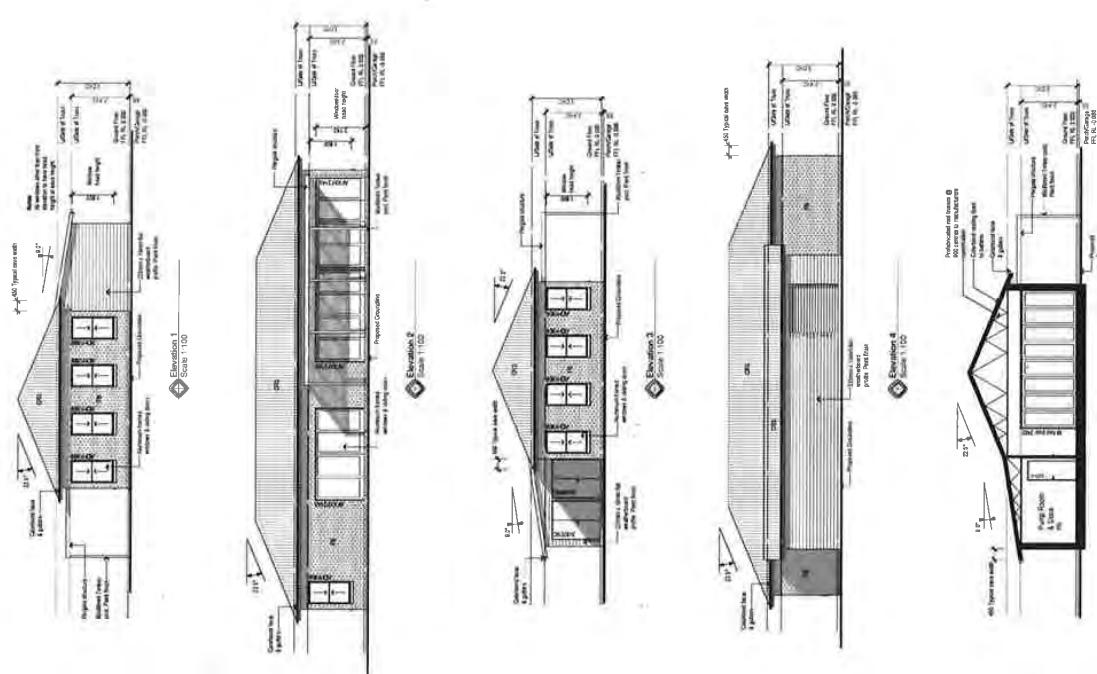
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Issue: A
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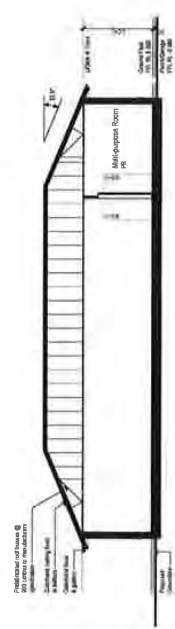
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DA 33
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- Legend**
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Ground Floor Plan
 Scale 1:100
 Area Schedule
 Community Building
 Total Building Area
 158.5m²
 158.5 m²
 273 m²



Section A-A
 Scale 1:100

Section B-B
 Scale 1:100

BRETT MOLDS DESIGN & DRAFTING
 65 1591 8485
 8242 155483
 BRETT@BMDA.COM.AU
 17 MARVEL DRIVE, FANTAIL, NSW 2596

bda
 AUSTRALIAN REGISTERED
 PROFESSIONAL ENGINEERS

CONSTRUCTION

NOI	DATE	ISSUE
1	14/02/18	FOR APPROVAL
2	21/08/18	FOR APPROVAL
3	14/08/19	FOR APPROVAL

Proposed Unit Development
 Civil Constructors Australia Pty Ltd
 48 Havamann Street, Bahurst

Community Building
 DA 36
 1/18/18 & 4/1

Approval
 Issued for construction
 Issued for DA 36/18/18
 Issued for DA 36/18/18

48 Havannah Street, Bathurst
September 2016

Heritage Impact Assessment

6.0

Heritage Impact Assessment

6.1 Statutory Controls

The subject building is not listed as heritage item under Schedule 5 of the Bathurst Council's Local Environmental Plan 2014, but is in the Bathurst Conservation Area. The proposal is therefore subject to – I heritage provisions of Bathurst LEP 2014. The subject proposal will be discussed under the relevant Bathurst Council planning controls and provisions.

6.2 Assessment of Impacts

Bathurst Local Environmental Plan 2014

5.10 Heritage conservation

Note. Heritage items (if any) are listed and described in Schedule 5. Heritage conservation areas (if any) are shown on the [Heritage Map](#) as well as being described in Schedule 5.

(1) Objectives

The objectives of this clause are as follows:

- (a) to conserve the environmental heritage of Bathurst,
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,
- (c) to conserve archaeological sites,
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.

(2) Requirement for consent

Development consent is required for any of the following:

- (a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):
 - (i) a heritage item,
 - (ii) an Aboriginal object,
 - (iii) a building, work, relic or tree within a heritage conservation area,
- (b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,
- (c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,
- (d) disturbing or excavating an Aboriginal place of heritage significance,
- (e) erecting a building on land:
 - (i) on which a heritage item is located or that is within a heritage conservation area, or
 - (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,
- (f) subdividing land:
 - (i) on which a heritage item is located or that is within a heritage conservation area, or

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48 Havannah Street, Bathurst
September 2016

Heritage Impact Assessment

(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.

(3) When consent not required

However, development consent under this clause is not required if:

- (a) the applicant has notified the consent authority of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development:
- (i) is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or archaeological site or a building, work, relic, tree or place within the heritage conservation area, and
 - (ii) would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place, archaeological site or heritage conservation area, or
- (b) the development is in a cemetery or burial ground and the proposed development:
- (i) is the creation of a new grave or monument, or excavation or disturbance of land for the purpose of conserving or repairing monuments or grave markers, and
 - (ii) would not cause disturbance to human remains, relics, Aboriginal objects in the form of grave goods, or to an Aboriginal place of heritage significance, or
- (c) the development is limited to the removal of a tree or other vegetation that the Council is satisfied is a risk to human life or property, or
- (d) the development is exempt development.

(4) Effect of proposed development on heritage significance

The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).

(5) Heritage assessment

The consent authority may, before granting consent to any development:

- (a) on land on which a heritage item is located, or
 - (b) on land that is within a heritage conservation area, or
 - (c) on land that is within the vicinity of land referred to in paragraph (a) or (b),
- require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

(6) Heritage conservation management plans

The consent authority may require, after considering the heritage significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.

(7) Archaeological sites

The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the [Heritage Act 1977](#) applies):

- (a) notify the Heritage Council of its intention to grant consent, and
- (b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.

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48 Havannah Street, Bathurst
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Heritage Impact Assessment

(8) Aboriginal places of heritage significance

The consent authority must, before granting consent under this clause to the carrying out of development in an Aboriginal place of heritage significance:

- (a) consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place by means of an adequate investigation and assessment (which may involve consideration of a heritage impact statement), and
- (b) notify the local Aboriginal communities, in writing or in such other manner as may be appropriate, about the application and take into consideration any response received within 28 days after the notice is sent.

(9) Demolition of nominated State heritage items

The consent authority must, before granting consent under this clause for the demolition of a nominated State heritage item:

- (a) notify the Heritage Council about the application, and
- (b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.

(10) Conservation incentives

The consent authority may grant consent to development for any purpose of a building that is a heritage item or of the land on which such a building is erected, or for any purpose on an Aboriginal place of heritage significance, even though development for that purpose would otherwise not be allowed by this Plan, if the consent authority is satisfied that:

- (a) the conservation of the heritage item or Aboriginal place of heritage significance is facilitated by the granting of consent, and
- (b) the proposed development is in accordance with a heritage management document that has been approved by the consent authority, and
- (c) the consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out, and
- (d) the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, or the heritage significance of the Aboriginal place of heritage significance, and
- (e) the proposed development would not have any significant adverse effect on the amenity of the surrounding area.

- This heritage impact statement has been prepared to accompany the development application. The proposed site is not a registered heritage item. It is in a conservation area.
- The proposed demolition is considered appropriate because of the building's very poor condition and the prohibitive costs of retention and restoration.

ASSESSMENT OF IMPACT

Why is the building/site of heritage significance?

- The site contains a Victorian house in very poor condition. No significant fabric is salvageable in this house or has already been demolished and replaced negating the building's minor heritage significance.
- The fabric analysis and photographs of the site demonstrate the buildings very poor condition and the impacts on its heritage integrity by unsympathetic alterations.

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48 Havannah Street, Bathurst
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Heritage Impact Assessment

- A structural assessment by Barson Pty Ltd accompanies the development application. They conclude:
The current building at 48 Havannah Street Bathurst has undergone severe footing movement, Combined with weak wall structures it is not suitable for occupation. It has been shown that the building cannot be economically repaired and therefore is recommended for demolition and replacement with a new building of sympathetic design to the original.

The new buildings proposed for the site make reference to the Victoria character of the conservation area.

What positive impacts will the proposed works have on its significance?

- Poor condition of surviving fabric leaves no elements of the building suitable for retention or restoration.
- The proposed development makes reference to the Victorian character of the conservation area. The poor condition of the site and the extensive, unsympathetic alterations mean that in its current state the house does not warrant photographic archival recording. No historic events have been recorded at the site making a heritage interpretive strategy unnecessary.

What negative impacts will the proposed works have on its significance? (i.e. What aspects of the proposal detract from, or remove the heritage significance. Give reasons)

- The property has retained few elements of any significance the advanced state of dilapidation make restoration financially unfeasible. The building's heritage significance is compromised by its condition. The building that will replace it references Victorian style.

What measures are proposed to mitigate the negative impacts?

- The design of the buildings in the new complex s sympathetic to houses in the conservation area in terms of scale, height, roof profile, and materials and finishes.

Why were more sympathetic solutions not viable?

- The advanced state of dilapidation made retention of the house unviable.
- The structure of the house's footings and walls make the existing structure unsafe.
- Surviving fabric cannot be salvaged.
- Not enough of the original fabric can be retained to warrant restoration.
- Reconstruction of the existing house is also not a financially viable option.

6.2.2'Questions to be Answered' from the 'Statements of Heritage Impact' Guidelines of NSW Heritage Manual

Where demolition or partial demolition is involved

- **Have all options for retention and adaptive re-use been explored?**

The advanced state of dilapidation made retention of the house unviable.

48 Havannah Street, Bathurst
September 2016

Heritage Impact Assessment

- **Can all of the significant elements of the building be kept or new development be located elsewhere on the site?**

The existing house is so dilapidated and so little fabric of either sound quality or originality survives that no elements of the existing building can be retained.

- **Is demolition essential at this time or can it be postponed in case future circumstances make its retention more feasible?**

Demolition is essential at this time. Advanced dilapidation of the existing structure will only further deteriorate.

- **Has the advice of a heritage consultant been sought?**

Andrew Starr and Associates, Heritage Consultants have reviewed this proposal and have found it appropriate to the context of the site.

- **Is the demolition essential for the building to function?**

Demolition of the existing site improves the street profile of the new town houses and allows a Palladian symmetrical element to be created in the design that along with the Victorian character of the area also references the architecture of the colonial period that also characterizes Bathurst.

- **If demolition is a result of the poor condition of the fabric, can it be repaired?**

Demolition is due to the result of the very poor condition of the fabric. Fabric has dilapidated to a condition where it cannot be repaired.

48 Havannah Street, Bathurst
September 2016

Heritage Impact Assessment

7.0 Conclusion – Conservation Principles

The existing house at 48 Havannah Street, Bathurst was constructed C. 1884. The building has degenerated into an advanced state of dilapidation. A structural report on the house found that due to instability of and movement in the footings and the weakness of the walls that restoration is financially unviable. The building has also been unsympathetically altered. The major alteration split the house into two flats. On the north side all significant fabric has been demolished and replaced unsympathetically. On the south side despite retention of original fabric the building has dilapidated to such an extent that no fabric is salvageable. Alterations also include demolition of the existing rear wing, an addition of a bull nose veranda on the north side and replacement of its original street-facing veranda. Most windows have been replaced unsympathetically with aluminium framed windows.

Compromise to the building both structurally and aesthetically have negated this buildings heritage significance and warrant its demolition. Not enough original fabric could be preserved because of the building's very poor condition. The poor condition of the property means that the house does not contribute to the understanding of any past occupant's history. The building has little heritage significance as too much original fabric has been demolished or is in an irreparable state.

The proposal for a new complex of buildings is sympathetic to the area. Public enjoyment of the heritage conservation area is not impacted. Reference is made to the original cottage terrace immediate south of the subject site in the design of the new buildings. References include roof profiles, materials, finishes , scale and style. However, the new complex of buildings is clearly contemporary and cannot be confused with original as per guidelines set in the Burra Charter.

Andrew Starr Heritage
September 2016



Structural Inspection Report

Property: Building at 48 Havannah Street, Bathurst NSW

Client: Watts Build



Jun-16
(Our Reference: 25158 SR02 A)

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Bathurst Office

ABN: 43 088 342 625

2 Littlebourne Street t 1300 138 657 e admin@barnson.com.au
 Kelso, BATHURST NSW 2795 f 02 6332 3355 w www.barnson.com.au

Office Locations - Dubbo - Mudgee - Bathurst - Parkes



Our Reference: 25158 SR02 A

Thursday, 2 June 2016

WATTS BUILD

Attn: Steve Watts
 PO Box 1975
 BATHURST NSW 2795

Dear Steve,

**Re: Building at 48 Havannah Street, Bathurst NSW
 Structural Inspection Report**

As per your request, Rawdon Stanford a Structural Designer with Barnson P/L inspected the above residence on 23rd May 2016. The inspection was requested due to concerns of the owner as to the structural stability of the building.

The attached report has found the existing structure is unsound and not suitable for occupation. Furthermore, it has been found the building is not economically viable to be repaired and thus demolition is recommended.

If you have any further enquiries regarding this matter, please do not hesitate to contact the undersigned.

Yours faithfully

BARNSON PTY LTD

Richard Noonan
 BE (Hons) ME FIEAust CPEng (Reg)
Director



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INTRODUCTION

1.1 General

The following reports aim to advise on the structural condition of the building at No. 48 Havannah Street, Bathurst, and its viability for rectification.

The building was inspected by the writer on 23rd May 2016 in the presence of the owner, Mr Steve Watts. At the time of the inspection, the rear section of the building had been demolished (a considerable time prior).

The writer is Mr Rawdon Stanford, a structural designer with Barnson Pty Ltd.

1.2 Structure

The building was noted to consist of corrugated steel sheeting on a pitched timber roof structure. The walls are full masonry construction. Floors appear to be a concrete slab on grade. The wall footings could not be viewed. Given the age of the building, they are likely to be brick footings or low strength concrete. Internal access to the building was not possible at the time of inspection.

The age of the building was not discovered, yet it appears to be at least 100 years old.



2.0 STRUCTURAL DEFECTS

Below is a sketch (figure 1) of the building defects as recorded during the inspection of the 7th October 2014. Below the sketch are photos taken as detailed on figure 1.

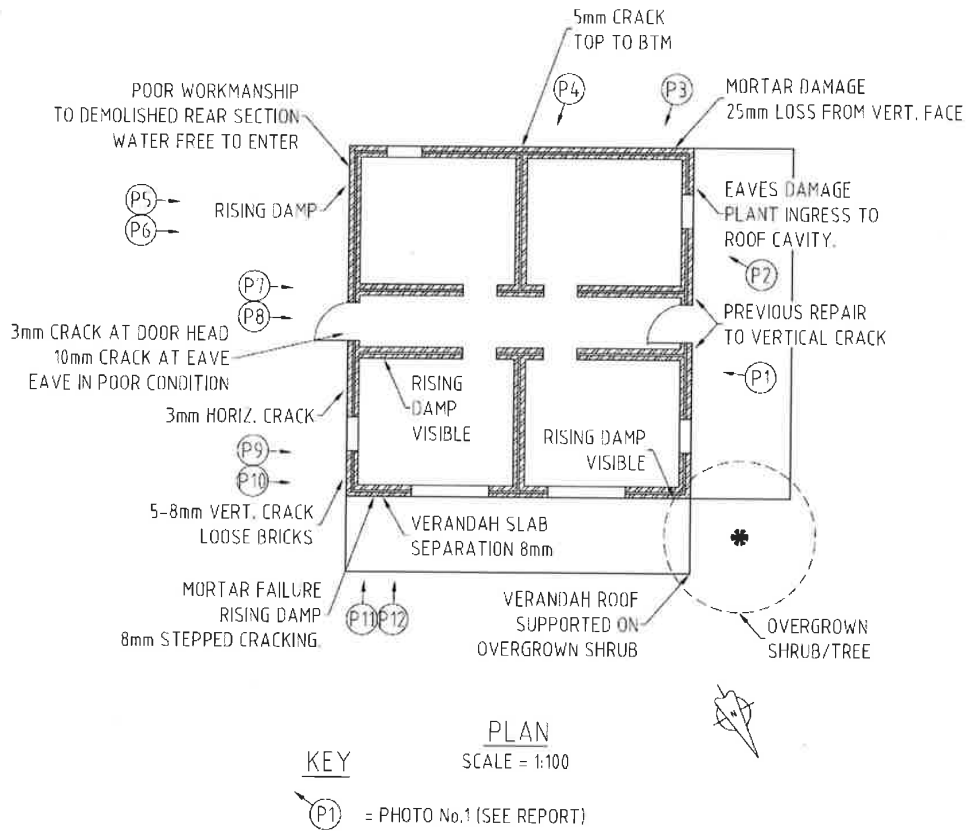


Figure 1: Sketch of Building Defects

As can be seen, large amounts of differential footing movement have occurred. This has caused brickwork wall cracks, up to 8mm wide.

The wall mortar in various places was seriously decayed, with numerous loose bricks throughout.



Photo No. 1: Previous repair to crack.



Photo No. 2: Eaves damage, plant ingress.



Photo No. 3: Mortar damage – loss of mortar.

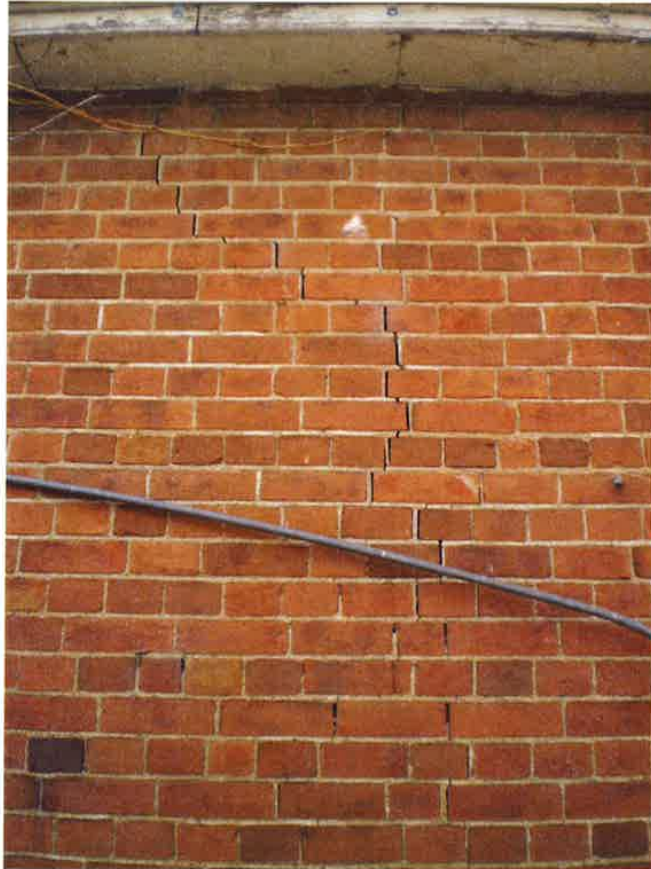


Photo No. 4: 5mm vertical crack entire height of wall.



Photo No. 5: Poor workmanship to demolished rear section water free to enter roof cavity.



Photo No. 6: Rising damp visible.



Photo No. 7: 3mm crack above door head.



Photo No. 8: 10mm crack at eaves.



Photo No. 9: 5-8mm vertical crack



Photo No. 10: Loose bricks and mortar damage



Photo No. 11: Rising damp visible, mortar failure.



Photo No. 12: 8mm stepped cracking.



3.0 CLASSIFICATION OF DAMAGE

Reference is made to table C1 of AS2870-2011, Residential Foundations Code. The classification of damage with reference to walls is damage category 3 or moderate. This damage category is for cracks 5mm to 15mm wide.

The code outlines cracks can be repaired and possibly a small amount of wall will need to be replaced, weather tightness is impaired. Due to the issue of rising damp and serious decay of mortar, it is most likely large amounts of wall will need to be replaced.



3.0 RECTIFICATION

The footings that the building are founded are inadequate to cater for the highly reactive sub soil most likely occurring at the site. This combined with weak masonry mortar and inadequate maintenance over many years has added to the degradation of the building.

The recommended method of rectification is presented below:

3.1 Footing stiffening

This would involve footing stiffening with reinforced concrete strip footings tied to the existing. After the footings are stiffened, the footings can then be re-levelled using deep underpins as detailed next.

3.2 Underpinning

Concrete bored piers can be constructed of approximately 450mm diameter and 2.5m deep. These would be spaced at approximately 2.1m spacing. An initial gap would be left between the new concrete strip footing and the underpins so that low profile jacks could be installed to re-level the footings. After re-levelling, packers would be placed and the gap filled with concrete.

To install the underpins will require removal of all internal floors to gain access to all walls.

3.3 Wall repair / re-building

On complete of the underpinning and footing re-levelling, some areas of wall will require rebuilding due to insufficient strength mortar. It is estimated that at least 50% of the existing walls will require removal and replacement.

3.4 Re-instate floors, windows, roof structure

On completion of the wall re-building, new floors with new footings will be required, along with new windows and major repairs to the roof structure. The front verandah slab is also in poor repair and will require replacement.



4.0 COST ESTIMATE FOR RECTIFICATION

Below is presented an approximate cost estimate for the repairs required as detailed above in section 4.0. The estimate has an accuracy of 20-30% and is given as a budget guide only.

Item	Amount
Footing Stiffening	
• 41.6m Concrete strip footing x \$600/m	\$24,960
Underpinning	
• 20 underpins x \$2,500 each	\$50,000
Wall Re-Building	
• 50% x 15,000 bricks x \$1800/1000	\$13,500
• Demolition and brick cleaning	\$9,000
• Temporary roof propping	\$4,500
Re-Instate Floors, Walls and Roof Structure	
• Main building: 84m ² x \$600/m ²	\$50,400
• Front verandah: 24m ² x \$300/m ²	\$7,200
Total cost:	\$159,560

Cost per m²	\$155,060/108	\$1,477
Cost for new build with demolition	\$1200/m ² x 108m ²	\$129,600
Saving for new build	\$159,560 – \$129,600	\$29,960



5.0 RECOMMENDATION

The portion of the building proposed to be retained is approximately 108 square metres, yet this will cost in the order of \$29,960 extra to repair in comparison with a new building. It is understood that the current building is in a heritage conservation area, yet it is significantly more expensive to repair than it is to demolish and replace with a new building which could be of similar style and appearance. It is therefore recommended that the building be demolished and replaced.

The building in its current state is not suitable for occupation, and could not be rectified to be suitable without significant expenditure as detailed above.



6.0 CONCLUSION

The current building at 48 Havannah Street Bathurst has undergone severe footing movement. Combined with weak wall structures it is not suitable for occupation.

It has been shown that the building cannot be economically repaired and therefore it is recommended for demolition and replacement with a new building of sympathetic design to the original.

5th June 2019

Mr R Denyer,
 Manager Development Assessment
 Bathurst Regional Council
 158 Russell St Bathurst 2795



NSW Police Force
 www.police.nsw.gov.au

BATHURST REGIONAL COUNCIL

12 JUN 2019

REF. 2019/133-02/026

Dear Sir,

Attention: Mr W McDonald

Re: Development Application 2019/133

Premises: Lot 100 DP 1082124 and Lot 5 DP 595438 – 48 Havannah St Bathurst.

The aforementioned Development application is being referred back to Council following the below listed guidelines as per “Safer by Design” information. The Crime Prevention Officer has made relevant comments regarding some safety and security issues.

An inspection of the site was unable to be conducted as the complex has not yet been built. The following information is supplied with the basic application floor plans and written specifications supplied by Bathurst Regional Council, used as a resource for advice given.

As the Crime Prevention Officer I am available for consultation during the construction process for any issues that may arise in relation to Crime Prevention.

DISCLAIMER

New South Wales (NSWP) has a vital interest in ensuring the safety of members of the community and their property. By using the recommendations contained in this evaluation, any person who does so acknowledges that:

1. It is not possible to make areas evaluated by NSWP absolutely safe for members of the community or their property.
2. It is based upon information provided to NSWP at the time the evaluation was made.
3. The evaluation is a confidential document and is for the use by the consent authority or organisation referred to on page 1(one) only.
4. The contents of this evaluation/report are not to be copied or circulated than for the purposes of the consent authority/organisation referred to on page 1(one).

NSW Police hopes that by using the recommendations contained in this document criminal activity will be reduced and the safety of the community and their property will be increased. However, it does not guarantee that all risks have been identified, or that the area evaluated will be free from criminal activity if its recommendations are followed.

In April 2001 the NSW Minister for Planning introduced Crime Prevention guidelines to Section 79C of the Environmental Planning and Assessment Act, 1979. These guidelines require consent authorities to ensure that development provides safety and security to users and the community. ‘If a development presents a crime risk, the guidelines can be used to justify modification of the development to minimise crime risk, or, refusal of the development on the

grounds that crime risk cannot be appropriately minimised’.

The NSW Police Safer by Design Crime Risk Evaluation process is based upon the Australian and New Zealand Risk Management Standard ANZS4360:19999. It is a contextually flexible, transparent process that identifies and quantifies crime hazards and location risks. Evaluation measures include crime likelihood (statistical probability), consequence (crime outcome), and distribution of reported crime (hotspot analysis), socio-economic conditions (relative disadvantage) situational hazards and crime opportunity.

Crime Prevention through Environmental Design (CPTED)

Crime Prevention through Environmental Design (CPTED) is a crime prevention strategy that focuses on the planning, design and structure of cities and neighbourhoods. It reduces opportunities for crime by using design and place management principles that reduce the likelihood of essential crime ingredients from intersecting in time and space.

Predatory offenders often make cost-benefit assessments of potential victims and locations before committing crimes. CPTED aims to create the reality (or perception) that the costs of committing crimes are greater than the likely benefits. This is achieved by creating environmental and social conditions that:

- Maximise risk to offenders (increasing the likelihood of detection, challenge and apprehension).
- Maximise the effort required to commit crime (increasing the time, energy and resources required to commit crime).
- Minimise the actual and perceived benefits of crime (removing, minimising or concealing crime attractors and rewards) and
- Minimise excuse making opportunities (removing conditions that encourage/facilitate rationalisation of inappropriate behaviour).

Site Description

The proposed development is for the construction of 38 single level dwellings, comprising seventeen, one-bedroom Units and twenty one two-bedroom Units. A common recreation area is proposed on the north eastern boundary. The development is the property of Housing Plus NSW and will predominately cater for women in the over 55's age range, however 'other' tenants may be accommodated depending on the needs of the community at any given time.

Site Risk Rating

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

CPTED employs the following key strategies and the issues identified will be listed under the following heading:

Surveillance/Lighting/Technical

Territorial Reinforcement

Environmental Maintenance

Activity/Space Management and Access control

Under each heading will be suggested treatments/considerations and recommendations where appropriate.

1. Surveillance, Lighting and Technical supervision

Natural surveillance is achieved when normal space users can see and be seen by others. This highlights the importance of building layout, orientation and location; the strategic use of design, landscaping and lighting. The layout and building orientation have enhanced the natural surveillance of the development.

Lighting.

Lighting must meet the minimum Australian standard AS1158 for public streets, car parks and pedestrian access. There is a proven correlation between poor lighting, fear of crime, the avoidance of public/private places and crime opportunity.

Lighting in the car park area, pathways, driveways and buildings have been addressed in the submissions by Barnson.

Treatment -Lighting

Recommend:

- Lighting in the drive ways and parking areas should be sufficient to enable sight lines for pedestrian and vehicles.
- Sensor lighting to all vestibule and walkways including outdoor car park areas.
- Lights should be vandal resistant and projected away from buildings towards pathways and gates – not towards windows and doors.

Technical Supervision

Recommend:

- Installation of CCTV cameras in car park areas.

2. Territorial Re-enforcement

Criminals rarely commit crime in areas where the risk of detection and challenge are high. People who have guardianship or ownership of areas are more likely to provide effective supervision and to intervene in crime than passing strangers.

Consideration has been given to the design of the buildings and the boundary surrounding the Complex. Fencing designates and defines the property boundaries, which in turn decreases the opportunity for criminal activity such as trespassing/break and enters.

Issues regarding territorial re-enforcement have been addressed by Barnson in their submissions.

Treatment -Territorial Reinforcement

Signage: Consider:

- All ingress and egress points to be well defined and clearly marked with signage and traffic flow arrows.
- Speed limit signage within the entire driveway/ car park area –**max 10kph.**

ADDITIONAL signage

- Consider “Trespassers will be prosecuted” signage clearly visible around entrance/exit ways.
- Private Property “No trespassing”.
- “Lock it or Lose it” signage in all areas of the car park.
- Security patrol signage.
- No skateboards/bikes in car park

3. Environmental Maintenance.

Clean, well maintained areas often exhibit strong territorial cues. Research indicates that run-down areas impact perceptions of fear within the community, community confidence to use public space and ultimately, crime opportunity. Vandalism can induce fear, particularly amongst women and the elderly.

Issues in regards to environmental maintenance have been addressed and the following points are noted:

Communal areas will be promptly maintained. Damaged property will be removed or repaired.

Treatment – Environmental Maintenance.

A maintenance program should be developed to reduce the likelihood of landscaped areas becoming overgrown and unkempt in appearance, include in the maintenance program:

- Lighting.
- Vandalism/graffiti management plan for rapid removal.

Landscaping can be used to enhance the appearance of the development and assist in reducing opportunities for vandalism. However, landscaping can provide concealment and entrapment areas for people involvement in criminal behaviour. Plants that block natural sight lines lessen natural surveillance.

For consideration:

- A safety convention is to have **3-5 metres** of cleared space on either side of paths. Pedestrians generally feel safer on wider pathways.
- Shrubs on average should not be above **900mm** in height.

4. Activity, Space Management and Access Control.

Space/activity management strategies are important ways to develop and maintain natural community control. Space management involves the formal supervision, control and care of the development.

Treatment – Activity/Space Management and Access Control

Barriers help to restrict, channel and encourage the movement of people and vehicles into and out of designated areas. This issue has been addressed in the application.

Recommend”: That the Traffic management plan is presented to the Bathurst Council Traffic Management Committee for sign off.

Treatment – Access Control.

Recommend:

- Speed bumps introduced into car parks/access ways reduce the likelihood of attracting bike riders and skateboarders also reducing vehicle speed and access.
- Install good quality locks to windows and doors throughout the facility.
- Install electronic/swipe card security access to the basement car park.

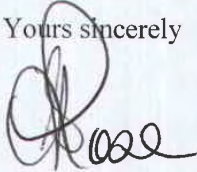
Conclusion.

The design, purpose and definition of the space are in harmony with the intended function of the development and the guidelines of CPTED. There are no adverse findings in the information submitted to Police.

We recommend that a traffic management plan be submitted before the Traffic Management Committee at Bathurst Regional Council.

We would like to thank you for the opportunity of inspecting the plans for this development and should you require further information on the subjects mentioned with this report feel free to contact Senior Constable Sue Rose, Crime Prevention Officer, Chifley LAC, Phone 02- 63328699.

Yours sincerely



S/C Sue Rose
Crime Management Unit
Chifley Local Area Command.

17

Mayor Hanger

Bathurst Regional Council.

15 May 2019.



2:35pm

BATHURST REGIONAL COUNCIL

SUBJECT : DEVELOPMENT APPLICATION (10-2019-133-1)

20 MAY 2019

ATTS: Mayor Hanger.

REF 2019/133-02/017

I have this date availed the DA application and I am currently examining the formal documents lodged with it that became just available of more recent times.

I reiterate my past submissions and comments to Council, we do not object to any construction on the site, but, all we ask is that it be done properly. Is that too much to ask and or expect?

Just after brief examination and on what I can decipher, I may most strongly object to this application in its current format.

I stress the Development Application will hence be referred to as the DA.

I do note that in this application's covering sheet, as pertaining to 'Related applications' it is recorded "NO DATA". That can in its self can be seen to be misleading as it is a well known fact that some 3 other DAs have been lodged and considered in the past.

After only brief limited examination of the now available DA, four critical questions arise;

1. With the apparent present simplistic terms set out in this DA, the question arises, why didn't the original applicant use those very same terms in the original DA and or the following amended DAs?
2. Why did that original applicant stop work on the site?
3. Why hasn't there been any work on the site to remove the known and acknowledged remaining 11,000 cubic metres of toxic material as it just can't up and disappear?
4. Does the current Applicant accept full responsibility, accountability and liability for past, current and future risk that has and or may well arise, this especially applicable if the sale of the site was and or is unconditioned?

None of the 4 questions appear to have been answered, per se, and or addressed now and or in the past, so a response addressing all 4 is sought as a matter of urgency?

One further essential and critical matter, the DA mentions a report and or reports by Envirowest. Same such report and or reports I have sought on at least two prior occasions without success. A full and concise copy of that referred to report and or reports is immediately sought, this under the provisions of 'procedural fairness.'

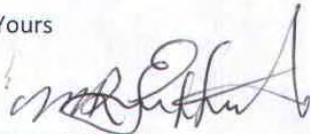
DEPBS - R ✓
Mayor

'Procedural fairness', as per multi State Cases including the High Court of Aust – the right of access to the material used and the right to be heard prior to the related executive decision coming into full effect. I also refer you to the NSW Ombudsman Fact Sheet 14 of 2005.

This, in all fairness, to allow for a full, fair and proper submission to be made prior to the closing date. IF not met within the allowed time, then an application will be made to extend that closing date, to the point of, if necessary, the seeking a Supreme Court Injunction to so extend it and or to stand the application aside until such time that the provisions of procedural fairness are met.

I do thank you for the two (2) separate letters of same content and date as received in the post this date in regards to the DA.

Yours



Mr M R Griffiths

70 Havannah Street

Bathurst NSW 2795

2019/133-02/018



48 Havannah Street DA (10 - 2019 - 133 - 1)
wayne feebrey to: council@bathurst.nsw.gov.au

22/05/2019 02:31 PM

From: wayne feebrey <feeb4@bigpond.net.au>
To: "council@bathurst.nsw.gov.au" <council@bathurst.nsw.gov.au>

Attention:

Mr. David Sherley

General Manager Bathurst Regional Council

Mr. Richard Denyer

Manager Development Assessment

Please find attached a letter from the Bathurst and District Branch of the National Trust

Re: Proposed Demolition of 48 Havannah Street Heritage Asset

Kind Regards,

Wayne Feebrey

Deputy Chair

Bathurst and District Branch of the National Trust

Sent from [Mail](#) for Windows 10



- 48 Havannah Street.docx



The National Trust of Australia (NSW)
Bathurst and District Branch

Mr. R. Denyer
Manager Development Assessment
Re: Development Application (10 - 2019 - 133 - 1)
Premises: 48 Havannah Street, Bathurst

21/05/2019

Dear Mr. Denyer

The Bathurst and District branch of the National Trust appreciates the opportunity to comment on the proposed DA for 48 Havannah Street. It is pleasing to see construction work about to begin on a site that has been vacant and an eyesore for many years now.

The Trust is, however, concerned about the proposed demolition of 48 Havannah Street. The Bathurst Conservation Area Management Plan (BCAM's) assessment of this building rates the building as a "7" making it a significant streetscape asset. Originally built in 1881 in mid-Victorian style and belonging to John Wordsworth Ashworth, the house contributes much to the character and history of the lower Havannah street precinct.

The Trust has commented before on the need for property owners to protect their empty heritage buildings from damage by securing them from vandals, pests, birds and rodents. As well as ensuring that basic maintenance is undertaken to protect the ongoing viability of the building's fabric. It appears from the BCAM's report that, once again, this has not occurred. This 'demolition by neglect' has happened far too frequently and the Trust believes that Council should do more to compel owners to protect and maintain their vacant heritage assets.

Whilst the Trust notes that the house has been altered significantly, it questions the non-reversible nature of this assessment. There are numerous examples around Bathurst where materially altered heritage buildings have been sympathetically restored and returned to their former glory despite change of use and damaged fabric. The Victoria Stores building being one fine example.

If 48 Havannah Street must be demolished, the Trust would argue strongly for a reinstatement of the original building using as much of the materials and design of the 1881 building as practicable.

Property owners that have failed to protect their buildings, should not be 'rewarded' by allowing them to demolish heritage buildings. They should be compelled to repair or reinstate these buildings, ensuring that the basic form, bulk and fabric of the building is maintained using similar building techniques and quality of construction.

The Trust has also discussed before the need to have independent third-party assessments made of heritage buildings slated for demolition by heritage and engineering experts that are neither the proponent nor the Council to ensure a transparent and fully accountable process.

The Trust looks forward to a positive outcome for this significant building and its streetscape.

Yours Sincerely,
Wayne Feebrey
Deputy Chair
Bathurst and District Branch of the National Trust

20

30th May 2019

Mr Tom Gransden
54 Havannah Street
Bathurst Nsw 2795

RECEIVED

31 MAY 2019

BATHURST REGIONAL COUNCIL

BATHURST REGIONAL COUNCIL

Attention : Wayne Mc Donald
Enviromental, Planning & Building Services.

- 3 JUN 2019

Richard Denyer
Manager Development Assessment

REF...2019/133-02/020

I write in connection with the **Development Application No 2019 / 133**
Proposed Development: Demolition of two residences and associated structures and construction of 38 residential units.
Premises : Lot : 100 DP: 1082124, Lot: 5 DP: 595438, 48 Havannah Street Bathurst
19 Durham street Bathurst
Name of Applicant: Housing Plus.

I have examined the plans and know the site well. I wish to **STRONGLY OBJECT** to the proposed development and believe that the proposed application is particularly ill-considered.

Regards

Tom Gransden



30th May 2019

Ms Terry Ward
56 Havannah Street
Bathurst Nsw 2795

RECEIVED

31 MAY 2019

BATHURST REGIONAL COUNCIL

BATHURST REGIONAL COUNCIL

- 3 JUN 2019

Attention : Wayne Mc Donald
Enviromental, Planning & Building Services.

REF. 2019/133-02/021

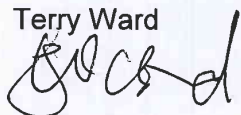
Richard Denyer
Manager Development Assessment

I write in connection with the **Development Application No 2019 / 133**
Proposed Development: Demolition of two residences and associated structures and construction of 38 residential units.
Premises : Lot : 100 DP: 1082124, Lot: 5 DP: 595438, 48 Havannah Street Bathurst
19 Durham street Bathurst
Name of Applicant: Housing Plus.

I have examined the plans and know the site well. I wish to **STRONGLY OBJECT** to the proposed development and believe that the proposed application is particularly ill-considered.

Regards

Terry Ward



30th May 2019

Ms Catherine Miles
58 Havannah Street
Bathurst Nsw 2795

RECEIVED

31 MAY 2019

BATHURST REGIONAL COUNCIL

BATHURST REGIONAL COUNCIL

Attention : Wayne Mc Donald
Enviromental, Planning & Building Services.

- 3 JUN 2019

Richard Denyer
Manager Development Assessment

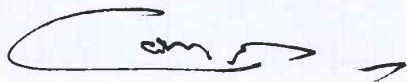
REF. 2019/133-02/022

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19 Durham street Bathurst
Name of Applicant: Housing Plus.

I have examined the plans and know the site well. I wish to **STRONGLY OBJECT** to the proposed development and believe that the proposed application is particularly ill-considered.

Regards

Catherine Miles



0488 621 297

30th May 2019

Mr Peter ~~Bailey~~ ^{BRADY}
60 Havannah Street
Bathurst Nsw 2795

RECEIVED

31 MAY 2019

BATHURST REGIONAL COUNCIL

BATHURST REGIONAL COUNCIL

Attention : Wayne Mc Donald
Enviromental, Planning & Building Services.

- 3 JUN 2019

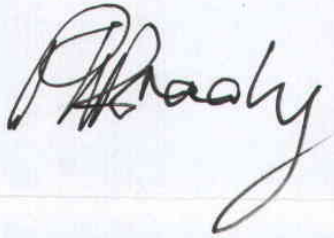
Richard Denyer
Manager Development Assessment

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19 Durham street Bathurst
Name of Applicant: Housing Plus.

I have examined the plans and know the site well. I wish to **STRONGLY OBJECT** to the proposed development and believe that the proposed application is particularly ill-considered.

Regards

Peter ~~Bailey~~ ^{BRADY}


DEPBS

2019/133-02/024

From: Chris O'Rourke <corourke@mac.com>
Sent: Saturday, 1 June 2019 3:23 PM
To: Council
Cc: Wayne McDonald
Subject: Re: DA (10 - 2019 - 133 - 1) (INFORMATION)
Attachments: Feedback on DA 2019 -133.pdf

Dear Wayne

Please find attached my comments in regard to DA 133.

regards

Chris O'Rourke

> On 14 May 2019, at 8:36 am, Wayne.McDonald@bathurst.nsw.gov.au wrote:
>
> Please reply to : council@bathurst.nsw.gov.au
>
> Good Morning Chris
>
> The application is proposed to be advertised and notified commencing
> 20th
> May ending 3rd June
>
>
>
> Regards
>
>
>
> Wayne McDonald
> Development Control Planner
> (Embedded image moved to file: pic32528.gif)
> 158 Russell Street
> BATHURST NSW 2795
>
> Phone: 02 6333 6272
> Email: wayne.mcdonald@bathurst.nsw.gov.au
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Click here to report this message as spam:

<https://console.mailguard.com.au/ras/1VOVGwuja4/3DDn3KKV4UfcUjmNE08TWE/5.8>

(See attached file: Feedback on DA 2019 -133.pdf)

Feedback on DA 133-1

(Housing Plus development in Havannah and Durham Streets)

from Chris O'Rourke (resident of Mitchell)

Please note: I have contacted Housing Plus by phone and by email regarding this project but they have not replied.

General

There appears to be a genuine effort on the part of the planners to respect the heritage of the area, by designing buildings which appear to be generally consistent with surrounding houses.

Suggestions**Goal: to maintain heritage appearance**

The windows and doors of most of the units appear to be in a 21st Century style. Doors with horizontal "stacked" glass inserts and aluminium framed (?) windows which are taller than they are wide. There are many pairs of narrow windows on the elevation plans. This is not a characteristic of nearby houses. Doors should be solid and windows should be timber framed with proportions more in keeping with existing houses in the immediate area, especially those on Havannah street (eg. avoid pairs of narrow windows, see also below re solar access).

The gable shaped cover over the entrances of some of the units is not in keeping with nearby houses.

Goal: to reduce "heat island" effect

There appears to be a combination of colours of the colorbond roofs and brickwork. Is it a deliberate choice? Are these indicative colours only?

Dark roofs and dark brick attract heat and increase electricity costs. Is there a provision for deciduous trees for summer shade? There should be an even distribution of trees over a significant area: only then will the benefits of aesthetics, natural drainage and microclimate (natural air-conditioning) be realised.

The "private open space" according to the plans is shaded brown (refer to DA010). Will this be pavers or a similar non-porous surface? If so it will contribute further to the heat island effect?

Consideration should also be given to the material to be used in fencing. The plans suggest that it will be colorbond. In summer this too will contribute to the heat island effect. High quality timber fencing would be preferred and reduce the prevalence of hard, reflective and impervious surfaces.

Goal: to achieve a greater use of solar access areas.

Reduce the front set back of units in Baillie Street and move space for solar access to another part of the lot. Residents are more likely to use a private space for solar access rather than a public one (ie the front yard).

A number of units have the standard 6m front setback. Is this deliberate?

Some units appear to have small north / north-west facing windows. Larger windows protected by wider eaves will better facilitate winter solar access in some units.

In some cases solar access has been calculated from non-existent windows or behind / below carports and entrance ways.

Solar access and outlook generally will be much improved by the use of larger windows, instead of the twinned narrow windows.

Goal: to achieve a greater sense of community

How to achieve this goal: decrease the front setback on the streets other than Havannah and Durham from 6 to 3 metres to make room for more personal private and communal space. **Create a community garden and shared open green space** (from the land freed up by the reduction in front setbacks). Alternatively there is a large area which could be used for an even larger community garden and children's playground.

The backyard fences should be realigned to:

1. maintain privacy when needed, and
2. encourage residents to use the open green space

This can be achieved by having rear gates closer to one another, and by reducing fence heights in strategic parts of lot boundaries.

The covered BBQ area is too far from most of the units to be effective in creating a sense of community.

The bin area is quite distant from some of the houses.

Will this be suitable if some of the residents will be seniors and /or have mobility issues?

What are the anticipated arrangements for waste and recycling collection?

Are there screened areas in each yard for bins to be placed out of sight?

Some clarity needed in the design of this aspect of the project.

How will this be an improvement?

Community gardens

- bring people together as a community
- contribute to the health and wellbeing of residents
- help reduce household waste through composting.
- reduce cost of living through the availability of fresh produce
- improve physical and mental health (reduce obesity-related diseases)

- help educate about sustainable living

What research supports this view?

The Role of Community Gardens in Sustaining Healthy

Communities by Susan Thompson, Linda Corkery and Bruce Judd

Faculty of the Built Environment, UNSW, Sydney, NSW, Australia

“ ... a cost effective strategy for community renewal, empowerment and capacity building. ... Community gardens provide active participants with significant physical and psychological health benefits. These outcomes encompass exercise in the fresh air which maintains and builds good health and can reduce depressive conditions. The availability of fresh produce means that a more nutritious diet is available – both cheaply and conveniently... “

New research reveals the extraordinary benefits of community gardens

Key outcomes of the research (Royal Botanic Gardens, Sydney)

“ 79% of participants reported that the garden had made a difference to their complex, building and community as a whole. These new greenspaces helped build stronger community relationships by socialising, meeting neighbours for the first time, having the opportunity to learn a new hobby and an increased time outdoors ... “

<https://www.rbgsyd.nsw.gov.au/stories/2018/new-research-reveals-the-extraordinary-benefits-of>

COMMUNITY GARDENS HELP PEOPLE TO GROW STRONGER - TOGETHER

"Our study found that community gardens have the potential to build local adaptive responses to climate change and food security. They can also act as a mechanism for strengthening community cohesion by building ongoing inter-generational valuing of and attachment to the environment.

"We also found that almost every garden has a waiting list, some for up to two years, which means there is greater demand for such gardens in our community than was previously thought."

<https://www.adelaide.edu.au/news/news83242.html>

Landscaping

Will canopy trees be planted in the streets?

Provision should be made for raised planter boxes and garden beds both in individual units and in communal green space. This will allow older residents (or those with reduced mobility) to have and access their gardens. These should include some ADA-Compliant Forward-Facing Wheelchair Gardens.

There should also be provision for a children's playground.

Vehicle / Pedestrian Access / Walkability

Is there provision for footpaths? How will residents access the bin area?

Will there be a path to Havannah St., Durham St. and the levy bank?

Will a cycle / footpath be included on the top of the levy bank to encourage physical activity?

2019/133-02/027



Mayor Hanger

Bathurst Regional Council

Bathurst NSW 2795

June mlf.
5 ~~May~~ 2019.

ATTS MAYOR HANGER (URGENT).

SUBJECT : DEVELOPMENT APPLICATION 2019/133 RE 48 HAVANNAH STREET BATHURST.

Sir,

I have this date received a response, dated 31 May 2019, to my earlier correspondence of 15 May 2019 relative to the subject matter.

Please note, the contents of that response are misleading.

I ask you note the contents of paragraph 3 of that response.

I then further ask that you note the contents of paragraph 4.

“Then report sought, by Envirowest Consulting form, a part of the application” that in itself is misleading when you refer back to the above.

The Envirowest report is dated 15 November 2018 and by admission therein, (Page 4, Item 3, @ 2nd Paragraph), was prepared relative to a former DA.

The current Applicant, Housing Plus did not own the property at that time nor were they part of that prior application, thus as pertaining to the advice same such report by Envirowest does not relate to this ‘new proposal’ thus it cannot be used nor referred to, other than as a historical matter.

In so lodging and referring to the Envirowest report, the applicant and most importantly council MUST then accept similar referral to the known other geo-tech type reports prepared and held by council, per Macquarie Geo-tech and Calare Civil and most importantly those prepared by the DEC.

Page 5 @ Item 5 is misleading to say the least and is contrary to the much publicised and known site history.

I do stress, the Site Audit report as per Envirowest, is false as at 2nd page in that the site has not been notified to the EPA’ when in fact that is not true with reference to the past involvement of the DEC cum EPA!!

I also not that there are several references to Envirowest’s past involvement as far back as 2008, BUT there is no mention in regards to those other known site accessors including those of the DEC!!

It must also be borne in mind that the applicant per Justin Cantelo, has prior advised, 25 February 2019, that the site does not contain any toxins. The subject report of Envirowest refutes that claim!

Later advice from the applicant 1 May 2019, acknowledges that toxins do exist, however claims that same only exist in the 'brick works pit area' this contrary to the known and published history of the site.

It is also contrary to the earlier advice from Envirowest per , as so brought to council's attention in the past, that there remains the 11,000 cubic metres of contaminated fill that must be removed prior to construction as pertaining to the formal reports of the DEC!

NOTE only 90 tonnes have been removed as per written advise from council leaving some 10,900 cubic metres still on site!

Only 90 tonnes removed, what about the 500 tonnes reburied on the site as a temporary means of securing same, it is still there!!

I also bring to notice that any related report by GHD is based on hearsay to say the very least as pertaining to the fact that, as per their own admissions, they did not at any time carryout nor cause to be carried out a full site assessment, (visual inspection of the site only) and in being so, cannot use and or be seen to be used as an, for want of a better word, authority in regards to any report they have so issued and or is included in the current "fresh application"!

I ask that council note that this fresh application and related reports (sic) do not at any time address the risks of hydrostatic flows that will occur in times when the Macquarie River is at flood levels. Council in the past, per then P & D Manager, David Shaw stated that same such matters were controllable vide a special pumping system in place, when council now advise that no such special pumps are in place!

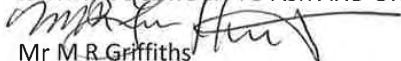
In view of the contents of this latest response from council and the fact I have only just this date (5/6/2019) received it, I have the justified need and legal entitlement to seek a delay in the closing date for submissions. To deny me is to then deny me procedural fairness in that I, as a known and interested party, cannot be justly and fairly heard prior to the now stated closing date.

I am in the process of preparing a full and concise submission, however that may well take a few weeks to allow for background investigative type inquiries to be carried out, especially when considering this latest response from council and the viewing, this date, of that Envirowest report.

Just for information purposes, Housing Plus left a letterbox drop item in my mail box last Sunday and in it, it is claimed "In line with our practice of keeping our neighbours informed" and "as a result of our community consultation" I point out here at no time was any consultation carried out with me, nor was I informed, despite my twice prior offering Justin Cantelo access to the historical geo-tech reports and the held photograph and video evidence.

I stress, no one objects to the site being built on, but, just demand that it be done properly this in the best interests of public health and the environmental risks!

IS THAT TOO MUCH TO ASK AND OR EXPECT!



Mr M R Griffiths
70 Havannah Street
Bathurst NSW 2795.

Mr David Sherley
General Manager
Bathurst Regional Council
PMB 17
Bathurst NSW 2795

Delivered via email to: council@bathurst.nsw.gov.au

Dear Mr Sherley,

DA 133/2019 (1) – Submission – 19 Durham Street, 48 Havannah Street and 23 Durham Street, Bathurst NSW 2795

I am writing in regard to your letter relating to the development application DA 133/2019 (1). I understand the notified period concludes on 7 June 2019.

I would like to thank you for the opportunity to comment on the proposal. I would like to point out that I do not object to the proposal, but wish to make the following comments in relation to the permissibility and merits of the proposal.

I note the intended operator of the facility is Housing Plus. The Statement of Environmental Effects outlines Housing Plus as a Community Housing Provider. The project is being carried out as part of the NSW Governments 'Social and Affordable Housing Fund' (SAHF). I am supportive of the role a facility of this nature would play in regional NSW. I recognise there is a shortage of affordable housing in our communities, and believe everyone should have the same opportunity to live comfortably and safely with a roof over their heads.

Notwithstanding, I note the proposal outlines the permissibility in relation to the proposal is grounded on the basis that multi-dwelling housing is a permissible use in the zone under the Bathurst Local Environmental Plan 2014. I question as to why, if the proposal is of such importance to the NSW State government, and is being implemented as part of the 'Social and Affordable Housing Fund' (SAHF), the application has failed to address the requirements of the *State Environmental Planning Policy (Affordable Rental Housing) 2009*.

Demonstrating permissibility under this SEPP would be more appropriate in this instance given the preamble contained in the introduction of the Statement of Environmental Effects (SEE) relating to the importance of the development in addressing a need for affordable housing within our community. I agree this housing is vitally important to the community, and this is why I think this SEPP should be explored in its entirety to ensure the appropriate conditions are placed on the consent, requiring that the facility be managed as such, now and into the future. Of particular note to an application of this nature is Part 2, Division 1, which discusses In-fill affordable housing. I would recommend an amendment to the SEE to address these requirements, and Council include appropriate consent conditions to meet the provisions of this SEPP and ensure the facility achieves the intended use. Simply approving a development for "multi-dwelling housing" could result in the facility being sold in future to a buyer that does not intend to maintain the facility as affordable housing infrastructure, meaning this important resource would be lost, contrary to the justification for the facility in the first place.

I further note that the SEE states that the proposal will cater to over 55's, however this "cannot be guaranteed". I believe that this is an understatement in light of other matters raised, as there is no guarantee that an approval of "multi-dwelling housing" will ensure the facility will even be retained as affordable housing. As such, addressing the SEPP would go some way to guaranteeing that the facility will be utilised in line with that identified in the SEE and support the greatly needed infrastructure, albeit potentially not strictly for over 55's. Further, to ensure the proposed facility does cater to the over 55's occupant, the Application could further address the *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*, and go some way to providing certainty to the community that the facility will be owned and operated in line with the way it has been proposed.

I would further like to point out that *State Environmental Planning Policy (State and Regional Development) 2011* outlines development that should be considered Regionally Significant Development. Schedule 7, outlines that private infrastructure and community facilities development for affordable housing over \$5 million is Regionally Significant Development. I note the proposed development has an estimated cost of \$8.5 million.

As such, given the cost of proposed works and the owner of the development a "Community Housing Provider", this development should be considered Regionally Significant development. As such, the proposal should be considered by the Joint Regional Planning Panel and not Council, pursuant to clause 2.15 and 4.5 of the *Environmental Planning and Assessment Act 1979*. I would also recommend, given that the proposal is of regional significance and as such, in the public interest, that the proposal be re-exhibited and identified as such.

In relation to contamination on the site and the proposed use as residential, it would be my understanding that Council would need to be satisfied that the land is suitable in its contaminated state for the proposed use. I have concerns in relation to a proposed residential use particularly in regard to past land use history and known asbestos contamination which is identified in the Site Survey. I note that this report identifies in relation to Lot 5 that:

"given the observations of waste materials and exceedances of health and ecological criteria associated with the brick pit fill, remediation and/or management is considered necessary for the site to be deemed suitable for residential land use."

As the land adjoins the Macquarie River, and is identified as flood planning area on the Flood Planning Map contained in the Bathurst Local Environmental Plan 2014, would Category 1 remediation works not be required for this site, pursuant to Section 9 of *State Environmental Planning Policy No 55 – Remediation of Land*? As such, pursuant to Section 29A (or current equivalent) of the Environmental Planning and Assessment Act, should the proposal not be placed on exhibition for a period of 30 days?

I would further note the proximity of the site to the Macquarie River, which is downstream from the Gas Works site, a site listed on the Environmental Protection Authority Contaminated Land Register. I note that the Department of Planning and Environment outlined in the recently exhibited Draft Explanation of Intended Effect for the Remediation of Land SEPP that potential groundwater contamination from adjoining sites should be taken into consideration when assessing potential contamination. Table 1 of Planning Guidelines SEPP 55 – Managing Land Contamination outlines Gas Works are a potentially contaminating industry and ammonia, cyanide, nitrate, sulfide, thiocyanate, aluminium, antimony, arsenic, barium, cadmium, chromium, copper, iron, lead manganese, mercury, nickel, selenium, silver, vanadium and zinc are chemicals associated with this land use. This is of

particular importance given the example as occurred in Armidale in relation to downstream contamination arising from an existing Gas Works. I have included some links below that may be of interest:

<https://www.legislation.nsw.gov.au/#/view/EPI/2012/589/part6/cl6.8>

<https://www.armidaleexpress.com.au/story/2424642/ugly-toxic-sites/?cs=12>

<http://asl-2012.m.asnevents.com.au/schedule/session/840/abstract/3680>

<https://apps.epa.nsw.gov.au/prclmapp/sitedetails.aspx>

<http://hfrc.une.edu.au/heritagefutures/nearchaecology/frame.php?enterFlg=front&area=site&ID=S44&form=3&fileLetter=S&userID=MMu634115477812>

Given this is a proposed residential site, to house presumably a number of people over many years, I would hope all measures are taken to ensure the use of the site is appropriate and the contamination is thoroughly addressed in line with existing and Draft Environmental Planning Instruments.

In relation to the *Biodiversity Conservation Act 2016*, the level of clearing/disturbance has not been identified as outlined under clause 7.2 of the *Biodiversity Conservation Regulations*. Clearing or disturbance relates to grasses and understory, shrubs, and trees. Further, no Test of Significance has been undertaken in line with the requirements of clause 7.3 of the Act. It is my understanding that, where vegetation removal/disturbance is proposed, these requirements are to be undertaken and that simply identifying that species are exotic is not adequate information to assess whether the proposed removal of vegetation will not cause significant impacts. Further the Test of Significance is to be undertaken in line with the guidelines. Given the environmentally sensitive area, adjoining the Macquarie River, and the identification of this river as Biodiversity Value on Biodiversity Value Map, I would assume Council would require a robust Test of Significance in line with the Guidelines, to ensure the development does not trigger the Biodiversity Offsets Scheme. Further, I would hope that existing mature vegetation in the road reserve along Durham Street would be protected, with tree protection zones, in line with the Australian Standard, erected during construction to prevent any accidental damage.

Other matters that I hope would be addressed prior to determination include:

- The required approvals for works in waterfront land are sought in accordance with legislation. I note some of the proposed lot boundaries are within 40 metres of the highest bank of the Macquarie River and are such considered waterfront land, pursuant to the Water Management Act. It is noted that there is open space proposed as part of this plan along areas that are in close proximity to the river. This should be maintained to control both the density on the site and the health of the river system as part of this, and any future development that is contemplated on the site. I would recommend a covenant or restriction be required to maintain the use of the residual portion for open space purposes within the site.
- That the fencing and landscaping proposed is maintained and required, as this is a key element in relation to assisting the development to blend into the Heritage Conservation Area and the character of the surrounding streetscape. I am fully supportive of infill development, provided it integrates with surrounding development.

- I further think that appropriate landscaping should be provided to the end of the driveway accessible via Baillie Street. The presentation of the current arrangement internally isn't considered acceptable. Further, the amenity to the Private Open Space of Unit 13 in this arrangement is questioned. Landscaping to soften impacts in both regards would be considered appropriate.

I would like to reiterate I am not opposed to the development for affordable housing, but would like to see that the site, which is sensitive land due to many aspects, is managed in accordance with the legislation and established community expectations for the benefit of existing neighbours and future occupants. I would also suggest that the matters raised regarding permissibility and the consent authority be addressed and rectified prior to Council issuing a positive determination. I thank you for the opportunity to comment on the proposal.

Kind regards,

Greg Wilkinson
Resident
76 Havannah Street
Bathurst NSW 2795

TOTAL 4 PAGES
40

RECEIVED
BY [Signature] DATE 31/7/2019

12:29PM

Mayor Hanger
Bathurst Regional Council
Russell Street
Bathurst NSW 2795
31 July 2019.

BATHURST REGIONAL COUNCIL
- 1 AUG 2019
REF 2019/133-02/040

ATTS: Mayor Hanger and Wayne McDonald DCP

RE; DEVELOPMENT APPLICATION 2019/133 – demolition of 2 existing dwellings and associated infrastructure and construction of 38 residential units, 48 Havannah Street Bathurst.

I HAVE THIS DATE RECEIVED YOUR CORRESPONDENCE OF 29/7/2019 AND NOTE THE CONTENTS.

I advise I will be in attendance at Chambers 7/8/2019.

I am still waiting for a response as per my in part submissions (2 of) where I have sought access to all the geo-tech and or engineering reports relative to the subject site as required to be held by council, this to allow for due consideration re same as relative to the history of the site.

It is noted that same such history must be a consideration in all relative decision making by council.

The provisions of 'procedural fairness / natural justice' apply as pertaining to the right of access to the material used in executive decision making (*Kioa v West HCA81 of 1985*) and the right to be heard prior to the related exec decision making coming into full effect (*Muinn v Dept of Immigration HCA2010*).

There are also the provisions as outlined in the NSW Ombudsman Handbook of 2005 in regards to procedural fairness applying to ALL executive decision making by all departments and or agencies oversighted by same Ombudsman. Local Govt / councils are such agencies.

In being denied access I am being denied the right to be heard in a fair and just manner as pertaining to a full and comprehensive submission that will result.

I do remind you that the site exam / testing reports by the DEC state the site remains highly toxic with some 11,000 cubic metres requiring to be removed prior to construction, which is in direct contradiction to that as now claimed by the applicant.

Thus the necessity of access to all such sought reports relative to the history of the site is a critical factor. This both in the best interests of health and the environ, as well as, responsibility, accountability and most importantly liability per past, present and future aspects relative to all three aspects.

Mayor ✓
DEPB

With council well knowing of the past problems relative to this site, as the ARA could they not then be considered to be liable. This especially when the development carries strata title only, thus council alone is then responsible for whatever rests below that level of title.

I again ask the question as to why no breaches were ever issued against the known and named offending parties as per site history, as per stated and recommended by the DEC?

I also bring to notice the fact that there are no warning signs at the site in regards to the known and in part stated by the applicant contamination that remains on site. The current limited compressed earth seal relates to the securing of asbestos ONLY!

I also bring to your notice the fact that a DA site at Erskineville in Sydney where construction has already taken place, however, the subject units, 2 years after the completion of construction, sit vacant due to the fact that such construction took place on highly toxic land. Some units were sold 'off the plan'.

SEE the attached ABC News item of 19/7/2019.



Mr M R Griffiths

70 Havannah Street

Bathurst NSW 2795.

ABC NEWS

Sydney Sugarcube apartment tower abandoned after toxic land concerns

By Nick Sas, Jason Om and Kevin Nguyen

Updated Fri 19 Jul 2019, 12:56pm



PHOTO: Nick Rehac bought his apartment for \$1 million (ABC News: Jason Om)

An owner of a unit in an inner-city Sydney apartment tower built and then abandoned over toxic land concerns says he has "no power" after buying a \$1 million home.

Nick Rehac, who is on a pension, bought his home in the \$46.5 million "Sugarcube" apartment development in the inner-west suburb of Erskineville more than a year ago.

But he is yet to live in his home, after the City of Sydney refused to allow owners to move in over concerns the developer has not cleaned up toxic land underneath it.

Neighbours living next door to the Sugarcube development have also raised concerns over potential contamination of their groundwater, with one telling the ABC she has been disappointed over the lack of information available.

The Sugarcube tower is the fourth Sydney apartment block to be abandoned over safety issues, following the Opal Tower in December, Mascot Towers last month and a smaller apartment development in Zetland, which was abandoned late last year.

Sugarcube is not known to have any structural defects.

The revelation also comes a day after an emergency meeting of state building ministers in Sydney agreed to create a "nationally consistent approach" to reforming the building industry.

Speaking behind a fence that blocks off his apartment, Mr Rehac said he was not even allowed to walk on the footpath outside his home.

"I have no rights, I have nothing," Mr Rehac said.

RELATED STORY: How to avoid living in a 'lemon' — what you need to know before buying an apartment

RELATED STORY: Called on to fix the Australian dream turned 'nightmare', building ministers gather

RELATED STORY: Mascot Towers residents offered emergency accommodation funding

Key points:

- Construction of the Sugarcube apartments was finished in 2018
- It is the fourth apartment complex to be abandoned over safety issues since December last year
- The revelations of its abandonment come a day after an emergency meeting held by building ministers

"I'm not allowed to stay here."

The Sugarcube's 109 apartments — as well as 18 terraces in the same development — were built on an industrial estate in Erskineville.



PHOTO: The apartment block at Erskineville, in Sydney's inner-west, was built on contaminated land. (ABC News: Jason Om)

Construction finished in May 2018, according to documents seen by the ABC.

But according to The City of Sydney, the development approval included several conditions "requiring remediation" including "contaminated groundwater and detections of heavy metals, hydrocarbons and asbestos".

"The contaminants are believed to be associated with the former industrial use of the site involving manufacturing activities," a City of Sydney spokesperson said.

"City staff have been in ongoing discussions with the developer, who has not complied with the development consent conditions concerning remediation of the site."

The spokesperson said the developer, Golden Rain Development, had requested to address contamination on site through an environmental management plan, which would require ongoing monitoring.

The City of Sydney said it had received further test results from the developer and was reviewing this material.

Golden Rain has been contacted for comment.

A real estate agent involved in selling the apartments to prospective buyers told the ABC the apartments "were flying off the shelves" in mid-2018.

The listings to purchase or rent one of the apartments — posted on sites in Sydney, China and Indonesia — describe them as "New York-style" homes located in one of the "most highly-sought cosmopolitan villages" in the state.

Weekly rental rates were listed almost \$1,000 a week while single-bedroom apartments were being advertised from \$690,000.

Mr Rehac, who bought the apartment after downsizing to be closer to his family, said he was speaking with the developer through a solicitor.

"We have no power," he said.

"They took the money."

Topics: urban-development-and-planning, community-and-society, government-and-politics, sydney-2000, nsw, erskineville-2043

First posted Fri 19 Jul 2019, 11:31am

Contact Nick Sas

Thinking about buying a new apartment? Don't do it



My advice to my kids and anyone who'll listen is this: do not buy a new apartment, especially if it is over three storeys high, writes Philip Gall.

Meeting type:	POLICY COMMITTEE		
MeetingDate:	07/08/2019		
Minute Section:	DISCUSSION FORUM - DEVELOPMENT APPLICATION SUBMISSIONS	Section Number	13
Minute Status:	Draft		
Minute Security:	Standard		
SubSection:	DISCUSSION FORUM - DEVELOPMENT APPLICATION SUBMISSIONS	SubSection Number:	13
Created By:	Erin Fitzpatrick/BathurstCC	Division Required:	
Subject:	DEVELOPMENT APPLICATION NO. 2019/133 - DEMOLITION OF 2 EXISTING DWELLINGS A ASSOCIATED INFRASTRUCTURE AND CONSTRUCTION OF 38 RESIDENTIAL UNITS, 48 H. STREET BATHURST. APPLICANT: HOUSING PLUS. OWNER: HOUSING PLUS		
Item Number:	1		
File Number:	(DA/2019/133)		
Minute Number:	10		
Moved By:	Nil	Seconded By:	Nil

Resolution: Discussion included:

M. Griffiths - Ratepayer - Resident Havannah St

Made a number of comments;

1. Refusal being given to access the geotech paperwork.
2. Spoke to Hillside application and linkage with prior applicants.
3. Operator - Watts is not licensed to do works
4. Site not locked off from public and safety concerns eg warning signs
5. Site is contaminated
6. Material has be removed off site which is contaminated, referenced DEC reports.
7. Has there been check to background of Hillside, there may be conflicts?
8. Need geotechs available to make fair assessments, there are procedural fairness concerns in the matter
9. Housing Plus have contradicted themselves by now saying there is contamination on site.

W. Feebrey - National Trust

Concerned at proposed demolition of 48 Havannah Street. Spoke to heritage value of this building and future protection and heritage by neglect. Noted ability to restore the building. If needs to be destroyed then reinstated, utilising as many of the materials that can be reused. Supports increased open space as proposed.

David Fisher - Housing Plus - Chief Executive

Spoke to role of Housing Plus and facilities it provides and the history of the group. H.P is a provider selected by State Government to provide affordable housing in the Central West.

47 houses/ accommodation will be built in Bathurst. Noted population growth estimates and future demands for accommodation and the levels of housing stress, that are occurring.

Justin Cantello - Housing Plus and Project Director

The project creates an integrated/ inclusive neighbourhood. There is a mix of social, affordable and private accommodation. It will focus on over 55's and young families. Noted previous successful development run by Housing Plus. The proposal is compliant and consists of 38 homes. Noted open spaces, access routes, community garden etc. there is a current valid DA for the site. Noted remediation proposal for Lot 5 and actions to occur. there has been consultation and the proposal meets heritage requirements, will utilise Hines Constructions.

Ingrid Pearson - Architect

The entrance for over 55's need to comply with Australian standards. The development appears to comply with heritage requirements and spoke to preservation of buildings.

B. Triming - BRAC

Access into buildings need to be accessible, asks Housing Plus ensure lips into houses etc comply with standards. would like to see sealed footpaths be put in place; to pedestrian traffic lights up to Sydney Rd, as well as Baillie Street and portion of Havannah Street to get to CBD.

David Stanley - Housing Plus - Housing Manager

Noted warning signs issue, fences have been repaired, doing best to make site safe. Contamination issues, material does not have to be removed, will be treated on site. Geotech reports are in the DA paperwork. Referred to toxins on site. 48 Havannah Street is structurally unsound and would be prohibitively expensive to retain. Will try and reuse as many of the bricks on the site. Landscaping/ Planting will be increased on the site. Heritage matters have been addressed and changed made practicable. this is a complementary development for the neighbourhood. Designed to 'silver' level access standards and compliance, will work with Council on footpaths.

Y. Griffin - GHD Environmental Planners

Spoke to contamination at the site and their assessments on behalf of Housing Plus. Remediation action plans have been put in place and actioned. Noted removals off site, capping that has and will occur, there is a site management plan. All plans for the site are provided with the DA.

Precis:



Bathurst Regional Council
 PMB 17
 158 Russell Street
 BATHURST NSW 2795
 Telephone: 02 6333 6111
 Fax: 02 6331 7211
 Email: council@bathurst.nsw.gov.au

Important Notice!
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Drawn By: Fern-Alice Finn

Date: 5/08/2019

Projection: GDA94 / MGA zone 55

Map Scale: 1:1650 @ A4

DA 2019/188 - 138 George Street Bathurst NSW 2795

Contents

- DA 01 Cover Page
- DA 02 Demolition Plan
- DA 03 Site/Roof Plan
- DA 04 Ground Floor Plan
- DA 05 Streetscape Elevation
- DA 06 Elevations 1 & 2
- DA 07 Elevations 3 & 4
- DA 08 Sections AA & BB
- DA 09 Specification

P 02 6332 5885
M 0424 156 450
E BRETT@BMDD.COM.AU
12 MAXWELL DRIVE, EGLINTON NSW 2795



NOT	FOR	CONSTRUCTION
13/06/19	C	Issued for approval
27/05/19	B	Issued for comment
20/05/19	A	Issued for comment
Date		Amendment



Cover Page
DA 01

Issue: C
Date: 13/06/2019
Project: BMD181970

Proposed Dwelling
B.A.R. Constructions
138 George Street, Bathurst

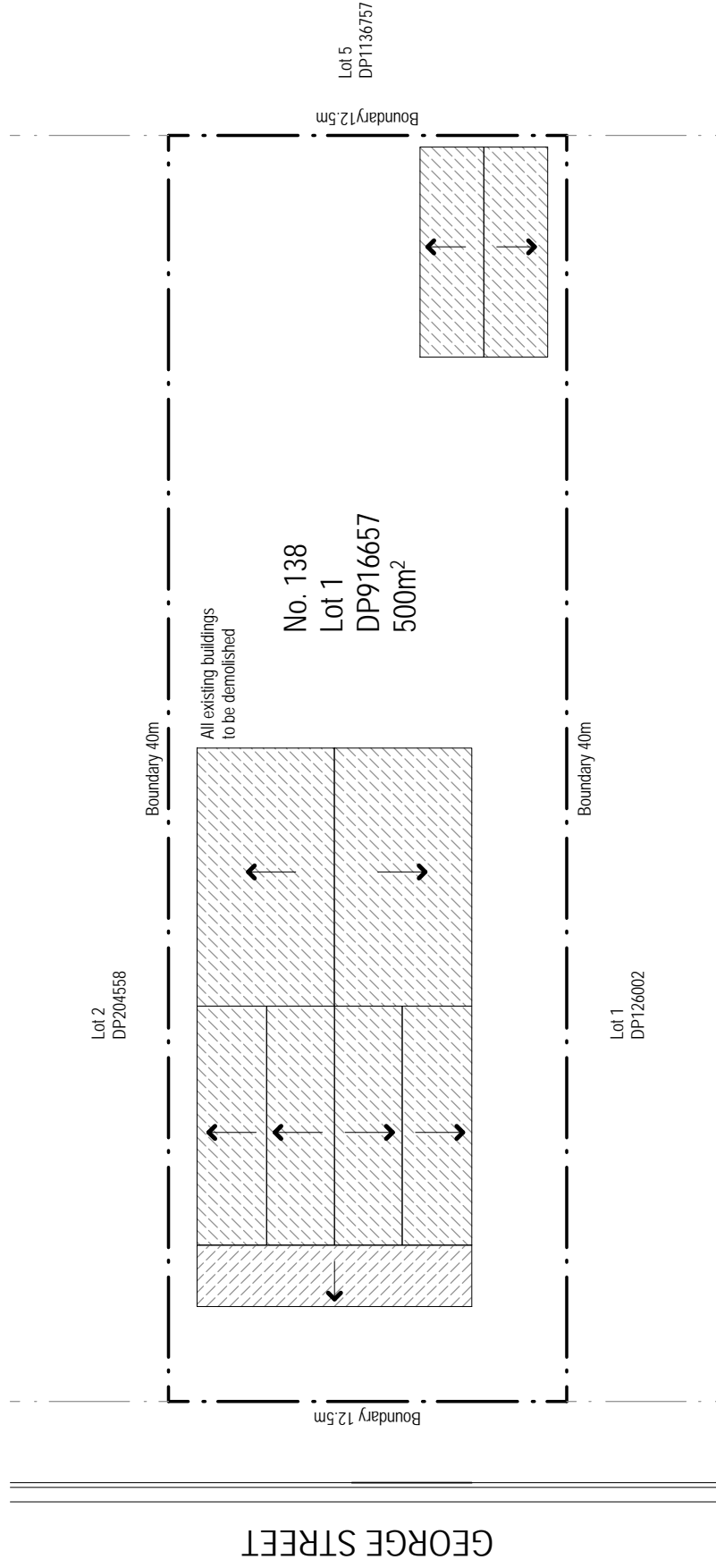


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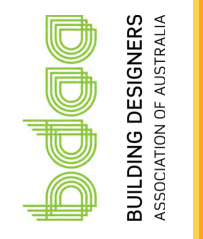




P 02 6332 5885
 M 0424 156 450
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 M 0424 156 450
 E BRETT@BMDD.COM.AU
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Proposed Dwelling
 B.A.R. Constructions
 138 George Street, Bathurst



Demolition Plan
 DA 02
 Issue: C
 Scale: NTS@ A3

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20/05/19	A	Issued for comment
Date		Amendment

Date: 13/06/2019
 Project: BMD181970



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M 0424 156 450
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Legend

- A Aluminium
- B Basin
- BDRY Boundary
- BPB Bagged & Painted Brickwork
- BV Brick Veneer
- CL Ceiling Level
- CONC Concrete
- CP Concrete Paver
- CPT Carpet
- CRS Corrugated Roof Sheeting
- CS Cavity Sliding Door
- CT Ceramic Tile
- DH Double Hung
- DP Downpipe
- EMB Electrical Meterboard
- ENS Ensuite
- FB Face Brick
- FC Fibre Cement
- FFL Finished Floor Level
- F Fixed Glass
- FW Floor Waste
- GM Gas Meter
- HC Hollow Core
- HWS Hot Water Service
- LDRY Laundry
- MH Manhole
- PB Plasterboard
- PFC Painted Fibre Cement
- O Obscure Glass
- OG Refrigerator
- REF Rangoon
- RH Reduced Level
- RWT Rain Water Tank
- SC Solid Core
- SD Sliding Door
- SHR Shower
- SS Stainless Steel Sink
- SV Stone Veneer
- T Tub
- TC Texture Coated Hebel
- TYP Typical
- UBO Under Bench Oven
- WC Water Closet
- W Washing Machine
- WM Water Meter
- X Sliding panel

Refer to DA09 for all BASIX Requirements

Area Schedule	
Living	180.4 m ²
Garage	24.6 m ²
Total Building Area	205.0 m²
Alfresco	15.7 m ²
Porch	4.4 m ²
Site	500 m ²



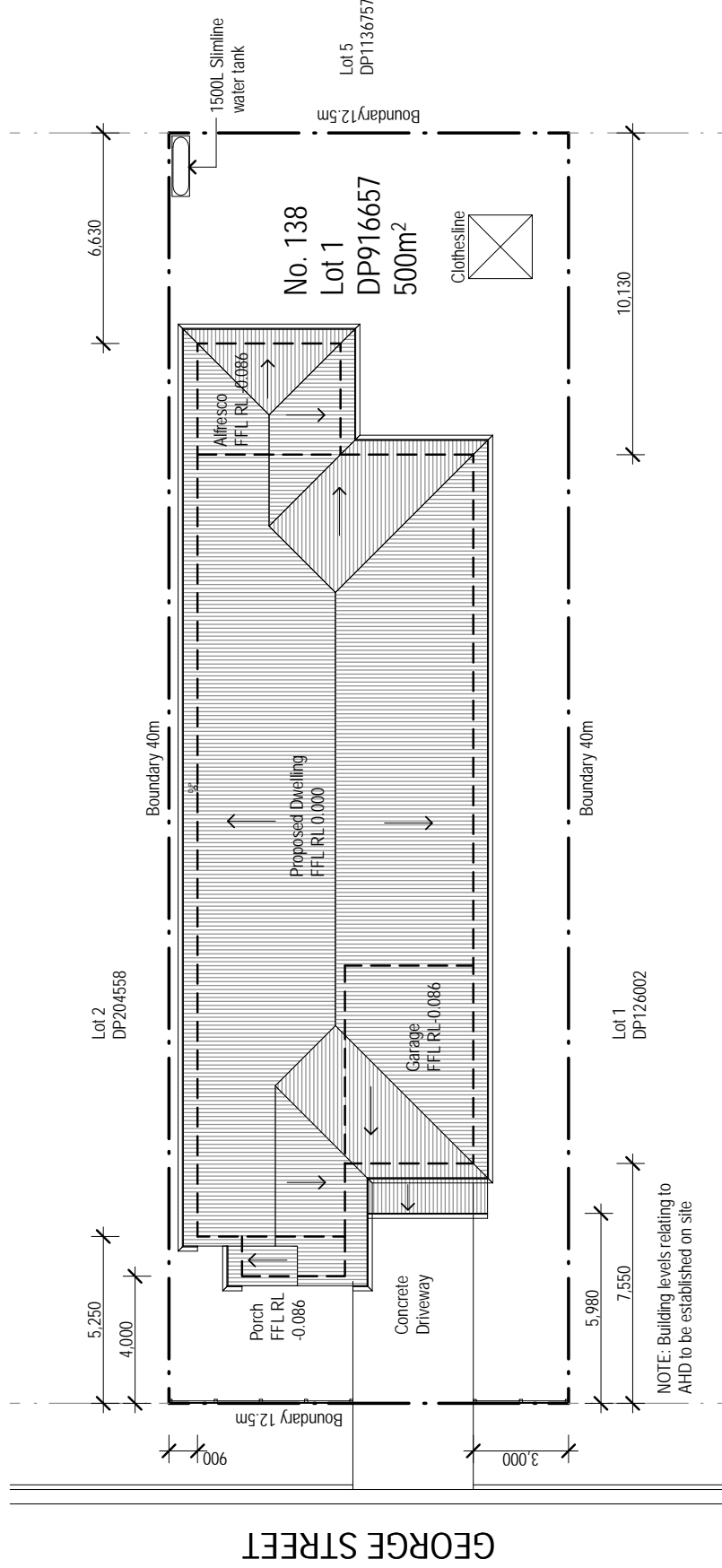
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Proposed Dwelling
B.A.R. Constructions
138 George Street, Bathurst



Site/Roof Plan
DA 03
Issue: C
Scale: 1:200 @ A3
Date: 13/06/2019
Project: BMD181970

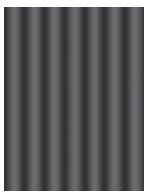


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 M 0424 156 450
 E BRETT@BMDD.COM.AU
 12 MAXWELL DRIVE, EGLINTON NSW 2795

Colorbond
 Woodland Grey
 Roof Sheeting



Boral
 Red Esclure - Pressed
 Face Brick



Colorbond
 Woodland Grey
 Gutters, posts



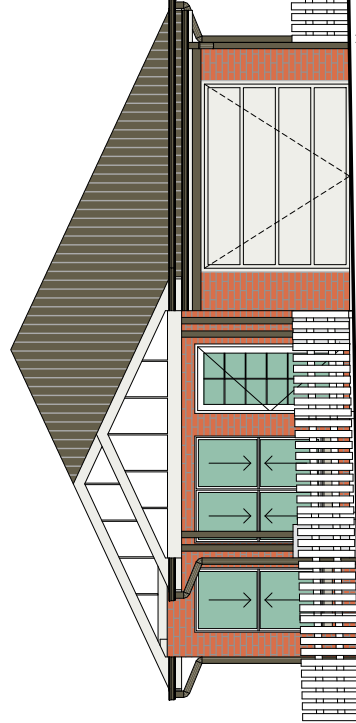
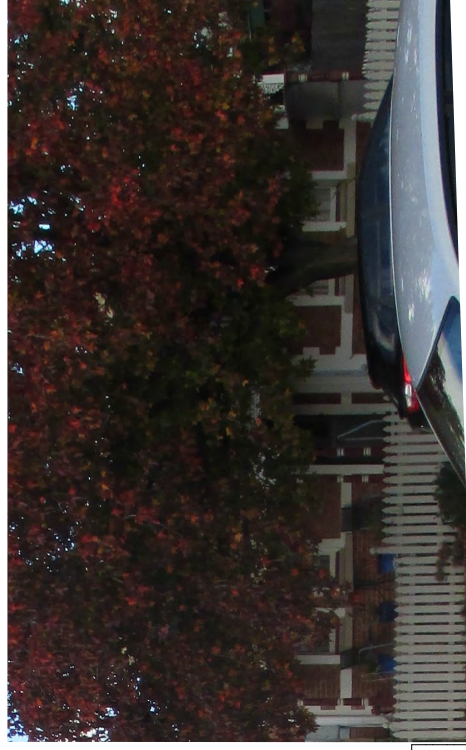
DULUX
 Lexicon Acrylic Glass
 Windows



Colorbond
 Surf Mist
 Painted brick on edge
 window sills, gable
 battens, fascias and
 barge boards



DULUX
 Lexicon Acrylic Low Sheen
 Eaves, Stucco gable
 cladding



BRETT MOULDS
 DESIGN & DRAFTING

P 02 6332 5885
 M 0424 156 450
 E BRETT@BMDD.COM.AU
 12 MAXWELL DRIVE, EGLINTON NSW 2795



Proposed Dwelling
 B.A.R. Constructions
 138 George Street, Bathurst



Streetscape Elevation
 DA 05
 Issue: C
 Scale: NTS@ A3

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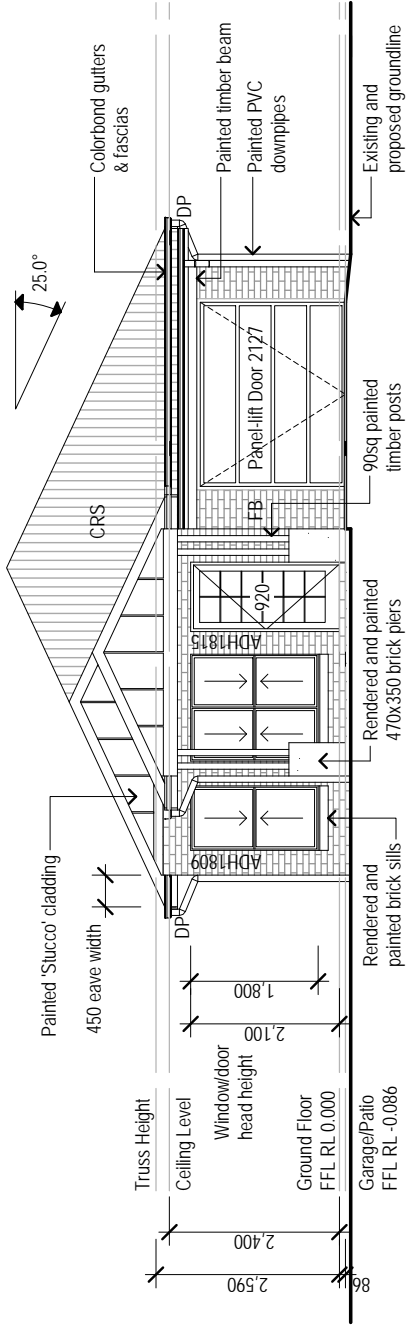


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E BRETT@BMDD.COM.AU
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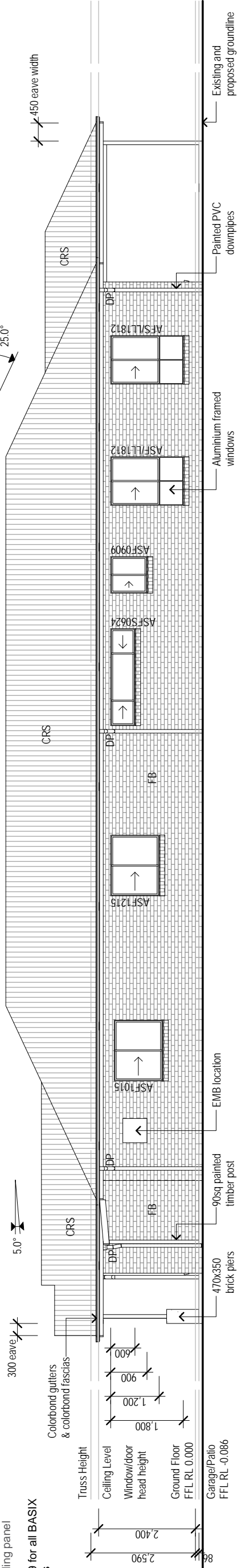
Legend

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- HC Hollow Core
- HWS Hot Water Service
- LDRY Laundry
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- PFC Painted Fibre Cement
- O Obscure Glass
- OG Refrigerator
- REF Rangoon
- RH Reduced Level
- RWT Rain Water Tank
- SC Solid Core
- SD Sliding Door
- SHR Shower
- SS Stainless Steel Sink
- SV Stone Veneer
- T Tub
- TC Texture Coated Hebel
- TYP Typical
- UBO Under Bench Oven
- WC Water Closet
- W Washing Machine
- WM Water Meter
- X Sliding panel

Refer to DA09 for all BASIX Requirements



Elevation 1
Scale 1:100



Elevation 2
Scale 1:100



P 02 6332 5885
M 0424 156 450
E BRETT@BMDD.COM.AU
12 MAXWELL DRIVE, EGLINTON NSW 2795



B.A.R.
BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

Proposed Dwelling
B.A.R. Constructions
138 George Street, Bathurst

Elevations 1 & 2
DA 06
Issue: C
Scale: 1:100 @ A3



Date: 13/06/2019
Project: BMD181970

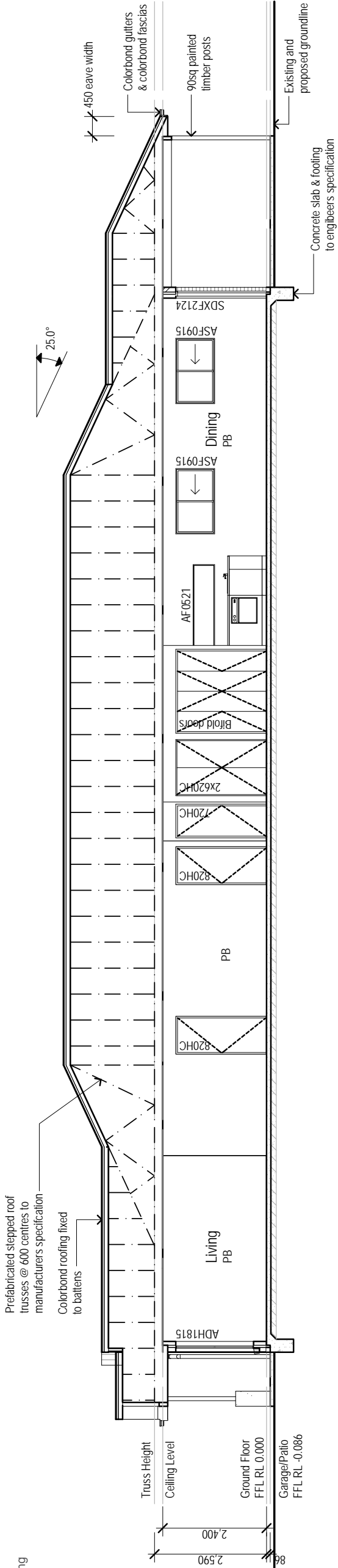
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Date		Amendment

Legend

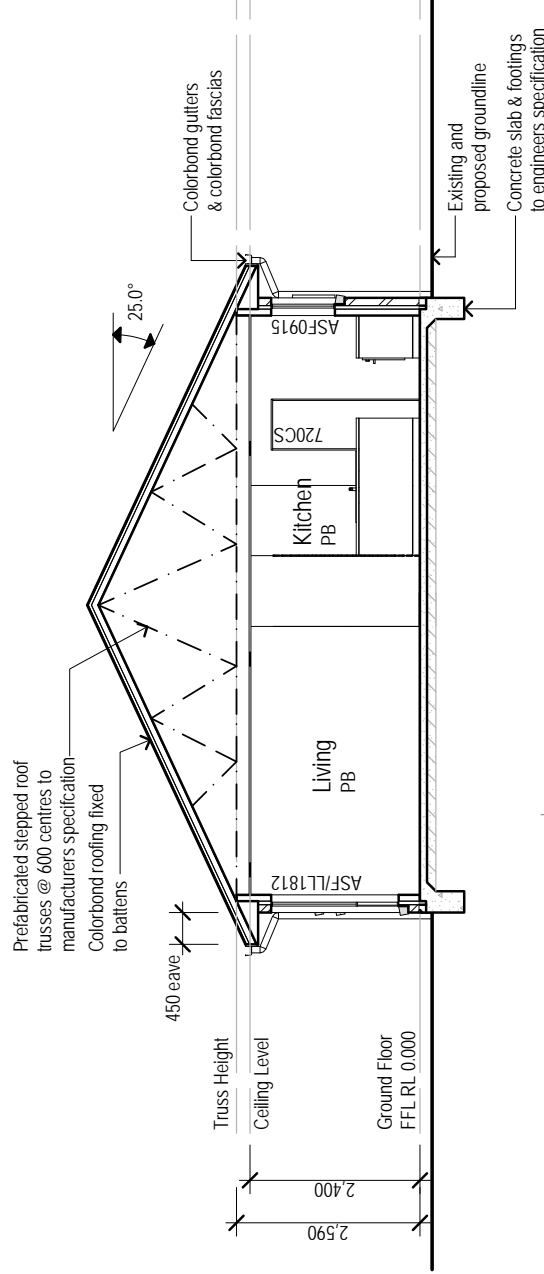
- A Aluminium
- B Basin
- BDRY Boundary
- BPB Bagged & Painted Brickwork
- BV Brick Veneer
- CL Ceiling Level
- CONC Concrete
- CP Concrete Paver
- CPT Carpet
- CRS Corrugated Roof Sheeting
- CS Cavity Sliding Door
- CT Ceramic Tile
- DH Double Hung
- DP Downpipe
- EMB Electrical Meterboard
- ENS Ensuite
- FB Face Brick
- FC Fibre Cement
- FFL Finished Floor Level
- F Fixed Glass
- FW Floor Waste
- GM Gas Meter
- HC Hollow Core
- HWS Hot Water Service
- LDRY Laundry
- MH Manhole
- PB Plasterboard
- PFC Painted Fibre Cement
- O Obscure Glass
- OG Refrigerator
- REF Rangoon
- RH Reduced Level
- RWT Rain Water Tank
- SC Solid Core
- SD Sliding Door
- SHR Shower
- SS Stainless Steel Sink
- SV Stone Veneer
- T Tub
- TC Texture Coated Hebel
- TYP Typical
- UBO Under Bench Oven
- WC Water Closet
- W Washing Machine
- WM Water Meter
- X Sliding panel

Refer to DA09 for all BASIX Requirements

P 02 6332 5885
M 0424 156 450
E BRETT@BMDD.COM.AU
12 MAXWELL DRIVE, EGLINTON NSW 2795



Section AA
Scale 1:100



Section BB
Scale 1:100



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DESIGN & DRAFTING

P 02 6332 5885
M 0424 156 450
E BRETT@BMDD.COM.AU
12 MAXWELL DRIVE, EGLINTON NSW 2795



Proposed Dwelling
B.A.R. Constructions
138 George Street, Bathurst



Sections AA & BB
DA 08
Issue: C
Scale: 1:100 @ A3

NOT	FOR	CONSTRUCTION
13/06/19	C	Issued for approval
27/05/19	B	Issued for comment
20/05/19	A	Issued for comment
Date		Amendment

Date: 13/06/2019
Project: BMD181970

General

- Drawings prepared from information supplied by the owner and/or builder.
- Dimensions are in millimetres unless otherwise noted.
- 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.
- NCC refers to the National Construction Code - Volume 1, Building Code of Australia Class 2 to Class 9 Buildings

Statutory Requirements

- All work to be carried out in accordance with the NCC, conditions imposed by the local authority and the commitments outlined in the relevant BASIX Certificate or NCC Part J Assessment.
- 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. Where the local authority requires the temporary toilet to be connected to sewer mains, the additional cost shall be borne by the owner.
- On completion the builder shall remove the amenity.

BCA Requirements

- All earthworks shall be in accordance with the engineer's details and Part 3.1.1 of the NCC.
- All excavations and underfloor fill shall be in accordance with the engineer's details and Part 3.2.2 of the NCC.
- Primary building elements are to be protected from subterranean termites in accordance with Part 3.1.4 of the NCC
- Provide adequate cross ventilation to space under suspended ground floors in accordance with Part 3.4.1 of the NCC. Sub Floor access to be provided as indicated on plan.
- Stormwater drainage shall be carried out in accordance with Part 3.1.3 of the NCC.
- All timber framework shall comply with Part 3.4.3 of the NCC.
- 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 recommendation and Part 3.4.2 of the NCC.
- All roof cladding shall comply with Part 3.5 of the NCC and be installed in accordance with manufacturer's recommendations.
- Gutters and downpipes shall be in accordance with Part 3.5.3 of the NCC.
- Sarking shall comply with Part 3.3.4 of the NCC.
- Flashings shall comply with Part 3.3.4 of the NCC.
- Clay brickwork shall comply with Part 3.3 of the NCC.
- Concrete blockwork shall be constructed in accordance with Part 3.3 of the NCC.
- Autoclaved aerated concrete products shall be installed in accordance with manufacturer's product specification.
- Damp proof courses shall comply with Part 3.3.4 of the NCC.
- Cavity ventilation must be provided in accordance with Part 3.3.4 of the NCC.
- Mortar shall comply with Part 3.3.1 of the NCC.
- Masonry accessories shall comply with Part 3.3.3 of the NCC. Appropriate ties shall be provided to articulated masonry joints.
- Lintels used to support brickwork over wall openings shall comply with Part 3.3.3 of the NCC and protected from corrosion in accordance Part 3.4.4 of the NCC.

- Engaged piers in single leaf masonry walls shall be constructed in accordance with Table 9.2 Pier spacings for one way spanning walls, of Australian Standard AS4773.1-2010 Masonry in small buildings. Refer to the table extract below for details.
- Internal wet areas and balconies over habitable rooms to be waterproofed in accordance with Part 3.8.1 of the NCC. 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 schedule of works.
- Windows and doors shall be manufactured and installed in accordance with AS2047.
- All glazing shall comply with Part 3.6 of the NCC.
- Stair and ramp construction shall be in accordance with Part 3.9.1 of the NCC.
- Balustrades shall be in accordance with Part 3.9.2 of the NCC.
- All plumbing shall comply with the requirements of the relevant supply authority and AS3000, and be carried out by a licensed plumber.
- 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 Part 3.7.5 of the NCC.
- Installation of wall and floor tiles shall be in accordance with AS3958.1.
- Building is to be sealed to the requirements of Part 3.12.3 of the NCC, 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 the NCC, including hot water supply, insulation of services, central heating water piping and heating and cooling ductwork.
- Mechanical ventilation is to be installed in accordance with Part 3.8.5 of the NCC.
- Inward swinging WC doors are to be fitted with lift off hinges to comply with Part 3.8.3.3 of the NCC if indicated on plans.

Table 9.2 (Extract)
Pier Spacings for one-way spanning walls

Wall Thickness (mm)	Pier Thickness (mm)	Pier Spacings for wind class (mm)			N3 with tie down (see note 1)
		N1	N2	N2 with tie down (see note 1)	
Wall Height 2400mm					
110	230	230	1320	840	4200
110	230	350	2040	1320	6360
110	350	230	3240	2160	23640
110	350	350	4920	3360	36000
Wall Height 2700mm					
110	230	230	960	600	2160
110	230	350	1440	960	3360
110	350	230	2520	1680	13440
110	350	350	3840	2520	20640
Wall Height 3000mm					
110	230	230	720	480	1320
110	230	350	1080	720	2040
110	350	230	1920	1320	8760
110	350	350	3000	2040	13320
					3600
					5520

Notes
 1. Piers with tie-downs shall include one full height N10, N12 or M10 reinforcing bar tied to the footing and positively attached to the top plate (in accordance with Clause 6.7.2)
 2. The table applies to walls with no openings. For piers at the edge of major openings, such as garage doors, see Clause 6.7.4



P 02 6332 5885
 M 0424 156 450
 E BRETT@BMDD.COM.AU
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BASIX Requirements

Water Commitments

- A 1500 litre rainwater tank must be installed
- All roof areas must be drained to the rainwater tank
- All toilets & At least 1 outdoor tap must be connected to the rainwater tank
- All showerheads to have a minimum of a 3 star (>4.5 but <=6L/min) rating
- All toilets to have a minimum of a 5 star rating
- Kitchen and Basin taps to have a minimum of a 4 star rating

Thermal Commitments

- Floor - concrete slab on ground
- External brick veneer wall
- Internal wall shared with garage
- Ceiling and Roof (flat ceiling/pitched roof)
- Roof color
- W14 glazing frames to be Timber or uPVC and fibreglass to be single clear glass
- nil
- R2.26 (or 2.80 including construction)
- R1.14 (or 1.50 including construction)
- Ceiling - R4.0 (up), Roof - foil/sarking
- unventilated; dark (solar absorbance >0.70)
- All other glazing frames to be standard aluminium and glass to be single clear glass
- (U-value:5.40, SHGC:0.56)
- (U-value:6.70, SHGC:0.70)

Energy Commitments

- The applicant must install an instantaneous gas hot water system with a minimum 5 star rating
- Cooling in at least 1 bedroom and 1 living area to be single phase airconditioning with a minimum 3 star rating
- Heating in at least 1 living room to be a gas fixed flued system with a minimum 3 star rating
- At least 1 bathroom to have an individual fan, not ducted with a manual switch
- Kitchen to have an individual fan, ducted to facade or roof with a manual switch
- Laundry to have individual fan, not ducted with a manual switch
- 2 bathrooms/toilets to have a windows for natural lighting
- A gas cooktop and electric oven to be installed
- A fixed outdoor clothes drying line to be installed

NOT	FOR	CONSTRUCTION
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BRETT MOULDS
 DESIGN & DRAFTING

P 02 6332 5885
 M 0424 156 450
 E BRETT@BMDD.COM.AU
 12 MAXWELL DRIVE, EGLINTON NSW 2795



BUILDING DESIGNERS
 ASSOCIATION OF AUSTRALIA

Proposed Dwelling
 B.A.R. Constructions
 138 George Street, Bathurst

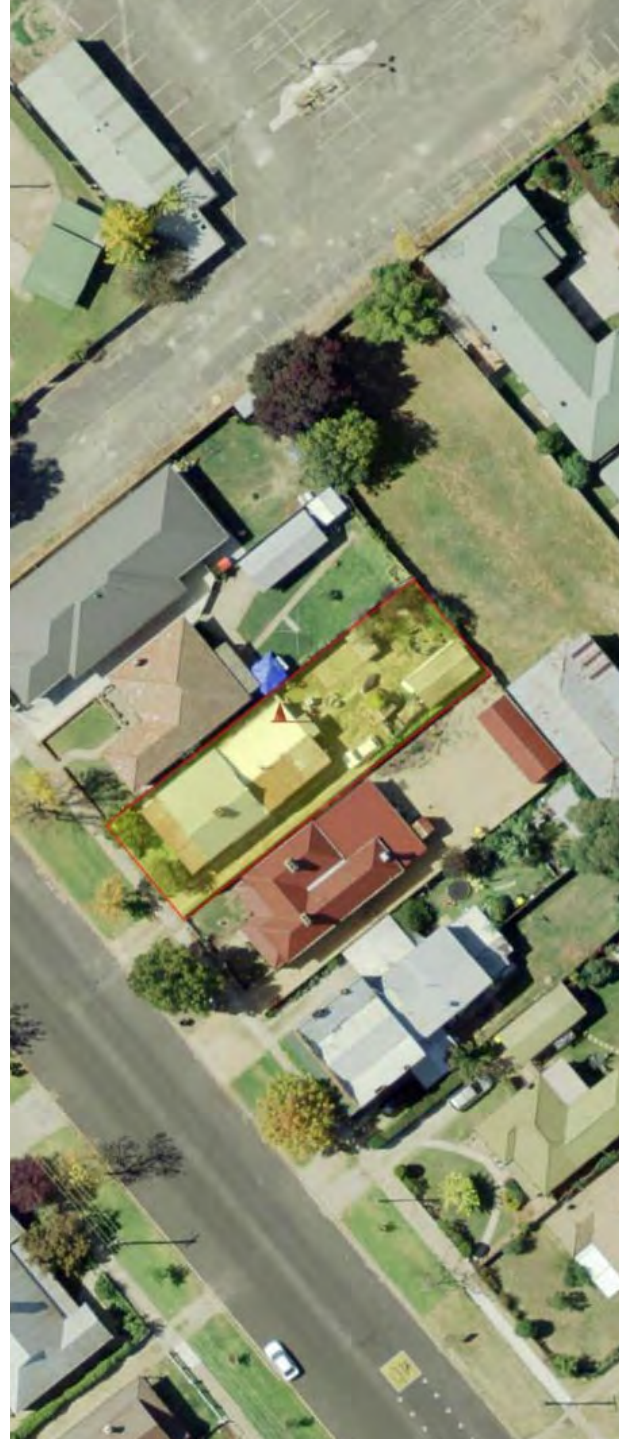


Specification
 DA 09
 Issue: C
 Scale: NTS @ A3

Date: 13/06/2019
 Project: BMD181970

DA 01 Cover Page
 DA 02 Ground Floor Plan
 DA 03 Ground Floor - Dimensioning

P 02 6332 5885
 M 0424 156 450
 E BRETT@BMDD.COM.AU
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NOT FOR DATE	FOR DATE	CONSTRUCTION
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Cover Page
 DA 01

Issue: C
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Proposed Dwelling
 B.A.R. Constructions
 138 George Street, Bathurst

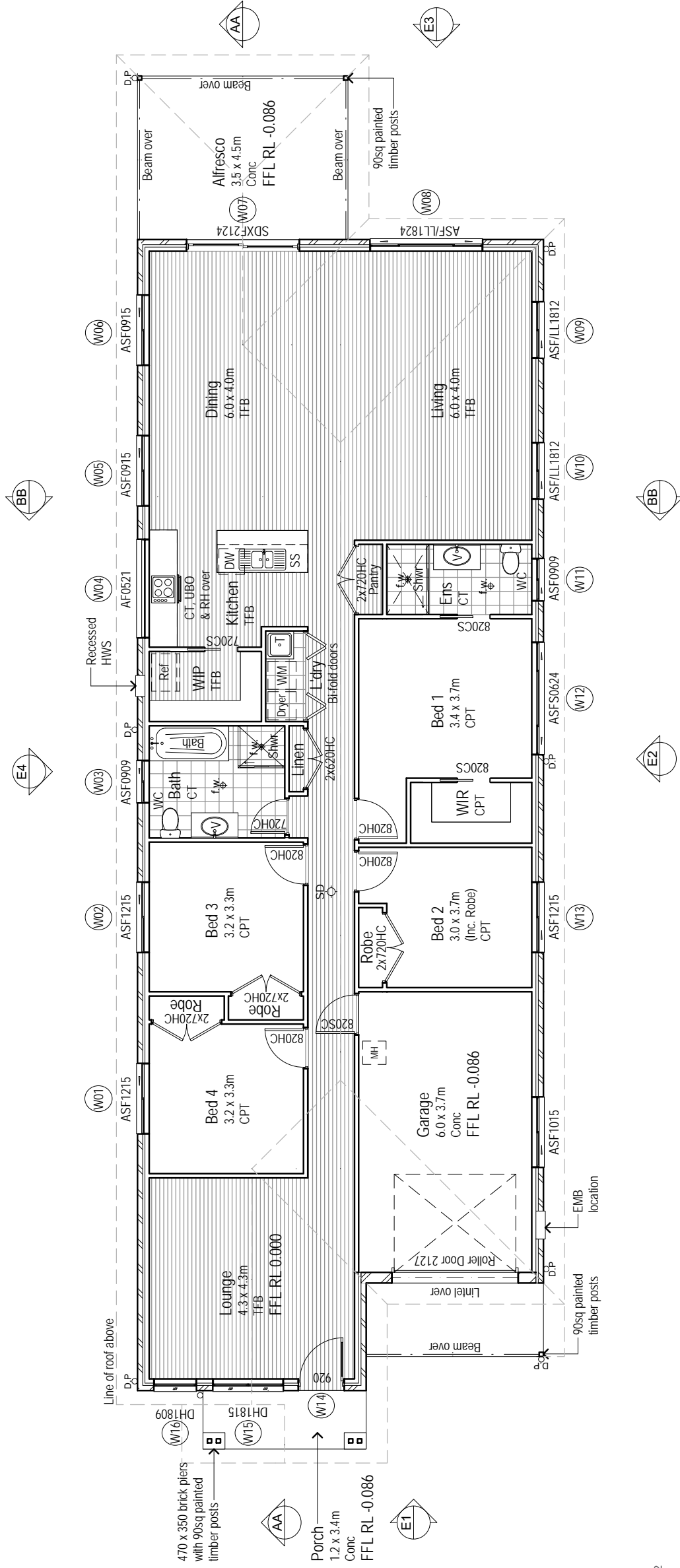


P 02 6332 5885
 M 0424 156 450
 E BRETT@BMDD.COM.AU
 12 MAXWELL DRIVE, EGLINTON NSW 2795





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M 0424 156 450
E BRETT@BMDD.COM.AU
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- Legend**
- A Aluminium
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 - BDRY Boundary
 - BPB Bagged & Painted Brickwork
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 - SS Stainless Steel Sink
 - SV Stone Veneer
 - T Tub
 - TC Texture Coated Hebel
 - TYP Typical
 - UBO Under Bench Oven
 - WC Water Closet
 - W Washing Machine
 - WM Water Meter
 - X Sliding panel
- Glazing code referring to pages 5 of BASIX Certificate
- Hard Wired Smoke Detectors
- Refer to DA09 for all BASIX Requirements

Area Schedule

Living	180.4 m ²
Garage	24.6 m ²
Total Building Area	205.0 m²
Alfresco	15.7 m ²
Porch	4.4 m ²
Site	500 m ²



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Proposed Dwelling
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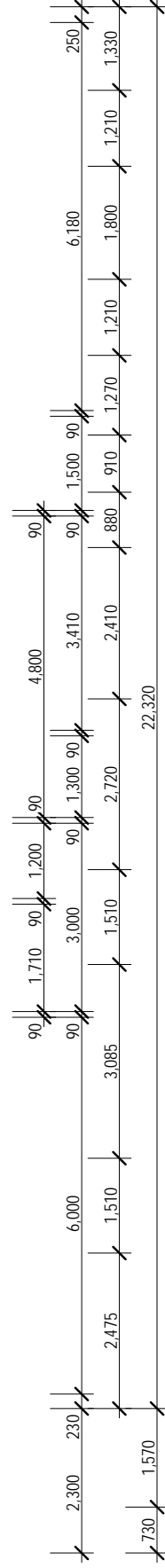
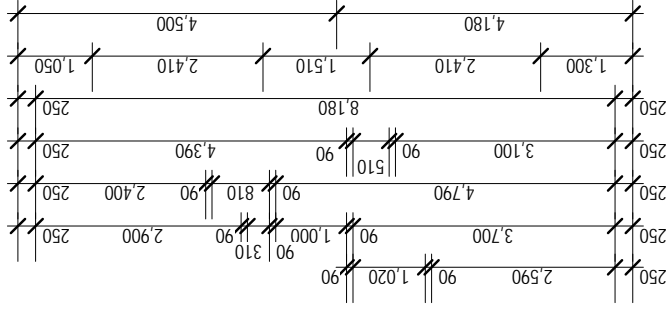
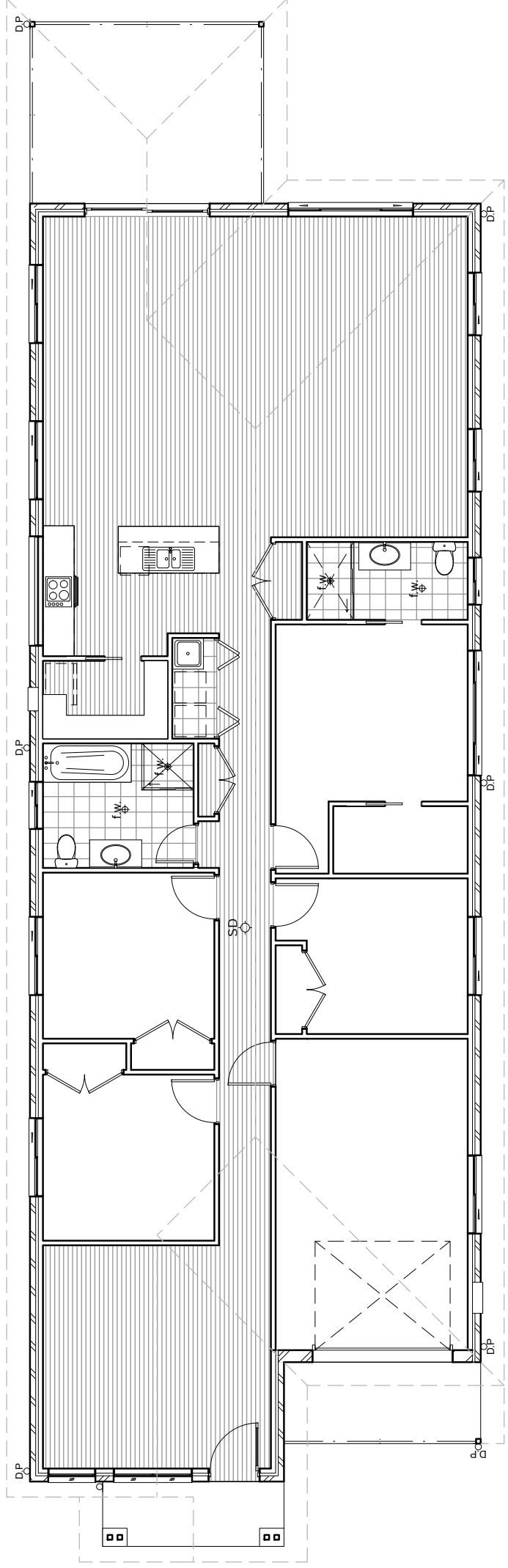
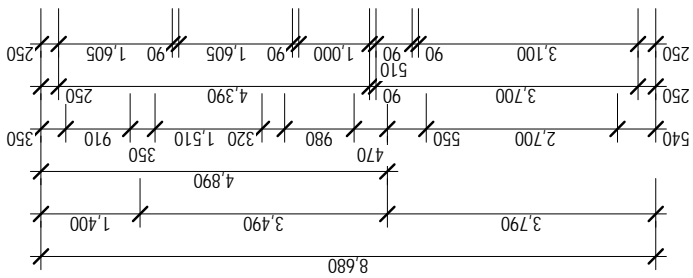
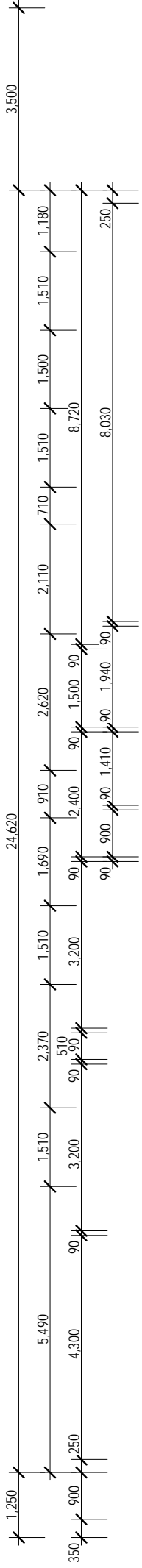
Ground Floor Plan
DA 02
Issue: C
Scale: 1:100 @ A3

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Date: 13/06/2019
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P 02 6332 5885
M 0424 156 450
E BRETT@BMDD.COM.AU
12 MAXWELL DRIVE, EGLINTON NSW 2795



P 02 6332 5885
M 0424 156 450
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Proposed Dwelling
B.A.R. Constructions
138 George Street, Bathurst



Ground Floor - Dimensioning

DA 03

Issue: C

Scale: NTS@ A3

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Date		Amendment

Date: 13/06/2019
Project: BMD181970

**DIRECTOR CORPORATE SERVICES & FINANCE'S REPORT -
ATTACHMENTS**

ORDINARY MEETING OF BATHURST REGIONAL COUNCIL

21 AUGUST 2019

BATHURST REGIONAL COUNCIL
INVESTMENT PERFORMANCE

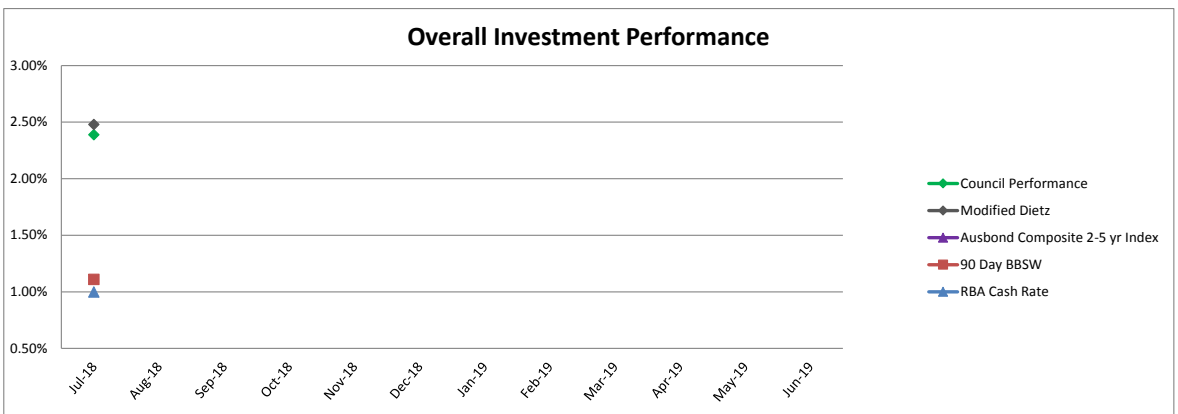
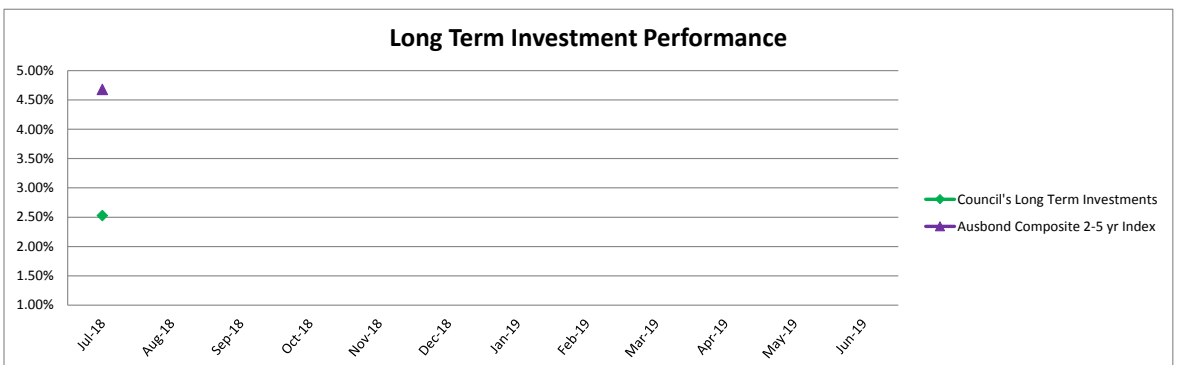
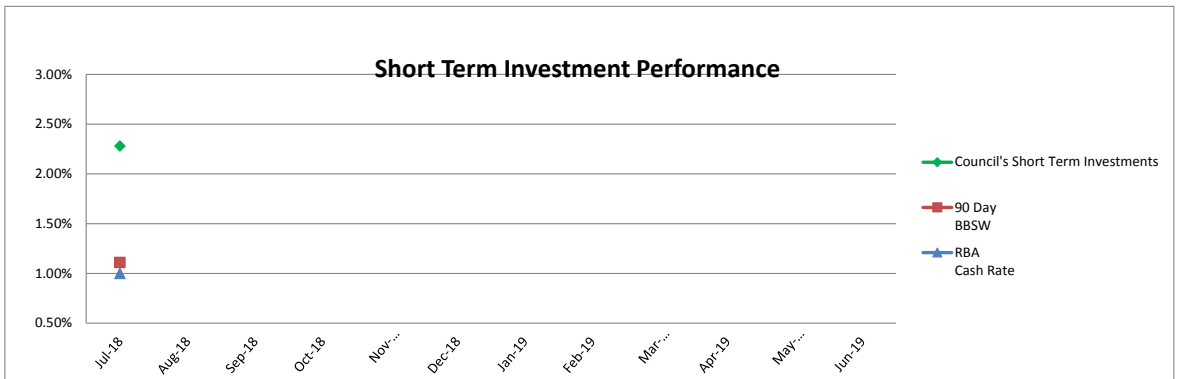
Investment Policy Benchmarks

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	1.00%
AFMA - 90 Day Bank Bill Swap Rate (BBSW) Avg Mid	1.11%
Ausbond Composite 2-5 yr Index	4.68%
Modified Dietz Calculation	2.48%

	Short Term			Long Term		Overall Performance	
	RBA Cash Rate	90 Day BBSW	Council's Short Term Investments	Ausbond Composite 2-5 yr Index	Council's Long Term Investments	Modified Dietz Calculation	Council Performance
Jul-18	1.00%	1.11%	2.28%	4.68%	2.53%	2.48%	2.39%
Aug-18							
Sep-18							
Oct-18							
Nov-18							
Dec-18							
Jan-19							
Feb-19							
Mar-19							
Apr-19							
May-19							
Jun-19							



**BATHURST REGIONAL COUNCIL
INVESTMENT PERFORMANCE**

2a - Overall Portfolio Credit Framework

To control the credit quality on the entire portfolio, the following credit framework limits the percentage of the portfolio exposed to any particular credit rating. Council will work towards adjusting its Investments to meet the new Investment Policy criteria following the ratings downgrade of several institutions which occurred part way through the existing investments shown below. Council will reinvest into a complying rated institution at the maturity of these investments.

Short Term	Ratings	Maximum Holding %	Actual Holding %	
	A-1+	100	54%	Complies
	A-1	100	0%	Complies
	A-2	40	33%	Complies
	A-3 or unrated	Note*	13%	Complies
			100%	
Long Term	Ratings	Maximum Holding %	Actual Holding %	
	AAA	100	0%	Complies
	AA+ AA AA- A+ A	100	58%	Complies
	A-	40	11%	Complies
	BBB+ BBB	20	26%	Does not comply
	BBB- & unrated	Note *	5%	Complies
			100%	

*Note: For reasons of practicality the number of these investments should be kept to a minimum.

2b - Institutional Credit Framework

To limit single entity exposure each individual institution will be limited by their credit rating. Council will work towards adjusting its Investments to meet the new Investment Policy criteria. Council will reinvest into a complying rated institution at the maturity of these investments.

	Ratings	Maximum Holding %	Actual Holding %	
CBA	AA-	40	11%	Complies
National Australia Bank Limited	AA-	40	22%	Complies
Westpac	AA-	40	10%	Complies
Bankwest	AA-	30	8%	Complies
Suncorp Metway	A+	30	1%	Complies
Rabobank	A+	30	1%	Complies
Macquarie Bank Limited	A	30	2%	Complies
AMP	A-	20	13%	Complies
Bank of Queensland Limited	BBB+	5	7%	Does not comply
Bendigo & Adelaide	BBB+	5	6%	Does not comply
IMB	BBB	5	0%	Complies
Newcastle Permanent	BBB	5	2%	Complies
Members Equity Bank	BBB	5	1%	Complies
Greater Building Society	BBB	5	4%	Complies
Credit Union Australia	BBB	5	0%	Complies
Auswide Bank	BBB	5	2%	Complies
Railways Credit Union Limited	ADI	Note*	0%	Complies
Maritime Mining & Power Credit Union	ADI	Note*	10%	Complies
			100%	

*Note: For reasons of practicality the number of these investments should be kept to a minimum.

*Credit rating to Auswide Bank issued by Fitch Ratings, equivalent Rating by S & P shown

2c - Maturity Profile

The Investment Portfolio is to be invested within the following maturity constraints, Council has successfully met this criteria.

	Short Term	FRTD	TCD	FRN	Min %	Max %	Actual %	
Within one year	45,000,000	1,500,000	3,000,000	5,000,000	40	100	69%	Complies
One to three years	0	9,500,000	1,000,000	9,850,000	0	60	26%	Complies
Three to Five Years	0	3,130,000	0	1,200,000	0	30	5%	Complies
Over Five Years	0	0	0	0	0	15	0%	Complies
	45,000,000	14,130,000	4,000,000	16,050,000			100%	

Recommendation: That the report be noted.

Responsible Accounting Officer

.....
Aaron Jones
Director Corporate Services & Finance

.....
Prepared By Lesley Guy

5-Aug-19

.....
Reviewed By Tony Burgoyne

2019/20 Annual Operational Plan

Bathurst 2040 Community Strategic Plan

As at 31st July 2019

Council's Vision:

Bathurst: A vibrant and innovative region that values our heritage, culture, diversity and strong economy.

As a community it is important to have a plan that outlines what we want and need as a community now and as the region grows. The NSW Government also requires all councils to have such a plan. The Bathurst 2040 Community Strategic Plan (CSP) is the highest level forward planning document of Bathurst Regional Council. It identifies the community's priorities and guides the direction for the Bathurst region over the next 20 years.

Six key objectives have been established in the CSP:

1. Our Sense of place and identity
2. A smart and vibrant economy
3. Environmental stewardship
4. Enabling sustainable growth
5. Community health, safety and well-being
6. Community leadership and collaboration

These objectives are supported by strategies, shown below, aimed at identifying the importance of each objective.

As a 20 year plan, the CSP is not able to be wholly implemented in one term of Council. The Delivery Program represents actions that the Council expects to achieve during the current term of election for the Council, typically four years. This [Annual Operational Plan](#) identifies the individual activities and projects that will be completed within the current financial year of the Delivery Program.

OBJECTIVE 1: Our sense of place and identity

- 1.1 Respect, protect and promote the region's Aboriginal heritage assets
- 1.2 Protect, enhance and promote the region's European heritage assets and character
- 1.3 Enhance the cultural vitality of the region
- 1.4 Protect and improve the region's landscapes, views, vistas and open space
- 1.5 Promote good design in the built environment

OBJECTIVE 3: Environmental stewardship

- 3.1 Protect and improve our natural areas and ecosystems, including the Macquarie River and other waterways
- 3.2 Protect the City's water supply
- 3.3 Minimise the City's environmental footprint, live more sustainably and use resources more wisely
- 3.4 Protect and improve the region's biodiversity
- 3.5 Increase resilience to natural hazards and climate change

OBJECTIVE 5: Community health, safety and well being

- 5.1 Provide opportunities for our community to be healthy and active
- 5.2 Help make the Bathurst CBD, neighbourhoods and the region's villages attractive and full of life
- 5.3 Help build resilient, inclusive communities
- 5.4 Make our public places safe and welcoming
- 5.5 Plan and respond to demographic changes in the community

Bathurst 2040 Community Strategic Plan

OBJECTIVE 2: A smart and vibrant economy

- 2.1 Support local business and industry
- 2.2 Grow local employment, investment and attract new businesses by nurturing and supporting entrepreneurs, partnerships and local skill development
- 2.3 Develop Bathurst as a Smart City
- 2.4 Support agriculture, local manufacturing, food production and education as significant contributors to the region's economy
- 2.5 Support Mount Panorama as a premier motor sport and event precinct
- 2.6 Promote our City and Villages as a tourist destination

OBJECTIVE 4: Enabling sustainable growth

- 4.1 Facilitate development in the region that considers the current and future needs of our community
- 4.2 Provide safe and efficient road, cycleway and pathway networks to improve accessibility
- 4.3 Ensure services, facilities and infrastructure meet the changing needs of our region
- 4.4 Provide parking to meet the needs of the City
- 4.5 Work with partners to improve public transport, and passenger and freight transport connections to and from the region
- 4.6 Plan for, assess and regulate development activity

OBJECTIVE 6: Community leadership and collaboration

- 6.1 Communicate and engage with the community, government and business groups on important matters affecting the Bathurst Region
- 6.2 Work with our partners and neighbouring councils to share skills, knowledge and resources and find ways to deliver services more efficiently
- 6.3 Advocate for our community
- 6.4 Meet legislative and compliance requirements
- 6.5 Be open and fair in our decisions and our dealings with people
- 6.6 Manage our money and our assets to be sustainable now and into the future
- 6.7 Invest in our people
- 6.8 Implement opportunities for organisational improvement

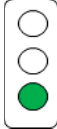

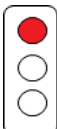
On the following pages, each of Council’s principal activities is shown along with their four year Delivery Program actions and the Annual Operational Plan tasks that will be undertaken. These actions and tasks are linked back to the Bathurst 2040 CSP to show the community how its needs and wants are being delivered.

The table below is a guide to reading the Delivery Program and Annual Operational Plan.

Bathurst 2040 Objective reference	Delivery Program actions 2018-2022	Annual Operational Plan Projects / Tasks 2019/2020	Performance Measure	Responsible Officer
From the Objectives shown on Page 2	What actions will be delivered to achieve the objective	What specific projects will be undertaken this year to address the 4 year actions	Measurable KPI - How we will know when we have achieved our plans	Position Title – Director, Manager, Team Leader

The Performance Measures in this Plan have been rated by the responsible Directors as to their status of completion.

Below is a summary of the Status of all Performance Measures:

In progress – tracking as expected	Needs Attention	Urgent Attention
		
165 / 165	0 / 165	0 / 165
100 %	0 %	0 %

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	Delivery Program Actions 2018-2022	Annual Operational Plan 2019/2020	Performance Measure	Responsible Officer	Action Year to Date	Status
4.1 4.2 5.1	Improve pedestrian access within the urban area.	Completion of additional concrete footpaths/cycleways in accordance with the Bathurst Regional Community Access and Cycling Plan 2011. Monitor condition of footpaths.	200 lineal metres of footpath and or cycleway completed. 100% of urban footpath inspected	Manager Works Manager Works	Howick St – Bentinck to Havannah 50m Nil to date	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>
4.1 4.5	Maintain and improve the existing road infrastructure consistently throughout the network.	Improvement of road infrastructure to upgrade sub-standard sections of the sealed network.	Reconstruction and resealing works as per Council's 2019/2020 capital works and routine maintenance programs. Completion of 2019/2020 Roads to Recovery Program. Completion of 2019/2020 Unsealed Roads Gravel Resheeting program.	Manager Works Manager Works	Turondale Rd widening – Commenced Bathurst St Perthville -75% complete NIL to date	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>




Bathurst 2040 Objective reference	Delivery Program Actions 2018-2022	Annual Operational Plan 2019/2020	Performance Measure	Responsible Officer	Action Year to Date	Status
		Undertake maintenance program in accordance with allocated budget.	Greater than 90% of the urban road network remains at condition index 3 or above.	Manager Works	NIL to date	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>
4.1 4.3	Protection of urban areas on the Bathurst Floodplain	Completion of flood mitigation works as outlined in the Bathurst Flood Management Plan.	Complete construction of Perthville Levee.	Manager Technical Services	Nil to date	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>

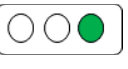
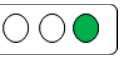
Mount Panorama




Bathurst 2040 Objective reference	Delivery Program Actions 2018-2022	Annual Operational Plan 2019/2020	Performance Measure	Responsible Officer	Action Year to Date	Status
6.4 6.5 6.8 2.5	Increase profile of Mount Panorama as the premier motor racing venue in Australia.	Construction of additional spectator facility - Conrod Straight	Spectator debris fencing purchased and installed. Spectator mound at Conrod Straight complete.	Director Engineering Services	Spectator fence purchased. Spectator mound earthworks complete. Grass coverage to be established.	
		Development of the second circuit	Development Consent obtained.	Director Engineering Services	Masterplan Complete. Preliminary Design Complete Aboriginal Cultural Heritages Assessment commenced. Environmental Impact Assessment commenced. Community Consultation commenced.	





Water, Sewer and Waste




Bathurst 2040 Objective reference	Delivery Program Actions 2018-2022	Annual Operational Plan 2019/2020	Performance Measure	Responsible Officer	Action Year to Date	Status
3.2 3.3 3.5 4.3 6.2 6.6	Maintain and upgrade existing water and sewer infrastructure to meet the needs of all stakeholders into the future.	Operate, maintain, repair and upgrade Water Filtration Plant.	Achieve the Australian Drinking Water Standards 90% of the time.	Manager Water and Waste Australian Drinking Water Guideline results were achieved over 95% of time.	Water Filtration Plant daily operations are ongoing, with maintenance and repairs conducted as required. The treatment processes are constantly monitored through a SCADA system and reviewed daily by staff.	
		Operate, maintain, repair and upgrade water distribution system.	Customer complaints regarding flow and pressure are kept below 52 p.a.	Manager Water and Waste	Water distribution system operations are ongoing, with monitoring, maintenance and repairs conducted as required. Significant reservoir improvements have been completed, with further work planned, to continue to improve the integrity of the drinking water system around Bathurst. Complaints regarding flow and pressure to end of July totalled 0 for the financial year.	
		Respond effectively to discoloured water complaints	Respond to 90% of complaints within 4 hours.	Manager Water and Waste	Complaints regarding discoloured water are actioned within the required timeframe. 90% of customer calls are responded to within 4 hours.	


Bathurst 2040 Objective reference	Delivery Program Actions 2018-2022	Annual Operational Plan 2019/2020	Performance Measure	Responsible Officer	Action Year to Date	Status
	Review, update and adhere to Drinking Water Management System (DWMS).	Australian Drinking Water Guidelines & DWMS compliance, published on website weekly.	Manager Water and Waste	A Drinking Water Management System (DWMS) document has been completed and is in effect. Details on addressing the actions to ensure continuous improvement are being documented. A weekly internal review takes place, along with an external check of our water quality results through the NSW Health laboratory.		
	Winburndale Dam Flood Security Upgrade	Project is constructed and commissioned	Manager Water and Waste	Work in progress.		
	Eglington Village expansion – provision of trunk water mains and sewer mains for new subdivisions	Project is constructed and completed	Manager Water and Waste	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. Tenders have been awarded for the upgrade of the existing sewer rising main from Eglington to Bathurst, with work commencing in July 2019.		

Bathurst 2040 Objective reference	Delivery Program Actions 2018-2022	Annual Operational Plan 2019/2020	Performance Measure	Responsible Officer	Action Year to Date	Status
		<p>Review and update existing Best Practice Guidelines plans as required.</p> <p>Continue implementation of Trade Waste Policy.</p> <p>Monitor and action developments from State Government regarding changes in the Best Practice Guidelines</p>	<p>Best Practice Guidelines compliance reported quarterly.</p> <p>Maintain approvals at over 90% of active businesses</p> <p>Review Guidelines monthly, then action as required.</p>	<p>Manager Water and Waste</p> <p>Manager Water and Waste</p> <p>Manager Water and Waste</p>	<p>There are no new Best Practice Guidelines introduced since the 2007 Best Practice Guidelines. Compliance remains at 100%.</p> <p>Trade Waste Policy is current, has been approved by NSW Office of Water, and adopted by Council. As at the end of June 2019 there are 320 approvals in place, with 343 active businesses (93%).</p> <p>The existing level of compliance with the Best Practice Guidelines is 100% for both Water and Sewer.</p> <p>The review of further initiatives will be commenced, once DPI Water advises the outcomes of their proposed review of the guidelines.</p> <p>As at the end of June 2019 DPI Water is yet to release their issues paper and monitoring of this continues.</p>	  

Bathurst 2040 Objective reference	Delivery Program Actions 2018-2022	Annual Operational Plan 2019/2020	Performance Measure	Responsible Officer	Action Year to Date	Status
	<p>Prepare reports and studies for Winburndale Dam and Chifley Dam to achieve compliance with NSW Dams Safety Committee regulatory requirements.</p>	<p>Compliance with NSW Dam Safety Committee requirements, reported quarterly.</p>	<p>Manager Water and Waste</p>	<p>For both Chifley and Winburndale, a Dam Safety Emergency Plan is in place, though contacts need updating. Inspection and surveillance reports are conducted externally as required and works identified for action as required.</p> <p>Chifley Dam is safe to withstand a 1 in 1,000,000 year flood event.</p> <p>Winburndale Dam is not safe to withstand a 1 in 100,000 year flood event, however detailed design is complete and tender assessment is 90% complete.</p> <p>Grant funding was sought through the NSW Safe and Secure Water Program. Council has been successful in procuring \$2.225 million towards this project under the Program.</p> <p>A tender was awarded at the 3 July 2019 Council Meeting to EODO for Winburndale Dam Safety Upgrade.</p>		
	<p>Work with CENTROC on Water Utilities Alliance goals</p>	<p>Meeting attended. Relevant projects supported. Goals delivered.</p>	<p>Manager Water and Waste</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>Operate, maintain, repair and upgrade Waste Water Treatment Works to comply with licence conditions.</p>	<p>Achieve over 90 % compliance with EPA licence conditions.</p>	<p>Manager Water and Waste</p>	<p>Waste Water Treatment Works operations are ongoing, with maintenance and repairs conducted as required.</p> <p>Plans for minor upgrades are underway. Daily and weekly sampling and monitoring of the plants</p>		

Bathurst 2040 Objective reference	Delivery Program Actions 2018-2022	Annual Operational Plan 2019/2020	Performance Measure	Responsible Officer	Action Year to Date	Status
					<p>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). 312 samples were tested with over 95% of samples tested meeting the licence requirements, with only 3 minor breaches of the licence conditions in 2018/19 licence year.</p> <p>Next report is due end of May 2020. The Annual Return for 2018/2019 has been completed and submitted.</p>	
		<p>Continue program of sewer main CCTV inspection, and lining if warranted</p>	<p>Mains where blockages or overflows occur are inspected</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>	
		<p>Identify, plan and undertake water and sewer construction works.</p>	<p>Complete 2019/2020 capital works program</p>	<p>Manager Water and Waste</p>	<p>Liaison with Technical Services staff to obtain advice on road projects and / or developments is continuing.</p> <p>The aim is to ensure water and sewer services are relocated prior to RMS or BRC projects commencing, such as roundabouts (Mitre/Suttor Street roundabout being the current project).</p>	
<p>1.4 3.3 4.3 6.2</p>	<p>Maintain and upgrade existing waste infrastructure to meet stakeholder requirements.</p>	<p>Replace waste collection vehicles on a 4 yearly cycle.</p>	<p>One waste collection vehicle replaced in 2019/2020</p>	<p>Manager Water and Waste</p>	<p>The waste collection vehicle fleet is up to date.</p>	

Bathurst 2040 Objective reference	Delivery Program Actions 2018-2022	Annual Operational Plan 2019/2020	Performance Measure	Responsible Officer	Action Year to Date	Status
6.6		Review Waste Management Centre filling plans to ensure the optimum long term strategy is delivered, and to enable future planning timelines to be developed.	Survey and monitor the remaining air space of the landfill annually. Air space reduction minimised.	Manager Water and Waste	A stormwater management audit of the WMC has been conducted by EPA staff. A review has been conducted by an independent consultant. The final report has been received and recommendations are being put into effect. Planning is underway to conduct a future aerial survey, which is done annually to monitor actual fill and the final fill plan.	
2.2 3.3 6.1 6.2 6.6	Reduce waste to landfill.	Work with NetWaste on waste projects and opportunities, for greater diversion from landfill and increased efficiencies.	Meeting attended. Relevant projects supported and delivered.	Manager Water and Waste	Several ongoing projects are supported, with bi-monthly meetings attended. New projects or opportunities are assessed as they arise. All options available to Bathurst Regional Council through NetWaste are supported. Examples include recycling of waste tyres, mattresses, Household Chemical Cleanout, Waste 2 Art and collection and recycling of scrap metal. Recycling and organics collection service started in April 2016. The contract is proceeding well.	
		Council to continue education and promotion of appropriate WasteWise behaviours regarding green waste and recycling. Promote recycling to maximise diversion from landfill.	25 recycling promotion and education programs run. Combined diversion target is 5,000 tonnes.	Manager Water and Waste	The roll out of promotion and education will continue throughout 2019 / 20. For 2018/2019 to the end of May, food and garden tonnage is 3,774 and recycling is 2,117, giving a total of 5,892 tonnes. 11,889 tonnes of food and garden waste have been sent for composting in the first 38 months (April 2016 to May 2019). Combined with recycling totals show a diversion from landfill of over 19,836 tonnes, or 19.8 million kilograms in the first 3 years.	

Bathurst 2040 Objective reference	Delivery Program Actions 2018-2022	Annual Operational Plan 2019/2020	Performance Measure	Responsible Officer	Action Year to Date	Status
		Identify, assess and implement appropriate diversion opportunities.	Opportunities reviewed to determine cost/benefit and reported quarterly.	Manager Water and Waste	Wastewise education works are continuing, and the recycling contract education strategies are also underway. Council participates in all 9 NetWaste Regional collection contracts being used - motor oil, scrap metal, E-waste, wood/timber processing, landfill environmental monitoring, regional waste services, tyres, household chemical cleanout, and mattress recycling (tenders underway).	

Recreation

Bathurst 2040 Objective reference	Delivery Program Actions 2018-2022	Annual Operational Plan 2019/2020	Performance Measure	Responsible Officer	Action Year to Date	Status
1.4 5.1 5.5	Plan for increasing population and aging population in the provision of suitable recreational projects	Construct additional facilities as determined in budget.	Construction of 2 x additional rugby league fields between Ashwood Park and Jack Arrow Complex.	Manager Technical Services	Project postponed for 2019/20 due to drought conditions and introduction to level 4-5 water restrictions. Due to small window of opportunity to construct new playing fields during the spring summer period, Project now to be considered for 2020/21 Management Plan, subject to water availability and funding.	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>
			Amenities / club room complex installed at the Bathurst Bike Park Precinct.	Manager Technical Services	Design & construct contract awarded. Design being finalised. Design compliance issues still to be resolved. Anticipate on site works commencing mid-August.	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>
			Carrington Park Grandstand Design	Manager Technical Services	Tender for Design closed and report sent to Council in June 2019. CI rejected all tenders due to excessive tender costs. Consideration now being given to reduce scope of works to the development of a concept design for a future D&C, pending sufficient carryover funding provided.	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>
		Update sporting venues, including associated infrastructure.	Construction of the Bathurst Skate Park extension	Manager Recreation	Tenders closed July 2019. Anticipated report to be prepared for Council to accept preferred Tender in August 2019. Expect on site works to commence September 2019 with completion of works in February 2019.	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>
			Construction of multi-purpose sports courts within the Perthville Village Square	Manager Recreation	Design expected to be completed by end July 2019 and quotations called in August 2019. Anticipate on site works to commence in September 2019.	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>
			Redevelopment of the Bathurst Sportsground	Manager Recreation	Project postponed for 2019/20 due to drought conditions and introduction to level 4-5 water restrictions. Due to small window of opportunity to construct new playing fields during the spring summer period, Project now to be considered for 2020/21 Management Plan, subject to water availability and funding.	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>

				Reconstruct fields at Proctor Park	Manager Recreation	Project postponed for 2019/20 due to drought conditions and introduction to level 4-5 water restrictions. Due to small window of opportunity to construct new playing fields during the spring summer period, Project now to be considered for 2020/21 Management Plan, subject to water availability and funding.	
1.4 5.1 5.5	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, Mendel Drive and Keane Drive Open Space Parks.	Manager Recreation	Anticipate design and quotations to be finalised by August 2019, with on site works to commence in November 2019.		
1.4 5.1 5.5	Maintain existing and future recreational areas.	Maintain existing levels of service to all parks, reserves, open space areas and other recreational facilities	Maintenance activities undertaken to all recreation Assets in accordance with adopted maintenance service levels in the Asset Management Plan.	Manager Recreation	Ongoing as part of adopted maintenance service levels and funding provisions of the current Council Operational Plan.		
1.4 5.1 5.5	Continue environmental programs identified within the Bathurst Vegetation Management Plan	To ensure that appropriate Environmental Management Plans for the Bathurst Region are current, relevant and provide long term strategies for the Region	Arrange for 10 Tree Planting and volunteer engagement activities. Complete the revegetation component of the Macquarie River Corridor Grant Project	Manager Recreation Manager Recreation	First community planting day is scheduled to commence in August 2019. Plants have been ordered. Contract for works has been awarded . Works scheduled for Sept-Oct followed by a maintenance period.		
			Complete revegetation project at Peppers Creek, Rockley	Manager Recreation	Plants for this project have been ordered. Specification for works currently being prepared. Anticipate commencement of works in September 2019.		

Corporate Services & Finance

Looking after its staff and ensuring open and transparent government is the main priority at Bathurst Regional Council. Council employs approximately 378 full time equivalent staff in 20 locations and attracting and keeping good people is our priority. For the fourth time in succession, in the bi-annual Employee Opinion Survey, Council rated above the Australian Local Government Industry Standard for employee satisfaction.

Human resources





Bathurst 2040 Objective reference	Delivery Program Actions 2018-2022	Annual Operational Plan 2019/2020	Performance Measure	Responsible Officer	Action Year to Date	Status
4.5 6.1 6.2	Establish and build on effective networks with other councils to identify areas for operational improvements and efficiencies.	Regularly participate in cross-functional teams with Centroc and Evocities councils to identify opportunities for efficiencies.	Review minimum 2 HR functions and outline how efficiencies will be made.	Manager Human Resources	Council regularly meets with other Councils within the CENTROC area as part of quarterly HR Group meetings, to discuss current HR issues and exchange ideas for improved service delivery.	
1.1 5.3 6.4 6.7	Ensure all staff complete induction training, ongoing compliance updates and professional development.	Review staff induction program and identify opportunities to streamline into HRIS onboarding and performance areas.	Induction program reviewed, new process developed and aligned with HRIS.	Manager Human Resources	As at the end of July all new staff have attended the appropriate induction training.	
6.2 6.7 6.8	Provide a range of education and training opportunities for Council's workforce.	Identify areas across Council to target education and training to support the achievement of the KPI's in the Workforce Plan	Education and training programs align to KPI's contained in Council's Workforce Plan.	Manager Human Resources	Promotion of Council's Learning and Development Policy via staff newsletters during August 2018. Since this time several applications for education assistance were received with eight approvals being granted last financial year. Further opportunities for education and training to be identified during annual staff appraisal process.	
6.7 6.8	Develop and implement programs and initiatives to foster a strong leadership culture.	Review current framework that underpins leadership capability and identify areas for improvement.	Review completed and improvement areas highlighted.	Manager Human Resources	Not commenced.	



Governance



Bathurst 2040 Objective reference	Delivery Program Actions 2018-2022	Annual Operational Plan 2019/2020	Performance Measure	Responsible Officer	Action Year to Date	Status
6.4 6.5 6.8	Ensure Council policies reflect community needs and organisational requirements.	Regular review of Council's policies (Policy Manual).	Individual Policies reviewed for relevance and compliance with statutory requirements	Manager Corporate Governance	Manual monitored regularly and updated as required. Last update issued 16 October 2018. Council Code of Meeting Practice and Code of Conduct updated and placed on Council website.	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>
6.4 6.5	Implementation of the Government Information Public Access Act (GIPA Act)	Provision of Contract Register on Council's website. Action requests for information under GIPA Act.	Register updated monthly. Information requests (formal and informal) actioned in accordance with statutory guidelines.	Manager Corporate Governance Manager Corporate Governance	Updated to July Council meeting 1 formal application received in July. 1 application completed (from 2018/2019) 1 application outstanding.	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>
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	Civic Centre Business Continuity Plan (BCP) completed. Information Services (IS) BCP in draft from being reviewed.	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>


Information Services

Bathurst 2040 Objective reference	Delivery Program Actions 2018-2022	Annual Operational Plan 2019/2020	Performance Measure	Responsible Officer	Action Year to Date	Status
2.3 2.5 6.8	Improve long-term viability and availability of electronic data for both the current and long term.	Develop suite of IT Policies taking into account relevant information from Australian Signals Directorate and The Australian Privacy Act	Goals defined and suite of policies developed to match goals. Education program being delivered to facilitate staff understanding.	Manager Information Services	Policies have been developed. Workshop will be run in September for relevant staff to ensure accuracy and relevance of policies. Policies will then be rolled out progressively with an education process for Council staff.	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>
		Develop strategy for the transition away from on premises file storage to use of Microsoft SharePoint cloud storage.	Strategy developed and implementation in process	Manager Information Services	Strategy is being developed. Money has been identified in current budget to facilitate a staff education and training program and to assist with the migration away from on premises file storage.	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>
		Renewal of Council's fleet of Desktop and Notebook computers.	Computers purchased and deployed.	Manager Information Services	Tender process has been run. BT Cyber were selected as the preferred vendor. Report went to the June meeting of Council. All PCs will be delivered by end of August 2019. With roll out to commence through September and October.	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>
		Develop Information Services Strategic Plan	Plan Completed	Manager Information Services	Sloan & Taylor Consulting have been retained to assist in the development of the strategic plan. The first workshop in the process will take place on Tuesday August 13 with a view to having the strategy completed and in place by June 30 2020.	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>
		Develop Software Asset Management protocol including the implementation of a system to assist in software Budgeting, auditing and reporting.	Software installed staff trained and software assets being managed.	Manager Information Services	The SNOW Software Asset Management system has been procured through Data3. The implementation of this system will be complete by November 2019.	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>
2.2 2.3 2.6 5.2	Support the Smart Cities project.	Complete CCTV system for the Bathurst CBD.	System implemented staff and police trained.	Manager Information Services	The tender documents for the final stage of the CBD CCTV system are being development with a view to having the system commissioned by June 30 2020.	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>

Finance	Bathurst 2040 Objective reference	Delivery Program Actions 2018-2022	Annual Operational Plan 2019/2020	Performance Measure	Responsible Officer	Action Year to Date	Status
6.1	Ensure Council's long term financial sustainability.	Review need for special variation in rate income.	Long Term Financial Plan complete and adopted by Council.	Special Rate Variation considered by Council.	Manager Financial Services	Long Term Financial Plan completed for 2019/20.	
6.6		Improve Council's cash flows.	Rates and Charges Outstanding Ratio less than 10%.	Special Rate Variation considered by Council.	Manager Financial Services	Council did not apply for a special rate variation for 2019/20 Operating/Delivery Plan. As per 2017/18 Financial Statements achieved 6.17% (2016/17 5.68%). (2015/16 5.85%). (2014/15 6.63%).	
		Ensure Council's level of debt is manageable.	Debt service ratio less than 10%.	Special Rate Variation considered by Council.	Manager Financial Services	As per 2017/18 Financial Statements achieved 3.66% (2016/17 4.12%). (2015/16 3.95%). (2014/15 4.10%).	
		Maximise invested funds within prudential guidelines.	Outperform monthly 90 day bank bill swap rate.	Special Rate Variation considered by Council.	Manager Financial Services	At 31 st July 2019: • Current year average earnings – 2.39% (2018/19 average 2.63%) • 90 day Bank Bill Swap Rate – 1.11%	

Property Bathurst 2040 Objective reference	Delivery Program Actions 2018-2022	Annual Operational Plan 2019/2020	Performance Measure	Responsible Officer	Action Year to Date	Status
1.5 6.4 6.5 6.8	Manage development of new residential land releases to ensure appropriate level of supply.	Complete development of residential land in accordance with Council plans.	Release of Sunnybright Estate	Property Manager	Release of Stage A was done in April 2019. 12 lots out of 95 sold as of July 2019. Stage B – being 65 lots planned for completion by Dec 2019. Stage C – due for completion by end of 2020 Stage D – due for completion by mid-2021	
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	15 Lots pre-sold prior to registration. Registration due Nov 2019.	

Bathurst 2040 Objective reference	Delivery Program Actions 2018-2022	Annual Operational Plan 2019/2020	Performance Measure	Responsible Officer	Action Year to Date	Status
6.1	Communicate and engage with the community	Bathurst Regional Council Community Survey. Ensure community consultation occurs	Overall satisfaction rating > 70% All consultation projects included on the "Your Say" platform Followers on social media > 9,000 BRC Website visits > 40,000	Manager Corporate Communications Manager Corporate Communications	Report completed and submitted to Council. 90% of residents are at least somewhat satisfied with the performance of Council. (96% are at least somewhat satisfied with the courteousness of staff; 91% are at least somewhat satisfied with the helpfulness of staff; 93% are at least somewhat satisfied with the knowledge of staff & 84% are at least somewhat satisfied with the responsiveness of staff. As at 30 July 2019: 100% consultation projects on Your Say Bathurst (Mitre Suttor Lambert St roundabout, Winter Festival feedback, Duramana Master Plan, Bathurst Regional Local Strategic Planning statement #visionbathurst, Bathurst Rail Museum, Development Control Plan (DCP) changes; Ways of Seeing participant survey, Dnat Council Policies, Pillars of Bathurst, Irrigators Portal) Social media followers: BRC Facebook Page: July: 7,886 BRC Twitter Page July: 1,570 July Total: 9,456 Website visits for July unavailable due to software issues.	 




Events	Bathurst 2040 Objective reference	Delivery Program Actions 2018-2022	Annual Operational Plan 2019/2020	Performance Measure	Responsible Officer	Action Year to Date	Status
	1.3 2.1 2.2 2.6 5.2 5.3 6.3	Coordinate and deliver events to enhance the cultural life of residents and promote the Bathurst Region	Deliver events including New Years Eve, Australia Day, Bathurst Cycling Classic, NRL game, Bathurst 1000 off track events.	90% or more of residents attend an event.	Events Manager	- Winter Festival planned and executed in July 2019. Overall successful year. Data still being collated, approx. 55% from inside 2795 postcode and 45% from out of region attended. - Planning underway for the following events; Bathurst 1000 Off Track Events, Garage Sale, Elton John, Bathurst Cycling Classic which will have a new course	

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	Delivery Program Actions 2018-2022	Annual Operational Plan 2019/2020	Performance Measure	Responsible Officer	Action Year to Date	Status
5.1 5.2 5.3 5.5	Work in partnership with key stakeholders to develop administer and deliver community planning that reflects the strengths and needs of specific sectors and the community as a whole.	Undertake the actions identified in the Bathurst Community Safety Plan in partnership with the Bathurst Regional Community Safety Committee.	Provide administrative support to 4 meetings of the Bathurst Regional Community Safety Committee. Relevant campaigns /projects developed and implemented as per actions identified in the Bathurst Community Safety Plan.	Manager Community Services	Community Safety meeting held 25 July. Committee planning campaigns and projects based on priority areas within the plan.	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>
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	Annual review undertaken with actions and strategies discussed with internal and external stakeholders during July. Items listed in Disability Inclusion Action Plan reviewed during July to raise public awareness and promotion. KCH Stakeholder meeting held on 3 July 2019.	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>
5.1 4.3 1.3 5.4 6.2 6.3	The provision of the Kelso Community Hub as a safe community hub and venue for outreach service provision that meet the needs of the community.	Continue to provide ongoing review of service delivery for future direction of Kelso Community Hub.	Facilitate 2 meetings with Kelso Community Hub stakeholders. Provide 3 Kelso Community Hub update reports to Council.	Manager Community Services	No Council report for July.	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>

Bathurst 2040 Objective reference	Delivery Program Actions 2018-2022	Annual Operational Plan 2019/2020	Performance Measure	Responsible Officer	Action Year to Date	Status
		Encourage and facilitate the use of the Kelso Community Hub by outside services, organisations and businesses to meet the needs of the community.	10% increase on 2018/2019 utilisation by external services, organisations and businesses	Manager Community Services	<p>Summary of external service providers and programs at the Kelso Community Hub during July:</p> <ul style="list-style-type: none"> Although reduced services/numbers occurred during the July school holidays, numbers remain consistent compared to June 2019 (48/266). 20 individual uses by external one-off and repeated services and programs with a total of 264 people serviced in the month of July 2019. 	
		Develop and provide programs and activities that meet the identified needs of the community	<p>Deliver the breakfast program 3 days per week during school terms</p> <p>15 young people accessing afterschool programs per session</p> <p>10 young people accessing school holiday activities per session.</p> <p>2 Community celebrations per year.</p>	Manager Community Services	<p>The following programs/activities and celebrations were held at Kelso Community Hub throughout July: 99 Young people were serviced by the Breakfast Program</p> <p>The breakfast program has operated for 8 days during July with an average attendance of 12 students each day.</p> <p>68 young people attended after school programs during July 2019.</p> <p>114 young people attended school holiday programs during the 2-week July holiday period with most planned activities conducted on site.</p> <p>The Kelso Community Hub Playground opening occurred on 3 July. 130 people attended the celebrations.</p>	
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	<p>Facilitation of 6 Bathurst Regional Youth Council meetings, including attendance numbers.</p> <p>Undertake at least 2 youth initiatives, activities, programs and events including attendance numbers.</p>	Manager Community Services	<p>Bathurst Regional Youth Council held their first meeting on 2 July 2019. Training day was also held on the same day. 14 Youth Councilors attended this meeting as well as 2 Council staff.</p> <p>8 Bathurst Regional Youth Councilors attended and supported Bowman Dental Groove and Grill as part of the Bathurst Winter Festival on the 14 July 2019.</p>	

Bathurst 2040 Objective reference	Delivery Program Actions 2018-2022	Annual Operational Plan 2019/2020	Performance Measure	Responsible Officer	Action Year to Date	Status
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	25% of policies reviewed. Develop combined Quality Improvement Plan (QIP) for Council's combined Long Day Care service. 7 National Quality areas to be reviewed.	Manager Community Services	No policies have been reviewed during July. Parent and Staff Handbooks were drafted for Children's Services reflecting current policies and procedures.	
	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 1 survey for Family Day Care (FDC) for review of service delivery. Facilitate 1 survey for Long Day Care (LDC) for review of service delivery. Provide 2 Children's Services update reports to Council	Manager Community Services	No surveys completed for Family Day Care and Scallywags year to date. Review of service delivery will be undertaken when relocated to Children's Services site. No reports to Council.	
		Open and operate newly refurbished Long Day Care Services	>75% occupancy	Manager Community Services	Occupancy during July slightly increased due to the enrolment of 0-2 years. Rates across the week vary due to lower than average enrolments due to staff vacancies and current site licence (34 per day). Strong requests for care have been received during July.	
		Build profile of Family Day Care (FDC) Scheme in the Bathurst Community	Facilitate 2 marketing mechanisms	Manager Community Services	Children's Services Facebook page used in month of July 2019 to promote Family Day Care.	
	Promotion of Children's Services.	Communicate and engage with the community and stakeholders.	Undertake 3 promotional initiatives.	Manager Community Services	Year-to-date three (3) posts on the Children Services Facebook page have been published. The posts included the promotion of the refurbished centre, recruitment opportunities and an acknowledgement post for family day care educators.	

Bathurst 2040 Objective reference	Delivery Program Actions 2018-2022	Annual Operational Plan 2019/2020	Performance Measure	Responsible Officer	Action Year to Date	Status
	Connect and collaborate with Children's Services networks locally and regionally to ensure service provision reflects strengths and needs of the sector	Participate in existing services and networks relevant to Council's Children's Services	2% growth on 2018/2019 in followers on Council's Children's Services Social media platform – (Facebook) Review and update Council's Children's Services website Attendance/participation at 2 relevant forums	Manager Community Services	For the Month of July 2019 Facebook has gained 19 new Followers. The page has been visited 185 in last 28 days. General review of website was completed in July 2019 and changes made by Communication team regarding amalgamation and relocation of Children's Services. No attendance during July.	






Bathurst Library

Bathurst 2040 Objective reference	Delivery Program Actions 2018-2022	Annual Operational Plan 2019/2020	Performance Measure	Responsible Officer	Action Year to Date	Status
4.3	Develop a strategic approach to planning the next-practice library	Draft Strategic Plan reported to Council	Report to Council by August 2019	Manager Library Services	Strategic plan in draft.	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>
		Strategic Plan adopted by Council	Strategic Plan adopted by Council by September 2019	Manager Library Services	Strategic plan in draft.	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>
		Strategic Plan Implemented	September 2019 and ongoing	Manager Library Services	Strategic plan in draft.	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>
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	July 2019 membership is 12,151 = 28% of Bathurst population (excludes non-2795 members). July 2019 membership for Reciprocal/Temporary (non-2795 postcode) is 825. Total active membership is 12,976 = 30% of Bathurst population.	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>
		Maintain and improve visitations	Yearly visitations are 140,000 or more	Manager Library Services	12,984 people visited the library this month.	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>
		Maintain and improve program and event delivery	Deliver 20 or more programs / events per month	Manager Library Services	30 events were held this month.	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>
		Maintain and improve attendance at programs and events	650 attendees or more to programs / events per month	Manager Library Services	769 people attended library program this month.	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>

Bathurst 2040 Objective reference	Delivery Program Actions 2018-2022	Annual Operational Plan 2019/2020	Performance Measure	Responsible Officer	Action Year to Date	Status
5.3	Maintain and improve access to information and life-long learning	Maintain and increase circulation of all library material	Loans exceed 20,000 per month	Manager Library Services	22,587 items were borrowed this month.	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>
		Improve online information	Launch an online portal for kids and young adults on the library website	Manager Library Services	No action this month.	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>
		Improve adult digital literacy skills	Provide at least 20 tech sessions for adults	Manager Library Services	18 participants attended 5 Tech Help morning sessions.	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>
6.1	Communicate and engage with the community	Honour Wiradjuri History	Curate a Wiradjuri research collection	Manager Library Services	Research in progress.	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>
		Growth in followers on the library social media platforms	More than 2,100 Facebook likes and more than 875 Twitter followers	Manager Library Services	Facebook: 2,153 Twitter: 883	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>
6.2	Maintain and create partnerships with local organisations and neighbouring councils	Further the partnership with the Kelso Community Hub	Deliver at least 2 activities	Manager Library Services	Activity 1: Planning Ahead session held on Thursday 25 July with 7 people in attendance.	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>

Bathurst Regional Art Gallery

Bathurst 2040 Objective reference	Delivery Program Actions 2018-2022	Annual Operational Plan 2019/2020	Performance Measure	Responsible Officer	Action Year to Date	Status
1.3	Provide a focus on the visual arts for the community by providing education and public programs that challenge thinking and stimulate creativity, and promote cultural vitality in the region through the development and care of the permanent collection, temporary exhibitions and research facilities.	Develop community access and inclusion to the Gallery's exhibition program through the development education, outreach and public programs.	Staging of 6 education / public programs in conjunction with BRAG exhibitions	Art Gallery Director	1. Starstruck/Solness: Ed Programs: 4 Public Programs: 6	
			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	1. Starstruck/Solness: Ed Program participation: 43 Public Program participation: 177 Community Groups: 12 Art in a Suitcase: July: No activity	
		Provide opportunities for the professional development of regionally based artists through exhibition.	Staging of 2 local artist projects with at least 3,250 attendees.	Art Gallery Director	July: No activity	
			Production of 2 exhibition catalogues.	Art Gallery Director	July: no activity	
		Develop community access to and understanding of contemporary indigenous art through exhibition and tour development.	Staging of 2 exhibitions of contemporary indigenous art including the development of 1 touring exhibition.	Art Gallery Director	July: no activity	

Bathurst 2040 Objective reference	Delivery Program Actions 2018-2022	Annual Operational Plan 2019/2020	Performance Measure	Responsible Officer	Action Year to Date	Status
		Develop community access to the permanent collection through exhibition, research, loans and touring exhibitions on an as needs basis.	Staging of 2 permanent collection exhibitions. Improve database access through updating fields (20% p.a.) ready for transferring information to kEmU by 2022.	Art Gallery Director	July: New Acquisitions; (Rees Reading Room Gallery) July: No Activity	
		At least 5 works loaned to other galleries, and visitation of more than 2,500 per venue.	Art Gallery Director	Art Gallery Director	Virginia Cupaidge Dusk on Grand St 1989: NRG 11 May – 21 July Total Visitation: 17,287 Margaret Olley St Paul's Terrace: OAGOMA 15 June – 20 October 2019 Visitation @ 31 July: Insta followers @ 31 July: 1,248	
		Increase community engagement on social media platforms.	<ul style="list-style-type: none"> Instagram followers to 1,200 engagement with online booking platforms by 5% of total bookings per event. 	Art Gallery Director	Online booking engagement @ 31 July: Deborah Kelly workshop: 50% bookings via Eventbrite	
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	Develop community understanding of the achievements of the Hill End Artists in Residency Program through exhibition and international participation.	Staging of 3 Hill End Artists in Residency exhibitions with at least 3,250 attendees.	Art Gallery Director	1. Peter Solness: Lamplight Total Visitation: 4,337	
			Increase international exposure. Increase in international applications by 5%.	Art Gallery Director	July: Res Artis Hill End AIR page updated	



Bathurst 2040 Objective reference	Delivery Program Actions 2018-2022	Annual Operational Plan 2019/2020	Performance Measure	Responsible Officer	Action Year to Date	Status
	historic Australian art and culture.	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 2 off-site programs / events.	Art Gallery Director	1. Ways of Seeing projection (Winter Festival) partner project with BRC Events and ESEM	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>
			At least 1,000 participants per program / event.	Art Gallery Director	Ways of Seeing launch: 50 in attendance Ways of Seeing reach: c. 2,500	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>
			Develop 2 new partnerships in the region to promote contemporary visual art.	Art Gallery Director	July: Abercrombie House RocoColonial partnership developed (satellite BRAG exhibition)	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>
		Implement relevant activities within the Public Art Policy as resources permit	Develop Terms of Reference for Public Art Policy Advisory Panels (Review and Technical)	Art Gallery Director	July: in development	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>
			Develop a Public Art Policy Asset Register	Art Gallery Director	July: in development	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>



Bathurst Memorial Entertainment Centre



Bathurst 2040 Objective reference	Delivery Program Actions 2018-2022	Annual Operational Plan 2019/2020	Performance Measure	Responsible Officer	Action Year to Date	Status
4.1 1.1 1.2 5.3 6.2	Implement a strategic approach to planning the next-practice Performing Arts Centre	Consultant to develop framework, provide timeline, and produce interim solution	Timeline & interim solution provided by October. Framework provided by April 2020	Manager BMEC	Williams Ross Architects in association with Craig Gamble – Setting Line Theatre consultants and Rob Gebert – Arts Management, have been awarded the contract for the development of the NPPAF Framework.	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>
5.2 5.3	Maintain and improve community participation in BMEC services and activities	Maintain and improve average number of tickets purchased per Member	Average of at least 5 tickets per Member	Manager BMEC	The BMEC Annual Season is a calendar year program. The average number of tickets purchased per member to date is 9.5	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>
		Maintain and improve venue attendance	Attendances exceed 55,000	Manager BMEC	Figures are still being collated for July 2019 but so far the tally is 3,005. The attendance figure for July 2018 was 2,490.	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>
		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	The inaugural Bathurst Poets in Park event was presented as part of the Bathurst Winter Festival. 11 poet-performers with audience of approx 50 people attending. It was a very positive event adding life to the festival. A CASP Application was submitted for funding to develop the LEAP project. Weekly drama workshops for primary age recommenced in term 3. Six students enrolled in the Monday class (k-Yr2) and 18 enrolled in the Tuesday class. Eight (8) writers met at BMEC between 27-28 July as part of the funded Live Words residency program. In July 272 people attended Season events and 89 attended Local stages activities.	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>
1.1 1.2 5.3	Communicate and engage with the community	Growth in community engagement	At least one intrinsic impact study per year. 2% growth in social media followers over 2018/2019	Manager BMEC	The intrinsic impact study for 2019 is being undertaken in association with Wolfe Brown marketing consultants and performing arts centres nationally. Results will be presented at the	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>

Bathurst 2040 Objective reference	Delivery Program Actions 2018-2022	Annual Operational Plan 2019/2020	Performance Measure	Responsible Officer	Action Year to Date	Status
					Performing Arts Connections Conference in late August. Facebook – page Likes up 14% July 2018 2622 July 2019 2987 Instagram -followers up 20% July 2018 618 July 2019 744	

Museums

Bathurst 2040 Objective reference	Delivery Program Actions 2018-2022	Annual Operational Plan 2019/2020	Performance Measure	Responsible Officer	Action Year to Date	Status
2.6 1.1 1.2 1.3 6.6	An increase in total visitor numbers to the Bathurst Regional Council managed museums of 8% over 4 years	An increase on 2018/19 total visitor numbers to: <ul style="list-style-type: none"> Australian Fossil and Mineral Museum National Motor Racing Museum Chifley Home and Education Centre Bathurst Rail Museum 	Total 4% increase in visitor numbers	Manager Museums	In July 2019 the following total visitor numbers included: Australian Fossil & Mineral Museum 3,456 which is a 13 % increase on July 2017 visitor numbers of 3,050. National Motor Racing Museum 3,013 which is a 15% increase on July 2017 visitor numbers of 2,617. Chifley Home 140 which is a 268 % increase on July 2017 visitor numbers of 38. Total number of visitors across the Museums in July 2019 was 6,609 which is a 16% increase on July 2017 numbers of 5,705. Year to date (YTD) total visitors to Council Museums is 6,609 which is a 16% increase from 5,705 YTD 2017.	
2.6 1.1 1.2 1.3 6.6	An increase in the total educational/schools engagement with the Bathurst Regional Council managed museums of 8% over 4 years	An increase on 2018/19 total education/ schools engagement at: <ul style="list-style-type: none"> Australian Fossil and Mineral Museum National Motor Racing Museum Chifley Home and Education Centre Bathurst Rail Museum 	Total 4% increase in education/ schools engagement	Manager Museums	In July 2019 the following education/schools engagement included: Australian Fossil and Mineral Museum 355 visitors which is a 482% increase on July 2017 visitor numbers of 61. National Motor Racing Museum 9 education/school visits which is an increase on July 2017 visitor numbers of 0. Chifley Home and Education Centre 0 education/school visits which is the same as July 2017 visitor numbers of 0. The number of education/school engagement across the Museums in July 2019 was 364 which is a 497 % increase on July 2017 numbers of 61. Year to date (YTD) total education/school visitors to Council Museums was 364 which is a 497% increase from 61 YTD 2017.	

Bathurst 2040 Objective reference	Delivery Program Actions 2018-2022	Annual Operational Plan 2019/2020	Performance Measure	Responsible Officer	Action Year to Date	Status
2.6 1.1 1.2 1.3 6.6	The provision of a range of public programs, exhibitions and community events at the Bathurst Regional Council managed museums	Undertake exhibitions, public programs and community events across the Bathurst Regional Council managed museums	Minimum six exhibitions, five public programs and two community events	Manager Museums	In July 2019 the following has occurred: Australian Fossil and Mineral Museum Torch Light Tours x 4 Participation in the Winter Festival program. Local Government Week opening reception National Motor Racing Museum Exhibition: Ongoing planning for Racecam exhibition opening in October. Loan vehicles – 1986 HDT Holden Commodore driven at Bathurst in 1986 by Peter Brock and Allan Moffat. Chifley Home and Education Centre Exhibition: Chifley Album. Rail Museum Exhibition: The second All Aboard Public Art project, printing commenced. Year to date (YTD) exhibitions, public programs and community events were held across the Museums: (2) Exhibitions (1) Public program (0) Community events	
2.6 1.1 1.2 1.3 6.6	An overall increase in revenue generated from museum retail outlets and venue hire across the Bathurst Regional Council managed museums	An increase on 2018/19 total revenue generated from museum retail outlets and venue hire across the Bathurst Regional Council managed museums	Total 4% increase in retail and venue hire revenue	Manager Museums	In July 2019 the following retail and venue hire gross revenue was achieved: Australian Fossil and Mineral Museum \$14,606 which is a 11% increase on July 2017 income of \$13,109. National Motor Racing Museum \$21,736 which is a 6% increase on July 2017 income of \$20,484. Chifley Home and Education Centre \$522 which is a 296% increase on July 2017 income of \$132. Total retail and venue hire gross income across the Museums in July 2019 was \$36,866 which is a 9% increase on July 2017 income of \$33,724. Year to date (YTD) total gross revenue for Council Museums was \$36,866 which is a 9% increase from \$33,724 YTD 2017.	





Bathurst 2040 Objective reference	Delivery Program Actions 2018-2022	Annual Operational Plan 2019/2020	Performance Measure	Responsible Officer	Action Year to Date	Status
2.6 1.1 1.2 1.3 6.6	Bathurst Rail Museum	Complete construction and begin operations of the Bathurst Rail Museum	Complete construction and begin operations of the Bathurst Rail Museum, December 2019	Manager Museums	In July 2019 the following occurred: <ul style="list-style-type: none"> • Roofing of layout gallery completed. • Layout reconstruction continuing. • Steel frame work for kids zone erected. 	
1.1 1.2 1.3 6.6	Central Tablelands Collection Facility	Commence and complete design stage of facility including input from a range of stakeholders	Design completed May 2020	Manager Museums	In July 2019 the following occurred: <ul style="list-style-type: none"> • PCG meeting occurred on 16 July 2019. • Art Racking donated by White Rabbit gallery and Nielsen family transported to Bathurst. • Ongoing consultation with internal and external stakeholders for the development of the functional brief. 	

Tourism

Bathurst 2040 Objective reference	Delivery Program Actions 2018-2022	Annual Operational Plan 2019/2020	Performance Measure	Responsible Officer	Action Year to Date	Status
2.1 6.1	Grow the number and engagement of businesses associated with the Visitor Economy	Work with local operators in the provision of visitor services	Experience packages and new product developed	Manager BVIC	Promotion of new Bathurst Explorer Bus ongoing. Development of new product/initiatives including Chifley Home ("At Home with Ben"), Producers' Tour.	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>
		Grow Regional Tourism Partnership program	Number of tourism partners increased by 10%	Manager BVIC	81 Tourism Partners reviewed to end July 2019, 2.5% increase on equivalent period in 2018.	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>
		Increase stakeholder advertising in Destination Planner	Advertising revenue increased 20%	Manager BVIC	New advertising prospectus to be distributed September 2019.	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>
2.6	Provide visitors and prospective visitors to the area with quality information and services.	Increase optimisation of tourism website	SEO rating increases from 83-88%	Manager BVIC	All recommendations of SEO audit were implemented by Tourism Manager.	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>
		Develop new engaging content for Bathurst Step Beyond App	2 new tour products added	Manager BVIC	Preliminary consultation underway for addition of a Hill End tour. Meeting between Tourism Manager and Acoustiguide General manager held in July 2019.	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>
		Increase online booking capability	Increase of 20% bookings through online portal	Manager BVIC	\$4,606 bookings in July 2019 through Bookeasy.	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>
		Develop annual Destination Planner	2020 Destination Planner published	Manager BVIC	Initial discussion with Bluestar Web Publishing held July 2019. Work to commence late August.	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>
		Develop new Bathurst Region Villages Guidebook	Village committees engaged, guidebook published	Manager BVIC	Funding sought from Drought assistance fund, old guidebook reviewed.	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>

Bathurst 2040 Objective reference	Delivery Program Actions 2018-2022	Annual Operational Plan 2019/2020	Performance Measure	Responsible Officer	Action Year to Date	Status
2.6	Effectively promote and market the Bathurst Region as a key destination	Create focused local range of retail products at BVIC	Retail sales at BVIC increase by 10% over previous year	Manager BVIC	New winter focused retail range as part of showcase display. Tourism manager working with Cirencester as part of Friendship Agreement to develop new focus area and imported retail range.	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>
		Implement 2019-2021 marketing plan	75% of Plan outcomes achieved	Manager BVIC	26 of 34 action items in plan either completed, commenced or ongoing as at 31 July 2019.	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>
		Implement online content strategy	Destination website page views increase 15% Total social media following increase 20% Planner published	Manager BVIC	21,872 page-views in July 2019, YTD increase of 163% Total of 12,738 followers across all platforms. 4.2% increase YTD.	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>
2.6	Increase total number of visitors and overnight stays in the Bathurst region	Develop Bathurst region conferencing guide and planner	Overnight visitors increase by 8% Average length of stay increases by 10%	Manager BVIC	Hosted meeting 31 July with Manager Regional Conferencing, DNSW. Meeting held between managers Bathurst, Oberon & Lithgow tourism on a regional approach.	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>
		Promote Bathurst region to niche and specialist markets as identified in Destination Management Plan and Brand strategy	Annual visitation to BVIC increases 5%	Manager BVIC	Brand building digital marketing campaign throughout July 2019 hosted by Leonards Advertising. 4,105 visitors to BVIC in July 2019 and 694 phone calls received. 2.4% increase YTD	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>

Destination Management





Bathurst 2040 Objective reference	Delivery Program Actions 2018-2022	Annual Operational Plan 2019/2020	Performance Measure	Responsible Officer	Action Year to Date	Status
2.6	Utilise the Destination Management Plan as a basis for marketing, promotion and tourism development	Develop new Bathurst region Destination Management Plan Implement 3 Year Marketing Plan	DMP adopted by Council 75% of Plan outcomes achieved	Manager BVIC	Community and stakeholder consultation completed. Report received. 26 of 34 action items in plan either completed, commenced or ongoing as at 31 July 2019.	
2.6	Support the Tourism Reference Group, which consists of a cross section of the industry	Improved collaboration between industry groups and Council.	4 meetings held annually >75% attendance at Tourism Reference Group	Manager BVIC	First meeting scheduled 2 September 2019. Statistics sent on monthly basis to TRG via online portal.	
2.6	Connect with industry	Commence monthly industry eDM Host minimum of 4 industry gatherings	Minimum of 12 eDMs issued Minimum of 4 events held	Manager BVIC	EDM template developed and database created. Regional Conferencing Workshop held 31 July 2019 at Rydges. 25 attendees.	
2.6	Set and measure benchmarks	Publish annual market intelligence report to strengthen knowledge and guide investment.	Report produced	Manager BVIC	WRI commissioned to undertake LGA specific research.	

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	Delivery Program Actions 2018-2022	Annual Operational Plan 2019/2020	Performance Measure	Responsible Officer	Action Year to Date	Status
6.4 5.2 5.4	Meet Council's responsibilities under the Companion Animals Act 1998 by continuing to provide community programs relating to responsible pet ownership	Complete Responsible Pet Ownership community programs Maintain and enhance areas for off-leash recreation for dogs	Two Community desexing programs conducted Pet Education event held Educational radio interviews conducted weekly Educational social media posts conducted monthly Maintain Keeford Street Off Leash areas fortnightly	Team Leader Regulatory Services	Planning underway for next desexing program, scheduled for November 2019. Educational radio interviews held weekly with Senior Ranger. Four educational posts uploaded in July 2019 (Feel good Friday): Average reach 2,500, average engagement 400. Fortnightly maintenance not required in July due to winter conditions. Reviewed regularly.	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>
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	99.24% of customer requests responded to within the service standard during July 2019. 100% of customer requested responded to out of hours in July 2019.	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>

Bathurst 2040 Objective reference	Delivery Program Actions 2018-2022	Annual Operational Plan 2019/2020	Performance Measure	Responsible Officer	Action Year to Date	Status
6.4	Meet Council's responsibilities under the Prevention of Cruelty to Animals Act 1979 and the Impounding Act 1993 in the operation of the Small and Large Animal Impounding Facilities	Operate Small Animal Pound at Vale Road site	<p>Implement electronic impounding register by December 2019</p> <p>Implement social media program to promote rehoming of impounded dogs and cats</p> <p>Increase the % of impounded dogs returned to owner or sold or released to welfare organisation</p> <p>Increase the % of impounded cats returned to owner or sold or released to welfare organisation</p>	Manager Environment	<p>Discussions ongoing with IT regarding an electronic impounding register.</p> <p>Four adoption posts uploaded in July 2019, with an average reach of 13,125 and engagement of 2872.</p>	
		<p>New Small Animal Impounding Facility designed and construction commenced</p> <p>Large Animal Impounding Facility relocated to Hampden Park Road site</p>	<p>Design 100% complete by December 2019</p> <p>Construction 50% completed by 1 April 2020</p>		<p>Draft design currently being reviewed by Quantity Surveyor. Detailed feedback on draft design has been submitted to the Architects by staff.</p>	
6.4 4.4 5.2 5.4	Meet Council's responsibilities under the Road Rules 2014 and Fines Act 1996	<p>Monitor and enforce parking regulations on public roads</p> <p>Implement a community education program regarding the Australian Road Rules</p>	<p>Daily monitoring undertaken</p> <p>Educational social media posts conducted monthly</p>	Team Leader Regulatory Services	<p>Daily monitoring undertaken.</p> <p>One educational post uploaded in July 2019 relating to all day parking options.</p>	
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	Car parks regularly monitored in accordance with contractual requirements.	





Bathurst 2040 Objective reference	Delivery Program Actions 2018-2022	Annual Operational Plan 2019/2020	Performance Measure	Responsible Officer	Action Year to Date	Status
3.1 3.2 3.3 3.4 6.4 1.4	Meet Council's responsibilities under the Protection of the Environment Operations Act	Investigate customer requests and pollution incidents Undertake regulatory action consistent with Council's Enforcement Policy for identified breaches	95% of customer requests responded to within adopted corporate standards	Manager Environment	96.55% of customer requests responded to within the service standard during July 2019. Regulatory actions initiated as and when required in accordance with Council's Enforcement Policy. One PIN issued in July 2019.	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>
3.3 3.5 6.1	Continue to improve the community's awareness and capacity regarding environmental sustainability	Undertake educational programs to enhance community knowledge Communicate sustainability messages via a range of on-line and traditional media sources Conduct sustainability education programs	Monthly posts on the @sustainablebathurst Facebook page Weekly posts on the @sustainablebathurst Facebook page Conduct Sustainable Living Expo in March 2020 Conduct a sustainability education program targeting primary school aged students by December 2019	Manager Environment	Sustainable Schools program projects are underway and site visits will be scheduled in August 2019. @sustainablebathurst page had a reach of 2258, post engagement of 517, and the top post was #saynotowaste at the Winter festival. Likes at end of July 2019 was 1020. Planning underway for the 2020 SLE with the venue confirmed and liaison with the Bathurst Lions Club underway. Environmentors program is scheduled to be delivered in October and November 2019 with a focus on Water conservation and catchments.	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>
3.1 3.2 6.4	Implement Council's Onsite Sewage Management Strategy and meet Council's obligations under the Local Government Act 1993	Conduct inspections and issue approvals for existing onsite sewage management systems without approvals or requiring renewal	Increase the number of onsite sewage management systems with a current approval to operate	Manager Environment		<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>
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.	Manager Environment	Project planning underway in for each of the Management Plans in July 2019.	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>




Bathurst 2040 Objective reference	Delivery Program Actions 2018-2022	Annual Operational Plan 2019/2020	Performance Measure	Responsible Officer	Action Year to Date	Status
			<p>Implement a priority project identified in the Pest Bird Management Plan</p> <p>Implement a priority project in the Roadside Vegetation Management Plan</p>		Pigeon surveys undertaken in July 2019.	
3.5 3.3 6.6	Implement energy efficiency and renewable energy projects at Council facilities	<p>Identify and prioritise energy efficiency projects at Council facilities</p> <p>Identify and prioritise renewable energy projects at Council facilities</p>	<p>Implement an energy efficiency upgrade at a Council facility</p> <p>Implement a renewable energy project through the Revolving Energy fund</p>	Manager Environment	<p>The installation of a 100kWh solar array at the Bathurst Manning Aquatic Centre was completed on 11 July 2019 and is fully operational. For the period of operation, 12% of electricity use was supplied by the solar array.</p> <p>The National Motor Racing Museum is the next facility recommended for funding from the Revolving Energy Fund, however there is currently a zero balance in the REF.</p>	
3.1 3.4 6.4 1.4 4.6	<p>Meet Council's obligations under the Biodiversity Conservation Act 2016, Fisheries Management Act 1994 and Water Management Act 2000</p> <p>Meet Council's obligations under SEPP55 and related planning policies</p>	<p>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</p> <p>Ensure that Council activities are compliant with the requirements of the Biodiversity Conservation Act 2016</p> <p>Ensure the assessment of development applications meets all of the requirements of SEPP55 and Council's Contaminated Land Policy</p>	<p>Number of development applications assessed and professional advice provided.</p> <p>Council policies and plans are reviewed and updated where required to ensure consistency with current legislation</p> <p>Assess vegetation removal applications in urban zones in accordance with the vegetation SEPP in Council's DCP.</p> <p>Professional advice provided including pre-DA advice on contaminated land matters</p>	Manager Environment	<p>Council has now adopted changes to its Development Control Plan (DCP) which provide protection to vegetation not otherwise covered by the Vegetation SEPP or the Biodiversity Conservation Act.</p> <p>Environmental Staff were assigned eight DAs for assessment in July 2019 and provided specialist advice on a range of current and proposed development matters.</p> <p>Environmental Staff investigated two customer requests relating to alleged illegal clearing of vegetation.</p> <p>Environmental Staff provided specialist advice and updated Council's land use information system to ensure ongoing compliance with the Contaminated Land Policy during July 2019.</p>	

Bathurst 2040 Objective reference	Delivery Program Actions 2018-2022	Annual Operational Plan 2019/2020	Performance Measure	Responsible Officer	Action Year to Date	Status
2.3 3.3 5.2	Contribute to the development of Bathurst as a Smart City	Identify the optimum efficiency LED luminaires for the street lighting upgrade Identify the optimum technology for smart controls to be incorporated into LED street lighting upgrade Establish the Bathurst Region as an EV charging destination	Complete upgrade of all standard P3, P4 and P5 street lights to LED luminaires Complete upgrade of all V category lights to LED luminaires Identify and install universal EV charge stations at two rural villages	Manager Environment	Liaison with Essential Energy ongoing. Lighting assessment reports received for four distributor roads to guide choice of luminaires for LED upgrade. Essential Energy have now promised that the bulk lamp replacement for P category lighting will commence in September 2019. Inventory of luminaire preferences provided to Essential Energy in July 2019. Input from RMS also required. Date for BLR not yet set by Essential Energy. Grant application made for placement of EV charge stations in three rural villages in mid 2019. Outcome not yet known. Collection of data for the 2019 SOE completed in July 2019.	
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 to allow for preparation of the State of Environment report as required by the Local Government Act 1993	Manager Environment		
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 regulations	Conduct an inspection of all high and medium risk food premises by June 2020 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	Manager Environment	40 inspections of food premises and 77 inspections of temporary food premises undertaken in July 2019. One improvement notice and one prohibition order issued in July 2019. No B&B inspections conducted in July 2019. 100% of customer requests responded to within the service standard in July 2019.	

Bathurst 2040 Objective reference	Delivery Program Actions 2018-2022	Annual Operational Plan 2019/2020	Performance Measure	Responsible Officer	Action Year to Date	Status
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	<p>Conduct an inspection of all skin penetration premises</p> <p>Conduct an inspection of all public swimming pools and spa pools</p> <p>Implement the activities identified as Council's role in Legionella management and the inspection of cooling towers</p> <p>95% of customer requests responded to within adopted corporate standards</p>	Manager Environment	<p>No inspections of skin penetration premises in July 2019.</p> <p>No inspections of public swimming pools and spa pools in July 2019. Program will re-commence in Spring 2019.</p> <p>Liaison with the owners and operators of cooling towers ongoing. Register is up to date with requests made to owners to provide certificates of compliance where they have not already been provided.</p> <p>No customer requests received for public health matters in July 2019.</p>	

Planning

Bathurst 2040 Objective reference	Delivery Program Actions 2018-2022	Annual Operational Plan 2019/2020	Performance Measure	Responsible Officer	Action Year to Date	Status
1.5 2.1 3.3 4.6 5.5 6.4	Prepare relevant planning proposals to ensure Council's planning controls remain relevant and up to date.	Prepare draft LEP and DCP amendments.	Planning proposals referred to NSW Department of Planning & Environment for gazettal	Manager Strategic Planning	<ol style="list-style-type: none"> 1. Moveable and Monumental Heritage LEP Amendment – Planning Proposal being prepared. 2. Health Services LEP Amendment to the RE2 Private Recreation Zone. Adopted by Council. Awaiting gazettal. 3. Housekeep LEP Amendment. Adopted by Council. Awaiting gazettal. 4. Laffing Waters Master Plan LEP Amendment – design guidelines for the new R3 zone being prepared. Public exhibition of Master Plan completed to inform the LEP amendment. 5. Bathurst DCP Amendment – repeal chapter 2 and refer to the Community Participation Plan. On public exhibition. 	
1.5 2.1 3.3 4.6 5.5 6.4	Investigate relevant land use and planning issues of the Bathurst Region.	Prepare studies and plans. 1. Local Strategic Planning Statement 2. Bathurst Integrated Transport Plan.	Draft studies/plans are well underway by 30 June 2020	Manager Strategic Planning	<ol style="list-style-type: none"> 1. Local Strategic Planning Statement – community consultation completed. 2. Preparation of draft statement underway. 3. Bathurst Region Open Space Strategy – final report being prepared. 4. Bathurst City Traffic Model and Traffic Options Report. Final reports completed. To be presented to Council. 5. Aboriginal Cultural Heritage Assessment – 2nd circuit lands. Additional lands being added to the study process. 6. Duramana Master Plan – on public exhibition. 	
4.1 4.6 6.4	Review and update Council's section 7.11 plans.	Review existing or prepare new s7.11 Plans.	Draft plans considered and adopted by Council	Manager Strategic Planning	<ol style="list-style-type: none"> 1. Stormwater drainage – draft plan being prepared. 	
1.1 1.2 1.5 4.6 5.5	Implement the Bathurst Regional Heritage Strategy.	Provide a Heritage Advisory Service.	Number of site visits undertaken by the heritage advisory service.	Manager Strategic Planning	<ol style="list-style-type: none"> 1. Site visits to date: 25 	



Bathurst 2040 Objective reference	Delivery Program Actions 2018-2022	Annual Operational Plan 2019/2020	Performance Measure	Responsible Officer	Action Year to Date	Status
		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	<ol style="list-style-type: none"> 1. Bathurst Region Local Heritage Fund – 67 applications received. 59 projects offered funding. Projects underway. 2. Bathurst Region Conservation and Interpretation Fund – 17 applications received. 15 projects offered funding. Projects underway. 3. Bathurst CBD Main Street improvement program – 19 applications received. 17 projects offered funding. Projects underway. 4. Bathurst Macquarie Medal Heritage Project/Scholarship 2018 – the Church Block Eglinton. Project underway. 	
		Prepare and implement projects for the interpretation and display of cultural heritage and history information.	New interpretative / promotional information made available.	Manager Strategic Planning	<ol style="list-style-type: none"> 1. Interpretation signs being prepared for Alan Morse Park and Centennial Park. 	
		Prepare research/studies into the region's heritage values	Studies/plans considered and adopted by Council. Number of local heritage items included in the Local Environmental Plan.	Manager Strategic Planning	<ol style="list-style-type: none"> 1. Bathurst Heritage Conservation Area Review – referred to August Discussion Forum/Submission Hearing. 2. Archaeological Assessment 128 Bentinck Street – awaiting revised engineering plans. 	

Development Assessment

Bathurst 2040 Objective reference	Delivery Program Actions 2018-2022	Annual Operational Plan 2019/2020	Performance Measure	Responsible Officer	Action Year to Date				Status
					NSW State Average 2015-2016	Bathurst Regional Council July 2019	Bathurst Regional Council year to date average	Bathurst Regional Council year to date average	
1.5 4.1 4.6 6.4	Ensure the assessment of development and other applications, in accordance with planning instruments, development control plans and policies, occurs within appropriate timeframes.	Process all development applications within statutory time frames set out in the Environmental Planning and Assessment Act 1979.	To be at or below the state average for determination times of development applications	Manager Development Assessment	Average gross days taken to determine a DA	75	35.11	35.11	
					Average nett days taken to determine a DA	52	27.23	27.23	
			To be at or below the state average of determination times for complying development	Manager Development Assessment	Average days taken to determine a CDC	22	4.74	4.74	

Economic Development

Bathurst 2040 Objective reference	Delivery Program Actions 2018-2022	Annual Operational Plan 2019/2020	Performance Measure	Responsible Officer	Action Year to Date	Status
2.1 2.2 2.3 2.4 2.6 4.1 4.5 5.5 6.3	Implementation of the Economic Development Strategy 2018-2022 and associated actions.	Nurture economic infrastructure development by supporting the development of the aerodrome, industrial precincts and telecommunications.	Seek funding for economic infrastructure projects.	Manager Economic Development	Airport application for Growing Local Economies/Drought Stimulus Fund still under assessment Completing submission for Round 5 of the Federal Mobile Black Spots Program (MBSP)	
	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 updated/maintained, and entrance signs erected in selected villages. New Bathurst Lifestyle promotional prospectus developed.		Manager Economic Development	Discussions underway with selected villages for the installation of new entrance signs. New lifestyle promotional "post card" under 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. Cluster Strategy developed and cluster groups activated. Run BizMonth, Buy Local Gift Cards and Business Leaders Lunch programs. Bathurst Business Hub website updated/maintained.		Manager Economic Development	July eNewsletter sent. Cluster Strategy EOJ document under development. Supporting documentation completed.	
	Support local start-up hubs and manage Council's relationship with the Business Chamber.	Attendance at 75% of Business Chamber After-Hours events. Representation at all "Upstairs Start-up Hub" board meetings		Manager Economic Development	Upstairs board meetings attended. New marketing campaign for Upstairs start-up hub underway.	

	<p>Grow local employment, investment and attract new businesses</p>	<p>and implementation of a marketing campaign for "Upstairs".</p> <p>Organise the Bathurst Jobs Expo with minimum 40 stalls and minimum 1,500 attendees.</p> <p>Minimum of 60 new jobs loaded on Evojobs each month.</p> <p>Develop relocation proposals, relocation materials and support the relocation of new businesses.</p> <p>Monthly Project Group meetings held.</p> <p>Seek funding and roll out Smart Community priority projects.</p> <p>Promote Bathurst as a Smart Community through marketing campaigns and speaking at events.</p>	<p>Manager Economic Development</p>	
	<p>Ongoing discussions with various new business ventures inclusive of solar farms, petrol stations, medical and educations/innovation precincts.</p> <p>311 jobs loaded on Evojobs to date</p>	<p>Assessing Climate Resilience Grant to determine suitability for Smart Water Meter funding.</p> <p>Draft Smart Community Plan completed for presentation to Councillors.</p> <p>Ooh! Media Smart Community marketing campaign underway with digital billboards at Mascot and Eastlakes.</p>	<p>Manager Economic Development</p>	

2019-2020 Section 356 Donations
Report as at 31 July 2019

Details	Reference	Date	Standard Annual Donations \$	Specific Donations \$	Mt Pan Fee Waived \$	BMEC Donations \$	Sundry Donations \$	TOTAL \$
Annual Budget Spent to date:			64,780.00	53,070.00	50,000.00	60,000.00	20,000.00	247,850.00
WRAS Annual Subscription/donation	Operation Plan	10/07/2019	-2,409.99					-2,409.99
BMEC - CPSA July Meeting	Operation Plan	25/07/2019				-708.18		-708.18
Bathurst Public School Mid-year concert	S356 Policy	31/07/2019				-1,396.36		-1,396.36
2019 Australian International Luthiers Congress	DCS&F 20/06/18 Item 13	31/07/2019		-5,000.00				-5,000.00
Amount Spent			-2,409.99	-5,000.00	0.00	-2,104.54	0.00	-9,514.53
Available Balance before commitments			62,370.01	48,070.00	50,000.00	57,895.46	20,000.00	238,335.47
Committed:								
Bathurst AH&P Association	Operation Plan		-8,244.00					-8,244.00
Monkey Hill UHF Repeater	Operation Plan		-800.00					-800.00
2BS Junior Sports Awards	Operation Plan		-5,000.00					-5,000.00
Macquarie Philharmonia - Platinum Donation	Operation Plan		-2,000.00					-2,000.00
Sofala & District AH&P Association	Operation Plan		-350.00					-350.00
Sofala Progress Association	Operation Plan		-2,500.00					-2,500.00
Bathurst Information and Neighbourhood Centre (BINC)	Operation Plan		-800.00					-800.00
Bathurst City Colts Water Account	Operation Plan		-6,676.00					-6,676.00
Bathurst City & RSL Band Association Inc	Operation Plan		-5,000.00					-5,000.00
Evans Arts Council	Operation Plan		-3,000.00					-3,000.00
CSU Foundation Trust (Gordon Bullock Scholarship)	Operation Plan		-3,000.00					-3,000.00
CSU Foundation Trust	Operation Plan		-5,000.00					-5,000.00
Bathurst District Sport & Rec (BDRSC) grants	Operation Plan		-20,000.00					-20,000.00
Mitchell Conservatorium - BMEC Concerts	Operation Plan					-7,000.00		-7,000.00
BMEC - Bathurst Eisteddfod Sep 2019	Operation Plan					-30,000.00		-30,000.00
BMEC - Bathurst Youth Council	Operation Plan					-2,000.00		-2,000.00
BMEC - CPSA Monthly Meetings	Operation Plan					-10,291.82		-10,291.82
Rotary Club of East Bathurst - RYDA	Operation Plan				-4,333.00			-4,333.00
Bathurst Street & Custom Motorcycle Show	Operation Plan			-13,970.00				-13,970.00
International All Veteran Auto Rally 2019	DCS&F 15/06/16 Item 7				-24,000.00			-24,000.00
Bathurst Seymour Centre Inc	Operation Plan			-2,500.00				-2,500.00
Bathurst Panthers RLFC	Operation Plan			-2,000.00				-2,000.00
Bathurst City Mens Bowling Club - Carillon Fours	Operation Plan			-1,000.00				-1,000.00
Bathurst Filipino-Australian Community Inc (BFAC)	Operation Plan			-600.00				-600.00
Bathurst Refugee Support Group Inc (BRSG)	Operation Plan			-2,000.00				-2,000.00
Quota International of Bathurst - QuoCKa reading	Operation Plan			-1,000.00				-1,000.00
Mitchell Conservatorium	Operation Plan			-3,000.00				-3,000.00
Bathurst Arts Council - Annual Youth Arts Awards	Operation Plan			-2,000.00				-2,000.00
Miss Trail's House & Garden	Operation Plan			-1,500.00				-1,500.00
Bathurst Remembers / AVAMS / Communications and Resources Project	Operation Plan			-5,000.00				-5,000.00
Eglinton Public School P & C Country Fair Commitm	Operation Plan			-500.00				-500.00
ASRA - Newtons Nation IDF World Cup	Operation Plan				-15,000.00			-15,000.00
Greening Bathurst Inc	Operation Plan			-3,000.00				-3,000.00
Central Tablelands Woodcraft	Operation Plan			-500.00				-500.00
Bathurst Gardener's Club Inc	Operation Plan			-500.00				-500.00
3rd Bathurst (All Saints Cathedral) Scout Group	Operation Plan			-500.00				-500.00
Neroli Colvin Storytelling Competition	Operation Plan			-1,000.00				-1,000.00
Bathurst Edgell Jog	Operation Plan			-7,500.00				-7,500.00
NSW Police - White Ribbon Event	DCS&F 17/04/19 Item 6				-2,000.00			-2,000.00
Amount Committed			-62,370.00	-48,070.00	-45,333.00	-49,291.82	0.00	-205,064.82
Adjustment between Funds			-0.01			0.01		
Available Balance			0.00	0.00	4,667.00	8,603.65	20,000.00	33,270.65

Summary Remaining Budget	\$
Standard Annual Donations	0.00
Specified Donations	0.00
Mt Pan Fee Waived	4,667.00
BMEC Donations	8,603.65
Sundry Donations	20,000.00
Total Remaining	33,270.65

Summary	\$
Total Budget	247,850.00
Less: Amount Spent	-9,514.53
Less: Amount Committed	-205,064.82
Total Remaining	33,270.65

Market Rental Subsidies for 2019/20

NAME OF TENANT	LOCATION	Current Rent PA	Estimated Market Rent	BRC Rental Subsidy
Mitchell Conservatorium	Machattie Park Cottage	446.68	16,378.00	15,931.32
Central Tablelands Woodcraft Inc.	Learmonth Park	576.07	15,240.00	14,663.93
Community Opportunity Shop Inc	8 Lions Club Drive	1,100.00	20,320.00	19,220.00
Community Opportunity Shop Inc	Veggie Patch Church Lane	1.00	15,240.00	15,239.00
Air Services Australia	Aerodrome - Communicatic	1.10	18,288.00	18,286.90
Taxi Cabs of Bathurst Co-operative Society Ltd	Communication tower	1,262.96	18,288.00	17,025.04
Master Communications & Electronics Pty Ltd	Communication tower	4,458.10	18,288.00	13,829.90
Bathurst City & RSL Band Association	Walmer Park	228.20	20,320.00	20,091.80
Bathurst Lions Club Inc.	Short St	1.10	15,240.00	15,238.90
Evans Arts Council Inc.	Lee Street	510.29	5,080.00	4,569.71
Bathurst District Historical Society Inc.	Mitre Street	1.00	10,160.00	10,159.00
Bathurst District Historical Society Inc.	Stanley Street	1.00	10,160.00	10,159.00
Bathurst Meals on Wheels Inc	4 Watt Drive	1.10	50,800.00	50,798.90
				<u>225,213.40</u>

3 July 2019

To:

Mr Aaron Jones

Corporate Services and Finance Director

Bathurst Regional Council

Proposal for AMHA 2020 conference in Bathurst

As a member of the Australasian Mining History Association (AMHA), I am investigating the possibility of organising the annual conference for the AMHA in Bathurst in 2020 and I am seeking the Council's support in doing so.

The Australasian Mining History Association was formed in 1995 to promote Australia's mining past. Membership is composed of approximately 180 individuals and 6 institutions from every state and territory of Australia, plus New Zealand, Canada, USA, Wales, China and Japan. Some members are students of history, there are a good many academic historians, there are also historians practising outside academia, geologists, mining engineers, retired historians, mining administrators and plenty of people with no formal mining-related qualifications who grew up in mining towns or have an interest in mining. 47 doctorates and 12 professorships can be counted among the membership, as well as several OAMs, one 'the Honourable' and a Commander. The patron of the AMHA is Professor Geoffrey Blainey AC.

The AMHA has a website <http://www.mininghistory.asn.au/> and since 2003 has annually published the *Journal of Australasian Mining History*, a scholarly journal available in both digital and hard copy format, with articles covering economic and social aspects of mining history. The AMHA holds an annual conference at a location with mining heritage. At the last conference in Cromwell, New Zealand, an interest was expressed in holding the 2020 conference in Bathurst, which holds the distinction as being the birthplace of the Australian gold rushes.

Based on attendances at previous conferences, it is anticipated that fifty to sixty people will attend. The proposed dates of the conference are Monday 9 November - Friday 13 November 2020. In addition, AMHA conferences include weekend excursions to places in the area with mining heritage. I have been in touch with Lorraine Purcell, convenor of the Hill End and Tambaroora Gathering Group who has expressed her willingness to assist in arranging an excursion to mining heritage sites in Hill End.

I have had a meeting with Leonie Smith from BMEC about the possibility of holding the conference at BMEC. Leonie has given me a quote and confirmed that BMEC has no other booking on the proposed dates. I have also spoken with Rebecca from the Bathurst City Community Club who has confirmed that the BCCC is also available on the dates of the proposed conference.

If the conference goes ahead in Bathurst, I will be assisted by an organising committee composed of members of AMHA including Dr Robin McLachlan and members of the community, including members of the Bathurst Family History Group, the Bathurst District Historical Society and the Hill End and Tambaroora Gathering Group, from whom I forward a letter of support for the conference proposal.

The six or seven days stay of fifty to sixty conference participants will bring in considerable revenue to the business community of Bathurst. In addition, the conference ties in closely with the Council's commitment to promoting its heritage. I have suggested that the AMHA offer single session, single day or discounted rate registration fees to Bathurst locals to encourage them to attend. I have also suggested setting aside a specific morning or afternoon session in the programme for local papers in order to involve the Bathurst community. These suggestions will be considered by the AMHA committee at the AGM held as part of this year's conference in Atherton in July.

May I request that Council support this conference by holding a Mayoral reception and by covering the cost of venue hire and staffing for the conference.

Should you require any further information, don't hesitate to contact me, or I can put you in touch with the President of the AMHA, Dr Nic Haygarth.

Thank you for considering this proposal and I look forward to your response.

Juanita Kwok

276 Havannah St

Bathurst

0410034916

kwokjuanita@gmail.com

**Hill End & Tambaroora Gathering Group**

12 Grantham St
Carlton NSW 2218
0408117784
02 95870352
heatgg@yahoo.com.au
www.heatgg.org.au
1 July 2019

Aaron Jones
Director
Corporate Services & Finance
Bathurst Regional Council

The Hill End & Tambaroora Gathering Group is proud to be able to support Juanita Kwok in her proposal to hold the Australasian Mining History Association Conference in Bathurst in November 2020.

The Hill End & Tambaroora district is rich in mining history, much of it yet to be rediscovered. While our Group is initially concerned with connecting families of the early pioneers of the area, our work has evolved into researching and preserving the local history of this region as well. One cannot research one aspect without embracing the background as to how and why these people took to a mining life.

To have the Conference in Bathurst, with a visit to the Hill End area as part of the program, would be a wonderful way to practically demonstrate what history remains here. This would also encourage the conference participants to perhaps return to the locality in their own time and spend another week or two in investigating what is on offer.

We have a small core of dedicated and passionate volunteers who would only be too keen to assist Juanita in Bathurst or Hill End throughout the Conference period in whatever capacity was required. Juanita has been a great support to us in undertaking research on the Chinese immigrants and miners and this is an excellent way that we can reciprocate to the benefit of all parties.

We endorse this application to Council for support in holding the Conference and look forward to the flow-on of interest that it will stimulate.

Regards

Lorraine Purcell
Convenor
Hill End & Tambaroora Gathering Group

From: Juanita Kwok <kwokjuanita@gmail.com>
Sent: Monday, 8 July 2019 9:25 AM
To: Council
Subject: Attn Aaron Jones: fwd: AMHA Conference

Hi Aaron,

If its not too late, I am forwarding a letter of support for the 2020 AMHA conference from Marion Perry from the Bathurst District Historical Society to add to my proposal.

Regards
Juanita Kwok

----- Forwarded message -----

From: "Marion Perry" <marion.perry4@bigpond.com>
Date: 06/07/2019 9:31 PM
Subject: AMHA Conference
To: "kwokjuanita@gmail.com" <kwokjuanita@gmail.com>
Cc:

Hi Juanita

At our committee meeting yesterday (5th July), the Bathurst District Historical Society gave in principle support to the idea of a photographic exhibition during the AMHA Conference proposed for November 2020. We would be pleased to support the conference, subject to the availability of suitable photographs, a site for display, volunteers and finance. These matters will be further discussed at subsequent meetings.

Thank you for giving us the opportunity to be involved in the Conference and we wish you every success for the event.

Yours sincerely

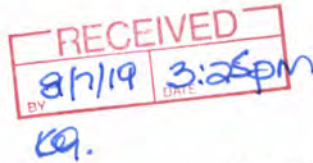
Marion Perry

Secretary

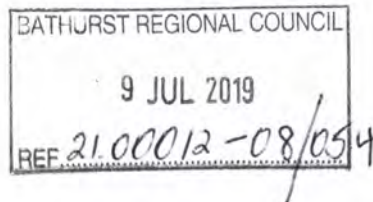
Bathurst District Historical Society

Sent from [Mail](#) for Windows 10

54

BATHURST | **ARTS** | COUNCIL

Bathurst Arts Council Inc.
 PO Box 414
 Bathurst NSW 2795
info@bathurstartscouncil.org.au
www.bathurstartscouncil.org.au
 ABN 36 758 973 800



3 July 2019

Mr David Sherley
 General Manager
 Bathurst Regional Council.

Dear David,

I am writing on behalf of the Bathurst Arts Council to thank Bathurst Regional Council for its ongoing support of the activities of this not for profit organisation; it is always very much appreciated.

The committee is planning a Rhapsody in Blue Dinner Concert at BMEC on Saturday 21 September. This will be a glamorous evening of wonderful music, performed by some of our best young local musicians.

A three course meal and dancing will provide a great night of entertainment.

This will be a major fundraising event for the Youth Arts Awards, which promote the involvement and development of our young people in their cultural activities, and add significantly to the Bathurst Citizenship Awards events.

We therefore request that BRC consider waiving the costs involved with hiring the City Hall to support this function on 21 September.

Kind regards

Libby Loneragan



supporting the arts



BATHURST LIGHT CAR CLUB LTD
417 CONROD STRAIGHT MOUNT PANORAMA
BATHURST NSW 2795

P.O. Box 444 Bathurst NSW 2795
 email: secretary@blcc.com.au
 www.blcc.com.au

BATHURST REGIONAL COUNCIL

-7 JUN 2019

3 June 2019

REF. 04.00009-19/193

General Manager
 Bathurst Regional Council
 PMB 17
 BATHURST NSW 2795

Dear David

I am pleased to advise that the Confederation of Australian Motor Sport (CAMS) and the NSW Hill Climb Panel have awarded Bathurst Light Car Club the prestigious honour of hosting the 2019 Australian Hill Climb Championships at Mt Panorama, from 1 through to 3 November.

As you would appreciate, this is a massive undertaking for a small club, and as such we are seeking the support of Bathurst Regional Council with providing assistance to our Club to help run a successful event.

At a recent meeting with Council's Director Corporate Services and Finance, Mr Aaron Jones, it was suggested that the Council may see merit in waiving its normal costs associated with running this event. In return the Bathurst Light Car Club would ensure that the Bathurst region is heavily promoted both leading up to and during the event.

The BLCC has signed Blendline TV to live stream the Hill Climb Championships over the two days of competition, which is an Australian first. This affords the opportunity for comprehensive coverage for all partners and sponsors of the event with over 30,000 subscribers worldwide. Further to this, the event will attract over 130 competitors and their families and crews to the City, adding up to in excess of 600 visitors giving a substantial boost to the Bathurst economy. In past years when this event has been run at Mount Panorama it has also attracted over 4500 spectators across the three days.

BLCC representatives have approached the Visitor's Information Centre with a view to placing tourist information in competitors' promotional packs they will receive prior to the Event. Further to this BLCC will ensure that the benefits outlined in the following proposal are realised for the City of Bathurst.

The Car Club thanks you for your time in considering this proposal and looks forward to hearing from you with a positive response in the near future.

Should you have any questions, please do not hesitate to contact the Club's Chairman Australian Hill Climb Organising Committee, Scott Sims on 428 629 784, or Phil Burgett on 0419 758 825.

Yours faithfully

Mick Tuckey
 PRESIDENT

PO BOX 444 BATHURST NSW 2795
 ACN 000 161 133 ABN 66 000 161 133

DCSF - R ✓
 DES

- 2 -

What is the Australian Hill Climb Championship?

The Australian Hill Climb Championship is the 'senior' Australian motorsport championship, dating back to 1938.

The Championship consists of a single event conducted over three (3) days, consisting of one (1) day's practice and two (2) days of competition.

The event is structured on entrants competing in twenty-five (25) to thirty (30) specific categories based on their car's specifications with each having a minimum of three (3) runs against the clock on each day of competition.

The recent Mountain Straight Hill Climb drew participants from as far away as Perth to practice for the 2019 Australian Hill Climb Championships with several class records broken and many competitors within a second of their respective class records, including the outright record. This is sure to generate much passion and interest amongst competitors to meet a new benchmark.

It is anticipated that the event will draw at least 120 individual competitors and their teams to Bathurst. These competitors will bring a wide variety of vehicles, ranging from open wheel "Formula Libre" cars to road registered vehicles.

Historically the event has drawn between 4,500 and 6,000 spectators to Bathurst when the Bathurst Light Car Club has previously conducted the event.

2019 is a significant year in the history of the Australian Hill Climb Championship as it will be the 75th running of the event. The attraction of the Mountain Straight course and the enthusiasm amongst Club Members to make the Event a success should swell this number to record levels.

Direct Benefits to Bathurst Regional Council

The BLCC can offer Bathurst Regional Council brand exposure in the marketing and promotion of 2019 Australian Hill Climb Championship providing opportunities to promote the Bathurst Region over the Event Weekend as outlined below:

- In an Australian first, the 2019 Australian Hill Climb Championship will be live streamed across the internet by Blendline TV to over 30,000 subscribers worldwide, with the Bathurst Regional Council and Visit Bathurst logos to be prominently displayed during the coverage. The live stream will be extensively promoted in local print, TV and radio as well as on-line through social media.
- Bathurst Light Car Club will be undertaking an extensive media campaign leading up to the event on television, radio and print media across the state and local areas. Which will feature Council as a major partner.
- The event to be known as the **2019 Australian Hill Climb Championships** supported by **Bathurst Regional Council** will be used and featured prominently in all event promotional material and competitor correspondence.
- The signage package will include circuit signage opportunities on major viewing points such as Sulman Park and Reid Park and at the finish area near McPhillamy Park plus opportunities in the pit and official areas.

– 3 –

- Bathurst Light Car Club will arrange all signage provided by **Bathurst Regional Council** to be displayed on and around the Mountain Straight course at Mt Panorama over the entire period of the 2019 Australian Hill Climb Championship.
- All advertising and event correspondence associated with the 2019 Australian Hill Climb Championship will carry a Visit Bathurst or Mt Panorama logo subject to council's preference and approval.

We have retained a media liaison and publicity consultant to prepare and disseminate media releases to local and national press (print, radio and TV and digital) covering all aspects of the 2019 Australian Hill Climb Championship and its competitors. He will also handle media liaison duties at the event and will coordinate coverage of the event in specialist and local media beyond the weekend's action.

The BLCC will host a function to formally announce our sponsor partners of the 2019 Australian Hill Climb Championships at a media conference followed by a formal sponsor launch at which **Bathurst Regional Council's** support will be acknowledged.

- An award presentation will be held following competition on the Sunday at the conclusion of the Event. We would invite the Mayor or other chosen representatives to participate in the awards function providing a high-profile opportunity to acknowledge Council's involvement in the success of the Event.
- A photographer will be contracted for the event coverage ensuring the images of the Event are captured which would be able to be used in future marketing by **Bathurst Regional Council**. Any images utilised for specific advertising may attract a further copyright fee, to be negotiated directly with the photographer, but promotional images supplied directly to media or used in Event literature will be available at no further charge.

The BLCC is keen to develop and incorporate other promotional initiatives that may provide some support to specific strategies that **Bathurst Regional Council** may wish to communicate with potential visitors to the region.

Our preliminary discussions with Council staff indicated the Mayor may wish to hold a short meet and greet, welcome to Bathurst function hosted by the Council. This event could be held at the Motor Racing Museum on Friday night and offers a major opportunity for the Mayor and other Council representatives to promote the Bathurst region to all competitors and crews.

Bathurst Regional Council Investment

Our sponsorship package is structured to be supported by an in-kind product investment in the sponsorship embracing the following key components:

- A contribution in kind, by waiving all the usual fees for holding a Mountain Straight hill climb. The details of the services anticipated to be provided to BLCC by Bathurst Regional Council are listed in appendix 1.

The loan and/or supply of the following:

- Supply of suitable signage by **Bathurst Regional Council** (flags and other agreed signage) to be displayed on the course and viewing areas over the weekend

- 4 -

Appendix 1

Assistance Proposed to be provided by Council

"Dummy grid road" needs to have pothole repaired before event as discussed with Council representatives.

It is requested that Council consider waiving the \$695 fee for hanging the banner across William St in the week leading up to the event. Which has already been booked.

Waiving of per capita fee for participants on circuit.

Wednesday 30th October

McPhillamy Park toilets and showers to be opened and cleaned throughout weekend to allow for camping from Wednesday night through to Sunday night inclusive.

Supply of forty 40 rubbish bins in McPhillamy Park. To be emptied Saturday

Thursday 31st October

Access to Castrol Tower through to Sunday night to install and remove radio repeater.

Road sweeper to sweep internal bitumen roads in McPhillamy Park.

Concrete barriers to be installed at Fish's Gate. (Usually installed free of charge at our events due to an existing arrangement between CAMS, the BLCC, and Council).

Tyre stacks to be placed at Riddifords gate and the Algona Winery gate (Gate 1.6d)

Tyre wall to be installed at turn 2. In order to minimise costs of this installation we would like the council to consider, in consultation with the affected resident, leaving this tyre wall in place from the Supercheap Auto 1000, three weeks before and left in place after the Championships, so as to be ready for Challenge Bathurst two weeks later.

Friday 1st November

Sweep competition area before 8.30 am

Mt Panorama resident's normal garbage collection service to be completed before 8.00 am

Sulman Park toilets to be opened and cleaned for the next three days (Friday to Sunday inclusive)

Saturday / Sunday 2nd and 3rd November

Competition area on Mountain Straight to be swept before competition begins on each day. This would need to be completed before 8.00 am.

From: Scott Sims <ssims@blcc.com.au>
Sent: Wednesday, 7 August 2019 11:13 AM
To: Aaron Jones <aaron.jones@bathurst.nsw.gov.au>
Cc: Mick Tuckey <mtuckey@blcc.com.au>
Subject: upcoming events sign

Hi Aaron,

I hope you are well. I have been asked to follow up on a conversation between yourself and Mick Tuckey, about the sign at Mt Panorama for upcoming events. The Bathurst Light car Club would like to request that the Australian Hillclimb Championships be advertised on this sign. The BLCC would also like to request that the \$150 fee be included in our request to waive the fees for this event? We look forward to the councils response on this and the earlier request. Thanks for your help and your time.

Scott Sims
Chair Australian Hill
Climb Committee



25/06/2019

Dear Mr Sherley

The Building Strong Foundations (BSF) a Child and Family Health service from Bathurst Health Service has been providing weekly clinics at Kelso Community Centre since it opened.

Over the past 3 years Galloping Gumnuts have provided a supported playgroup to the Kelso community and families, each week on a Wednesday for 2 hours the playgroup provides a supportive environment that not only empowers parents to learn to actively play with their children but also nurtures growth and developmental skills in infants.

The playgroup upon inception in 2016 hosted 5 children, the playgroup now hosts 17-30 children each week. Majority of the children are from vulnerable families that may have limited financial resources to spend on child care and other various children educational groups.

Galloping Gumnuts provides an opportunity for parents and children who would not normally access a playgroup to enhance their relationship in a supportive environment, increase their skills and confidence, and to develop valuable social and family support networks. Galloping Gumnuts supported playgroup aim's to empower families to support young children's development through provision and participation in a variety of developmentally appropriate play experiences and activities. Supported playgroups not only support parents and children to socialise, play and learn but provide a link between the families and other health and community services.

Galloping Gumnuts will continue to provide all resources for the playgroup sessions and a morning tea fruit platter for the children.

I write to you to request support from Bathurst Regional Council for the continuing of this program at the Kelso Community Hub. I am requesting to continue to waiver the annual hall hire fee. This will reduce the overall cost to both Galloping gumnuts and the Child and Family Health team allowing us to invest in resources for the children and families.

Thank you for considering our request

Sincerely

Kylie Rogan
Nurse Unit Manager
Child and Family Health
Bathurst Community Health
63305635

Western NSW Local Health District
ABN 50 629 556 404
Bathurst Health Service
Howick Street
Bathurst NSW 2795
Tel (02) 6330 5311 Fax (02) 6332 9885
Website: www.wnswlhd.health.nsw.gov.au

DIRECTOR ENGINEERING SERVICES' REPORT - ATTACHMENTS

ORDINARY MEETING OF BATHURST REGIONAL COUNCIL

21 AUGUST 2019

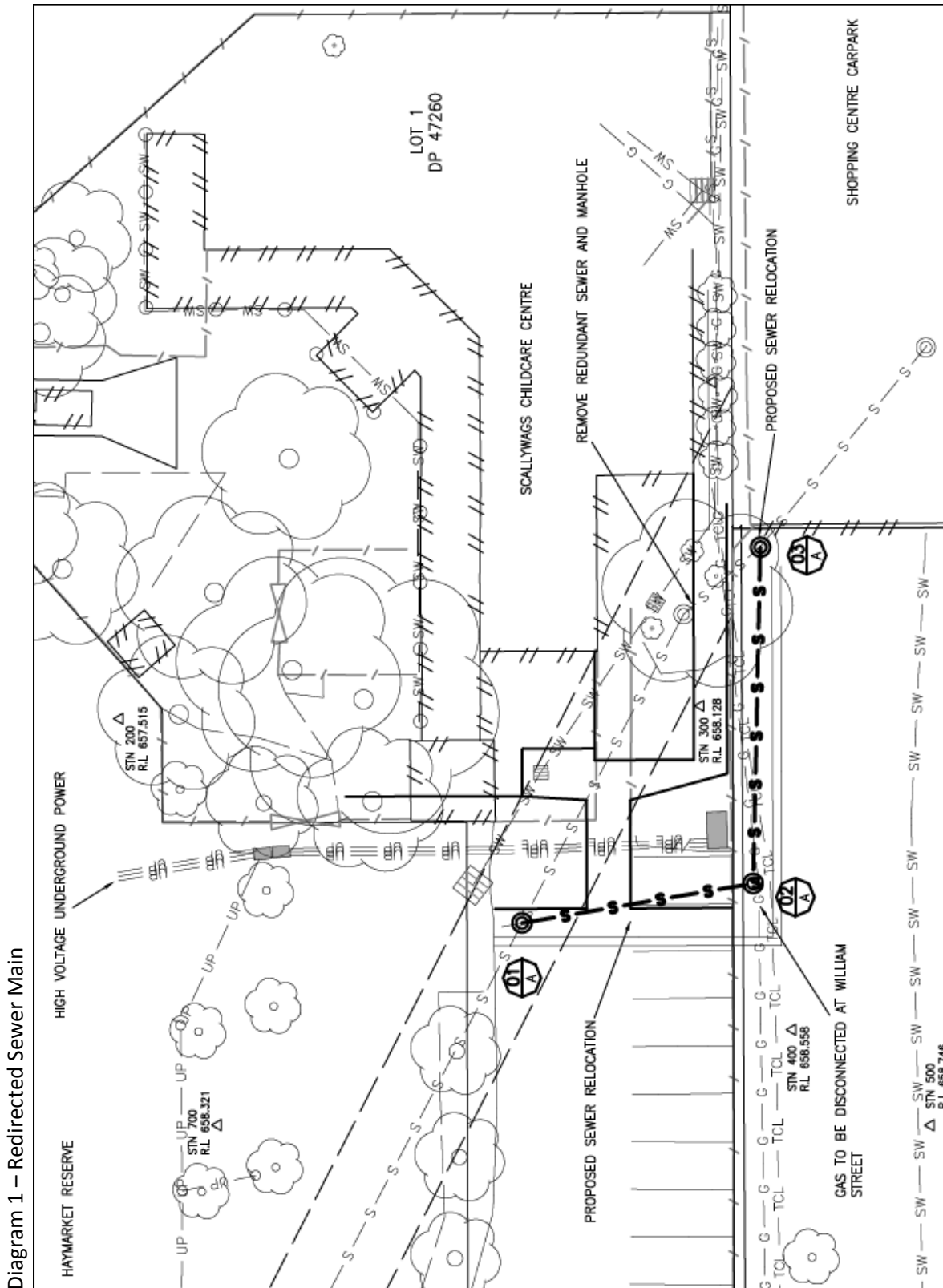
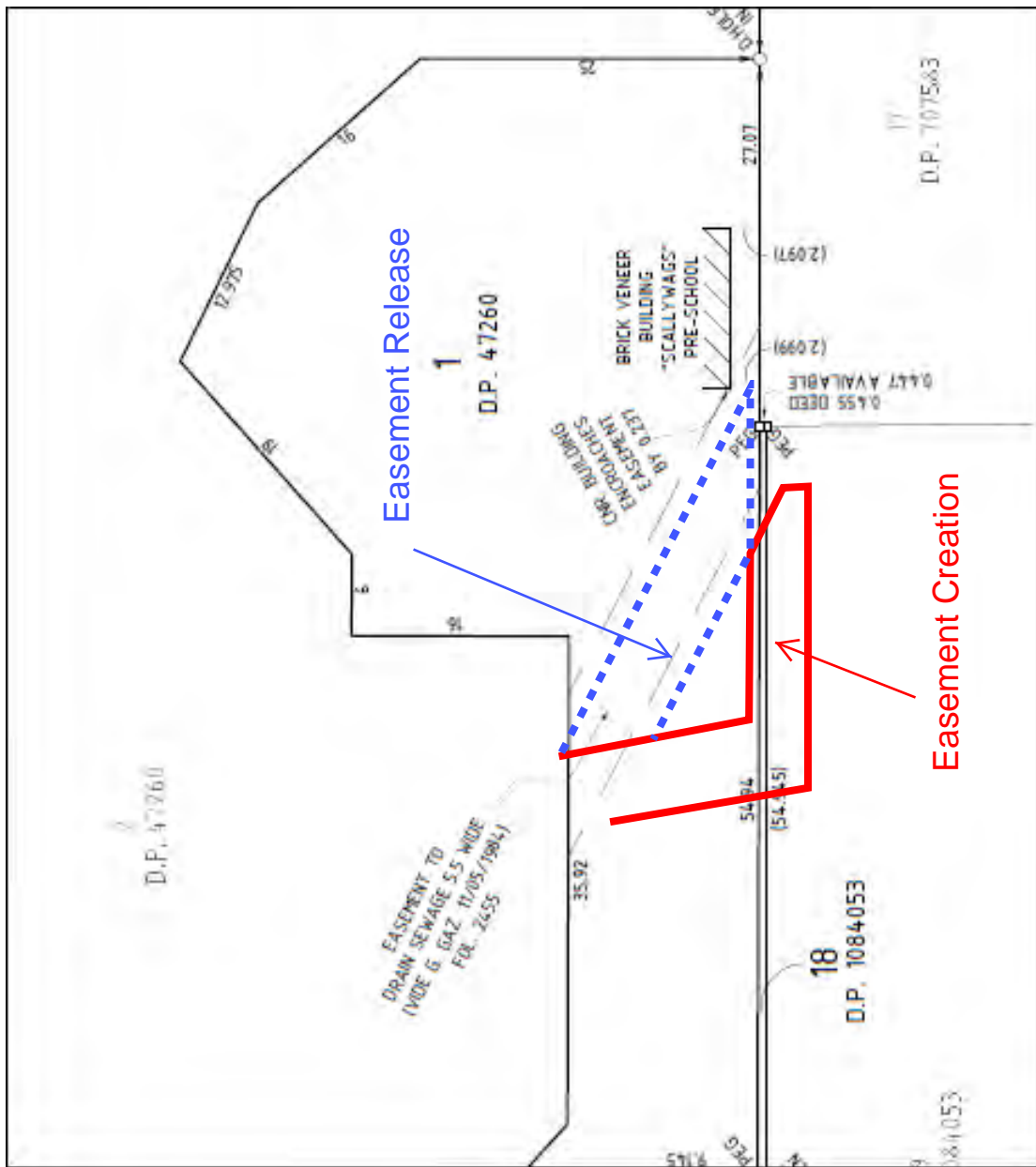
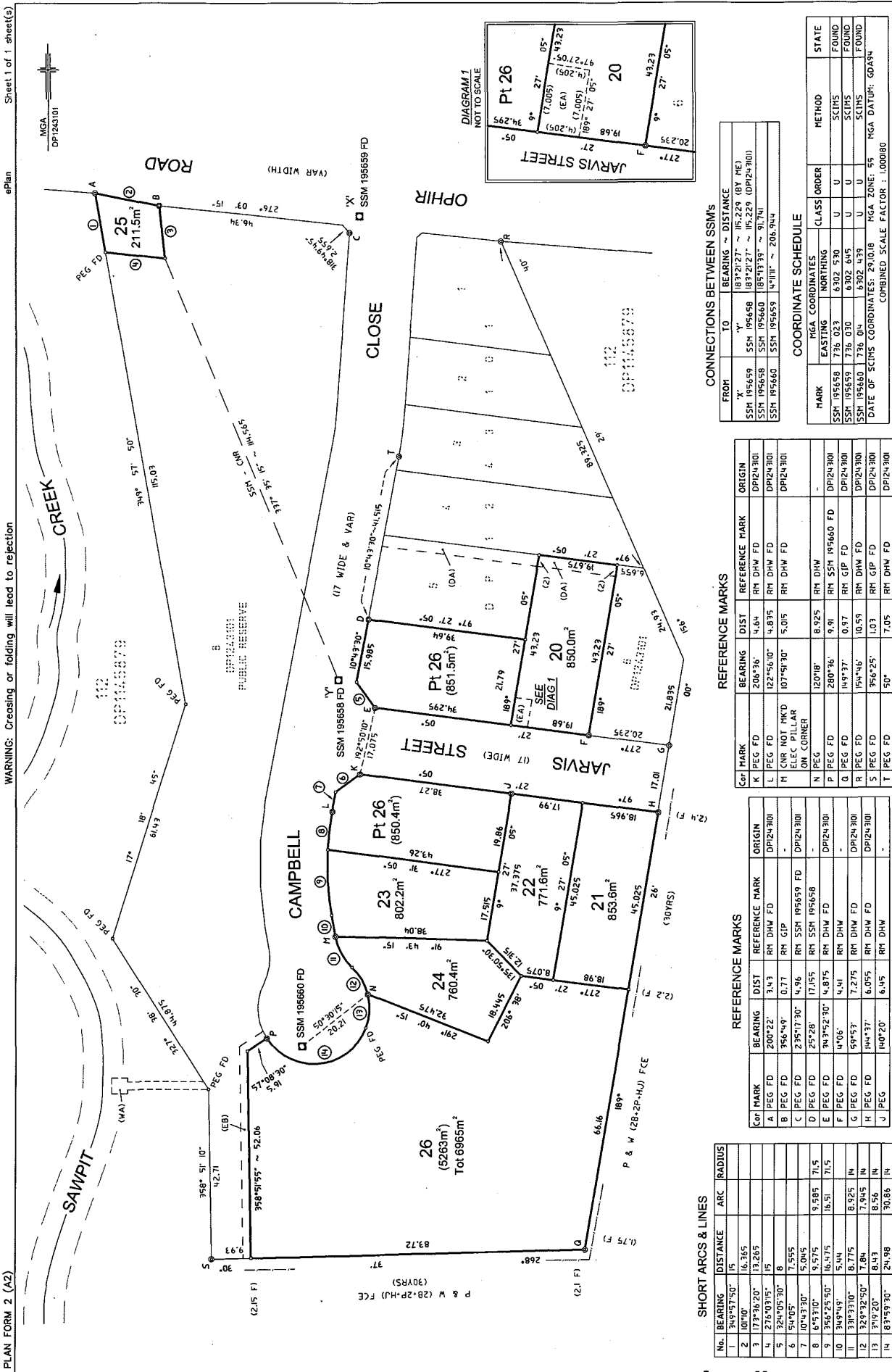


Diagram 2 – Proposed Easement Creation and Release





SHORT ARCS & LINES

No.	BEARING	DISTANCE	ARC	RADIUS
1	349°57'50"	15		
2	101°00'	16.265		
3	173°36'20"	13.265		
4	276°03'15"	15		
5	324°05'30"	8		
6	54°05'	7.555		
7	104°43'30"	5.005		
8	6°53'10"	9.575	5.585	71.5
9	356°25'50"	16.475	16.51	71.5
10	349°44'	5.44		
11	331°33'10"	8.775	8.925	14
12	329°32'50"	7.84	7.945	14
13	319°20'	8.43	8.56	14
14	83°59'30"	24.98	30.86	14

REFERENCE MARKS

Cor MARK	BEARING	DIST	REFERENCE MARK	ORIGIN
A	PEG FD	200'22"	RM DHW FD	DP124300
B	PEG FD	356'49'	RM GIP	DP124300
C	PEG FD	235'17'30"	RM SSM 195659 FD	DP124300
D	PEG FD	25'28"	RM SSM 195658	DP124300
E	PEG FD	94'52'30"	RM DHW FD	DP124300
F	PEG FD	44'06"	RM DHW	DP124300
G	PEG FD	59'53'	RM DHW FD	DP124300
H	PEG FD	144'33'	RM DHW FD	DP124300
I	PEG FD	140'20"	RM DHW	DP124300
J	PEG FD	140'20"	RM DHW	DP124300

REFERENCE MARKS

Cor MARK	BEARING	DIST	REFERENCE MARK	ORIGIN
K	PEG FD	200'36"	RM DHW FD	DP124300
L	PEG FD	122°56'10"	RM DHW FD	DP124300
M	CNR NOT MKD ON CORNER	107°51'30"	RM DHW FD	DP124300
N	PEG	120'18"	RM DHW	DP124300
P	PEG FD	280'16"	RM SSM 195660 FD	DP124300
Q	PEG FD	149'37'	RM GIP FD	DP124300
R	PEG FD	194'46"	RM DHW FD	DP124300
S	PEG FD	56'25"	RM GIP FD	DP124300
T	PEG FD	7'05"	RM DHW FD	DP124300

CONNECTIONS BETWEEN SSM'S

FROM	TO	BEARING	DISTANCE
SSM 195659	SSM 195658	189°21'27"	~ 15.229 (BY ME)
SSM 195659	SSM 195660	189°21'27"	~ 15.229 (DP124300)
SSM 195658	SSM 195660	185°13'39"	~ 91.741
SSM 195660	SSM 195659	14°11'18"	~ 206.944

COORDINATE SCHEDULE

MARK	EASTING	NORTHING	CLASS	ORDER	METHOD	STATE
SSM 195659	736.023	6302.530	U	U	SCIPS	FOUND
SSM 195658	736.030	6302.645	U	U	SCIPS	FOUND
SSM 195660	736.014	6302.439	U	U	SCIPS	FOUND

DATE OF SCIPS COORDINATES: 29/10/08 MGA ZONE: 55 MGA DATUM: GDA94
COMBINED SCALE FACTOR: 1.00080

PLAN OF SUBDIVISION OF LOT 7 DP 1243101.

Surveyor: PATRICK CLARKSTONE
Date of Survey: 26th OCT 2018
Surveyor's Ref: 211212 Policy 3rd

LGA: BATHURST REGIONAL
Locality: LANARTH
Subdivision No: 2018/104
Lengths are in metres. Reduction Rate 1: 800

Registered
27.11.2018
DP1248864

PLAN FORM 2 (A2) WARNING: Creasing or folding will lead to rejection ePlan Sheet 1 of 1 sheet(s) MGA DP1243101

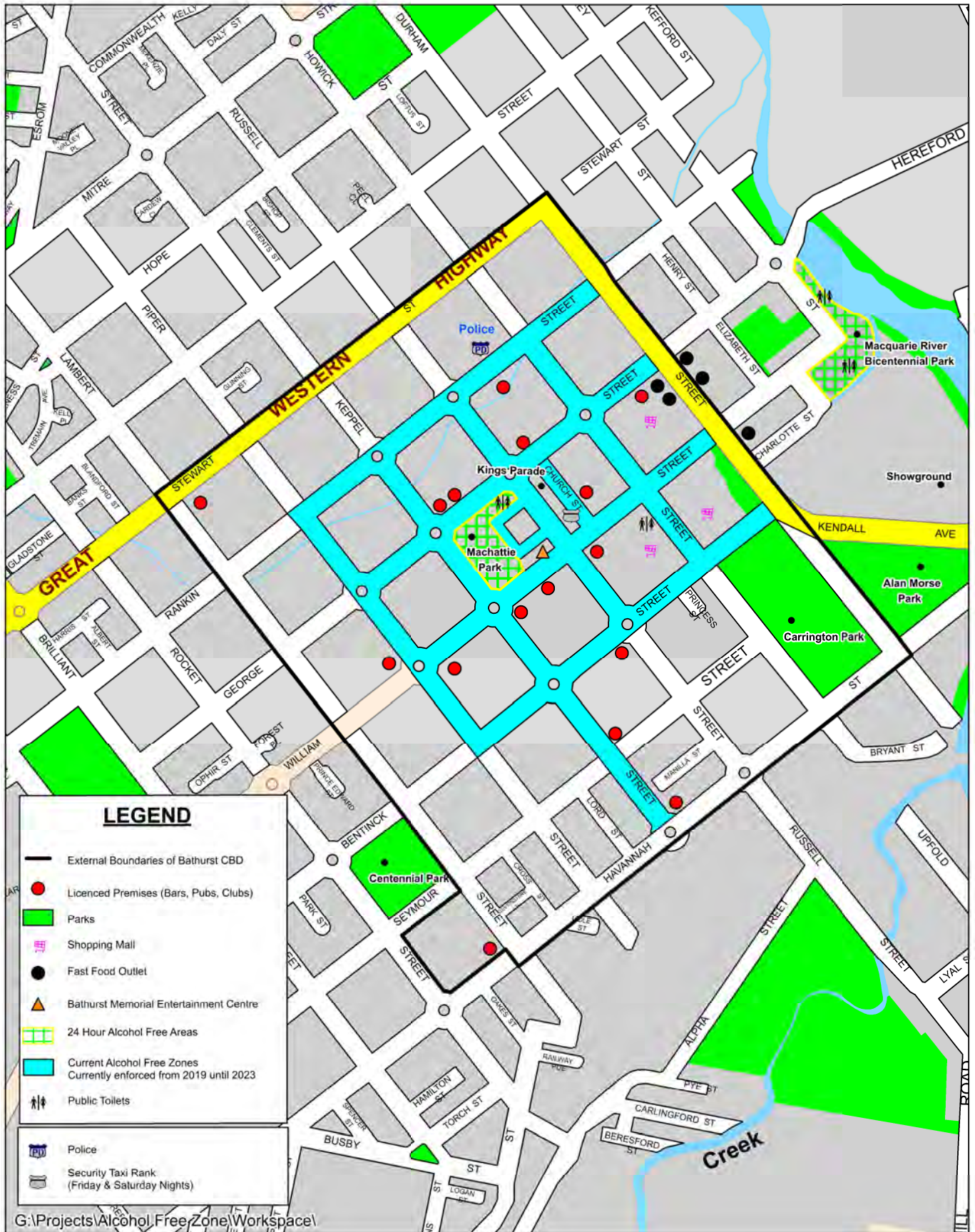
WARNING: Electronic Document supplied by NSW LRS for your internal use only
30x-e-Doc /Doc:DP 1248864 p /Rev:28-Nov-2018 /Sts:OK /Rgs:ALT /Prt:29-Nov-2018 01:20 /Seq:1 of 3

**DIRECTOR CULTURAL & COMMUNITY SERVICES' REPORT -
ATTACHMENTS**

ORDINARY MEETING OF BATHURST REGIONAL COUNCIL

21 AUGUST 2019

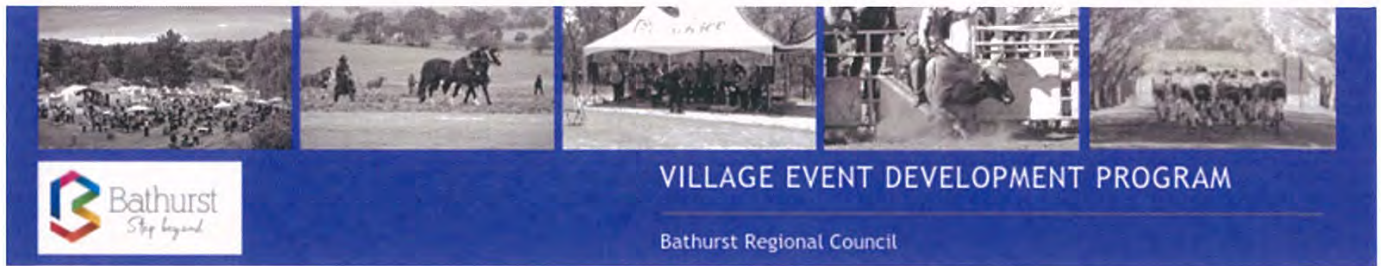
Bathurst Alcohol Free Areas & Zones 2019-2023



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 (Interim) Local Environment Plan 2005.

“Base Maps: © Department of Lands 2006”



2019/20 VILLAGE EVENT DEVELOPMENT PROGRAM

Eligibility and Guidelines

Not-for-profit entities in the Bathurst Regional Council Local Government Area (LGA) are eligible to apply for financial assistance under the Village Event Development Program to support the planning, development and marketing of both existing and new events to be held in or closely associated with the Villages of the LGA.

The villages are an important part of the cultural heritage and social identity of the Bathurst region, and contribute significantly to the value of the region as a visitor destination. Events can be the catalyst for economic development, make a major contribution to positioning and enhancing the local area as a preferred tourist destination and boost the awareness of the local area and community.

The objective of the Village Event Development Program is to assist, build and grow local events and to aid in creating a robust and sustainable events and tourism industry and improved visitor experiences which leads to increased overnight stays, repeat visitation and economic development. The Program could:

- ✓ Support the establishment of a strategic plan to guide the development of proven flagship events
- ✓ Support the establishment of new events
- ✓ Support the marketing of new or emerging events which will contribute to improving the visitor experience, growing the profile of the village and increasing attendance
- ✓ Increase the financial sustainability of an event to ensure long term continuance beyond the initial development phase

Key criteria

- Only not-for-profit* entities are eligible to apply
- Only events held in the Local Government Area will be considered for funding
- Events can not apply for funding via the Village Event Development Program if funding has already been provided under another funding stream of Bathurst Regional Council for the same event in the same year.
- Assessment of applications will be based on the ability of the event to positively promote the LGA and to bring social, cultural and economic benefits to the LGA.
- Events that align with the Bathurst Region Destination Management Plan (DMP), Bathurst Region Brand Strategy (2017) and 2040 Community Strategic Plan will also be given favourable consideration.
- The Event organising committee must have a sound governance structure and clear roles.
- Events must have \$20M public liability insurance and appropriate approvals.

Assessment criteria

Via the application process, events will need to demonstrate:

- Clearly stated aims, objectives and desired outcomes
- That the event promotes a positive image of the LGA
- The ability/capability of the applicant to arrange and deliver the event in a safe and sustainable manner
- The ability of the applicant to successfully market and promote the event
- That staging of the event addresses gaps in the types of events or timing of events held in the LGA and aligns to the priorities of the Bathurst region DMP and Bathurst Region Brand Strategy.
- That the event organiser is aware of insurance and regulatory obligations
- That the event organiser commits to complete an acquittal report and survey following the event



Each application will be assessed based upon:

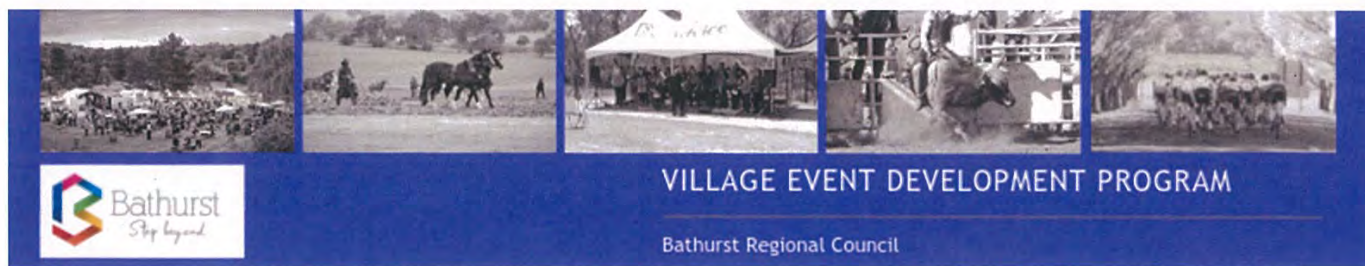
- The ability of the organising committee to deliver the event
- Estimated number of residents or visitors expected to attend the event
- Length of the event
- Ability of the event to increase overnight visitation to the region
- Ability of the event to continue and develop in future years
- Value of the event to the social fabric of the LGA and its contribution to the community's wellbeing and cohesiveness
- The event budget
- The alignment of the event to the objectives of the Bathurst region DMP and the 2040 Community Strategic Plan
- Alignment to the objectives of the DMP of Destination Network Country & Outback.

Ineligible activities/applications

- Events not staged in the Local Government Area
- Events run for commercial profit
- Payment of debt
- Payment of insurance premiums
- Political activities
- Items included in another funding application or to top-up funding for previous funding or any other funding
- Organisations with gaming machines and/or which trade with a liquor licence most days of the week
- Funding for prize money, prizes or trophies
- Events which occur as a matter of course or cyclic activities and events (e.g. school fetes/markets)
- Day to day operational funding for the organisation
- Funding to assist expenses in relation to guests, VIPs or stallholders to attend the event
- Wages or payment to staff
- The proposal has safety and/or environmental hazards that are not managed by acts under a Risk Management Plan to mitigate risk
- No funding will be provided retrospectively

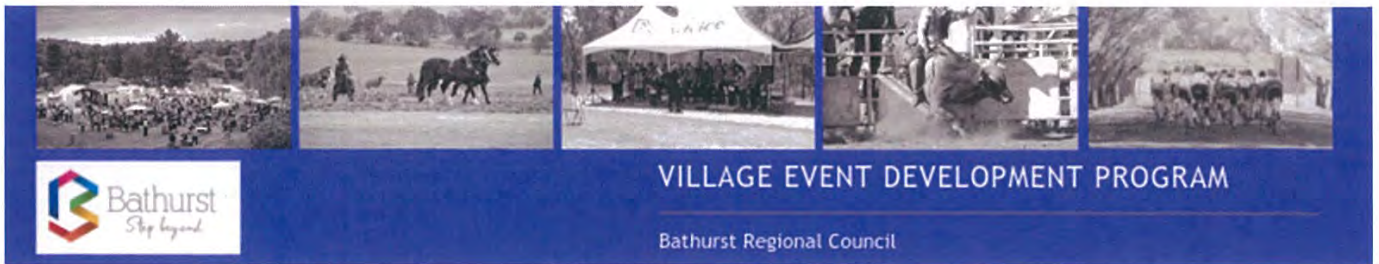
Conditions of funding

1. Events can not apply for funding via the Village Event Development Program if funding has already been provided by another funding stream of Bathurst Regional Council ("Council") for the same event in the same year.
2. That the funds will be used for the purpose as specified in the application, unless written permission for a variation is obtained from Council.
3. That Council will be advised in writing if there are any significant changes to the event as described in the application, or to the contact details of the recipient.
4. That if the event is cancelled, all funds will be repaid to Council.
5. All Council and other permits, approvals, insurance etc. relating to the event are obtained or funding may be withdrawn.
6. Allow Council to use photographs of your event without fee or limitation in the promotion of the LGA as an events destination via electronic and print media.
7. Where possible, the organisation will preferentially source goods and services for the event from within the Bathurst Regional Council Local Government Area.



8. All recipients of funding are required to return to Bathurst Regional Council:
 - a. Benefits as outlined in the Outwards Sponsorship Matrix (below)
 - b. Acquittal report within 60 days of either the conclusion of the event, or the end of the financial year, whichever falls first (funding \$10,000 or more requires an auditor's statement)
 - c. Completed survey providing Council with top level data/insights
9. Events that receive funding for three (3) consecutive years will be ineligible to apply under the Event Development Fund in future years.
10. Council reserves the right, as part of the assessment process, to request further information or documentation.
11. Failure to provide an acquittal report will preclude the applicant from future funding opportunities.

**For the purpose of the Village Event Development Program, a not-for-profit entity is an organisation that does not operate for profit or direct/indirect gains of its individual members, but with the primary purpose of providing services to the community.*

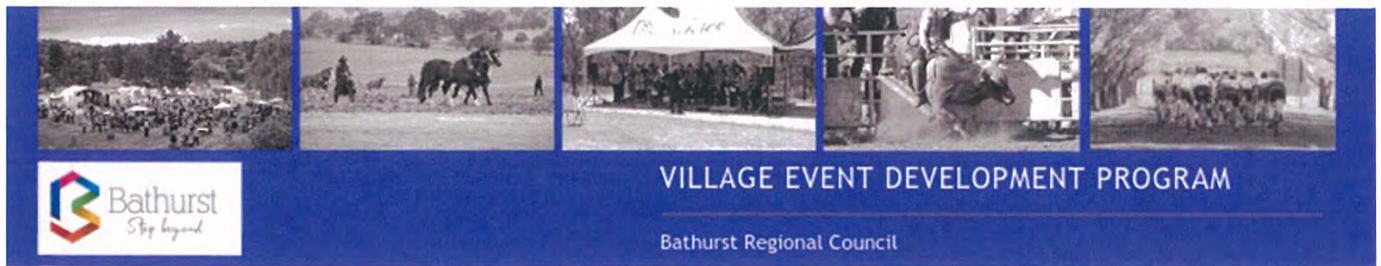


Assessment process

The assessment process has been developed to ensure that Bathurst Regional Council invests in village events that have the potential to return economic, social and/or cultural benefits. The criteria outline below provides a matrix for all applicants to understand the importance of various elements of event delivery.

Section	Key Criteria	Points	Score
Mandatory criteria – must provide to qualify for further assessment			
1	Evidence that applicant is a not-for-profit entity	Y/N	N/A
	Evidence of \$20M Public Liability Insurance (Certificate of Currency must cover the date of the event)	Y/N	
Event details			
2	Applicant clearly states the purpose of the event, what is planned, how it aligns to regional plans and the desired outcomes	25	/ 25
Potential economic benefit			
3	Increased visitation	20	/ 40
	Increasing overnight stays within the LGA	20	
Potential social and cultural benefits			
4	The event positively promotes the LGA, benefits the community and has the potential to contribute to the social and cultural wellbeing of the LGA	15	/ 30
	The event increases the profile of the village and activates one or multiple sites through the experience of the event	15	
Capability and industry knowledge			
5	The organising committee has a solid governance structure and clearly appointed roles	25	/ 25
	An Event Management Plan is developed/in development comprising of		
	Running sheet including roles and responsibilities	10	/80
	Budget/outline of income and expenses	10	
	Risk Management Plan	10	
	Emergency Evacuation Plan	10	
	Waste Management Plan	10	
	Sustainability Plan	10	
	Accessibility Plan	10	
	Marketing Plan	10	
Total			/ 200

For template documents including an Event Management Plan and Risk Management Plan, go to the online Event Organiser's Toolbox: <https://www.bathurst.nsw.gov.au/events-home/event-guide-and-resources.html>



Outgoing Sponsorship Benefits Matrix

Return benefits to Bathurst Regional Council

Value of sponsorship (total funding received)	Up to \$3,000	\$3,001 - \$7,000	\$7,001 - \$10,000	\$10,001+
BRC brand recognition on appropriate printed and digital material	●	●	●	●
Acknowledge support via all promotion or advertising (radio / tv / print)	●	●	●	●
Distribute regional marketing material such as Destination Planners	●	●	●	●
Images of the event to support destination marketing activity (on request from Council)	●	●	●	●
Acquittal Form provided no later than 60 days from completion of the event	●	●	●	●
PA announcement or signage at the activity / event		●	●	●
Complimentary tickets / invites to launch, VIP function or an event			●	●
Naming right of an event / activity or space				●

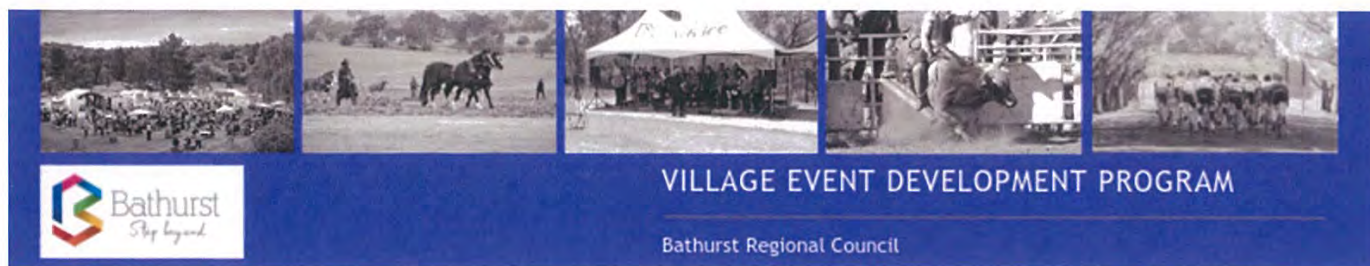
Failure to provide an acquittal report will preclude the applicant from future funding opportunities.

For more information

Bathurst Regional Council, Tourism & Marketing Team
 Bathurst Visitor Information Centre
 02 6332 1444
tourism@bathurst.nsw.gov.au

For support for your event
 including Promotion on the Region's
 Events Calendar
 Go to:

bathurstregion.com.au



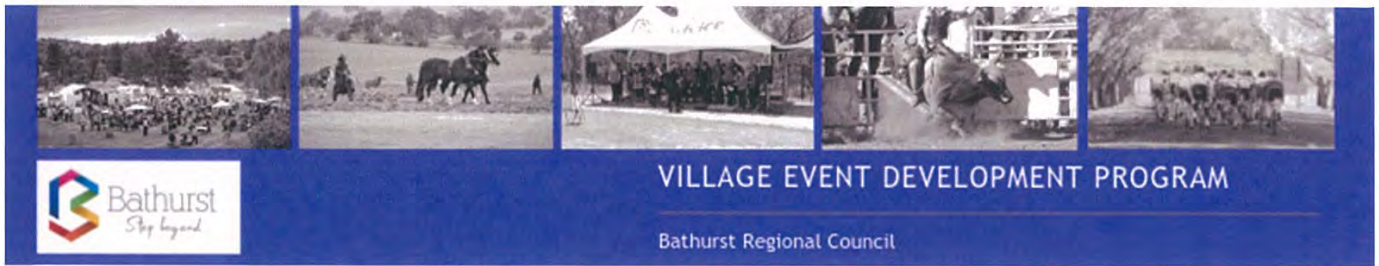
2019/20 BATHURST REGION VILLAGE EVENT DEVELOPMENT PROGRAM

APPLICATION FORM | July 2019 to June 2020

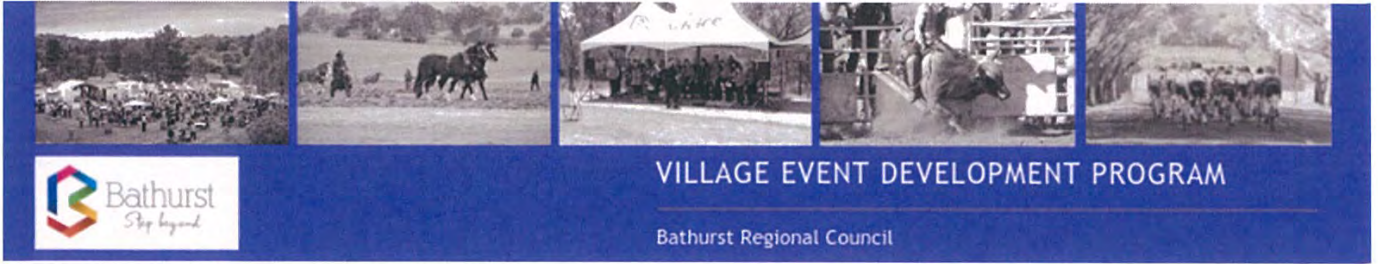
Please refer to the Village Event Development Program's **Eligibility Criteria and Guidelines** prior to applying.

Please submit this application no less than 8 weeks prior to the event commencing to: council@bathurst.nsw.gov.au

Event information	
Name of Event	
Owner of Event	
To be eligible for funding the event owner must :	
<ul style="list-style-type: none"> i. Be registered not-for-profit or auspiced under a not-for-profit organisation. <i>Please attach copy of Certificate of Incorporation or letter from auspicng organisation.</i> ii. Have a minimum of \$20M Public Liability <i>Please attach copy of Certificate of Currency.</i> 	
Village	
Venue	
Date of event	
Bump in date/s	
Bump out date/s	
Estimated attendance	
Participants and staff	No. of days:
LGA residents	No. of days:
Day trippers (outside LGA)	No. of days:
Overnight visitors	No. of nights:
Why are you organising this event?	
Please outline how this event will benefit the community. <i>Consider its appeal to a broad number of people, the value of this event to build health and well-being amongst residents; and timing of the event to drive visitation during soft visitation periods.</i>	



Outline your previous experience in organising events of similar complexity.	
How do you intend to market and promote this event?	
How does the proposed event align with the objectives of the Bathurst Region Destination Management Plan and 2040 Community Strategic Plan?	
What plans are in place to hold this event in subsequent years? Does the event have an overarching strategic plan?	
<p>It is expected that all events held in the Local Government Area are arranged and delivered in a safe and sustainable manner.</p> <p>Council may request a copy of plans as part of its assessment of your application.</p>	<p>Please indicate which plans are in place to support your event:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Running sheet including roles and responsibilities <input type="checkbox"/> Risk Management Plan Incorporating Emergency Evacuation Procedure <input type="checkbox"/> Accessibility Plan <input type="checkbox"/> Waste Management Plan <input type="checkbox"/> Traffic Control Plan (where applicable) <p>Is food being prepared and provided at your event? <input type="checkbox"/> Yes / <input type="checkbox"/> No</p> <p>If food is being prepared and provided at your event you will be required to understand and comply with your requirements in regard to <u>Temporary Event Food Guidelines</u></p>

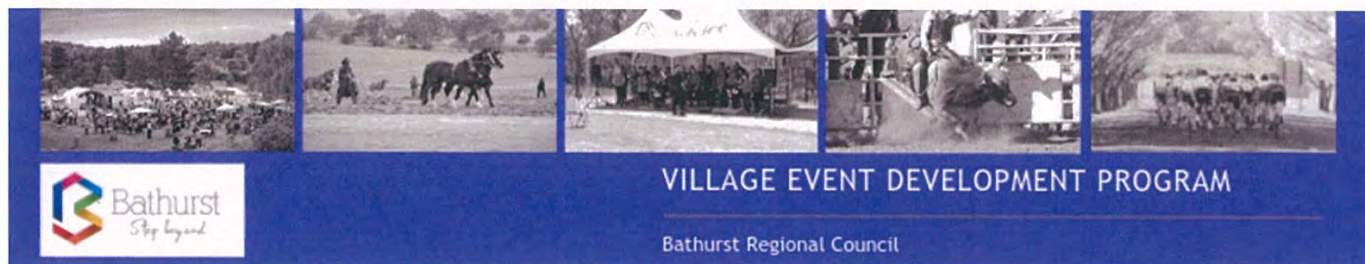


Application for financial support

Please note that in accordance with the **Eligibility Criteria and Guidelines**, all events receiving funding are required to return specific benefits to Bathurst Regional Council commensurate with level of funding granted (See *Benefits Matrix* below).

Please provide as much detail as possible in the budget table below. Quotations may be attached as relevant.

Details (what will the funds be used for)	Amount
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
Total	\$



Applicant's primary contact details

Name	
Telephone	
Email address	

Event Owner's details

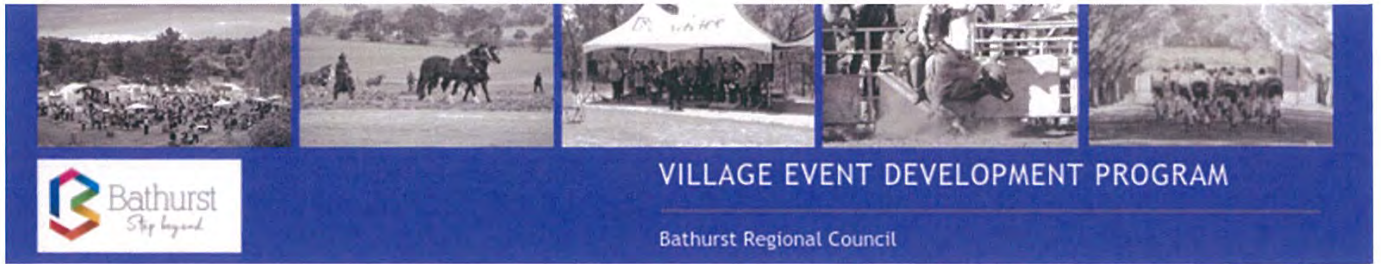
Event Owner/Entity	
ABN	
Telephone	
Email address	
Postal address	
Is your organisation registered for GST?	<input type="checkbox"/> Yes <input type="checkbox"/> No

To be completed by applicant as part of initial application to streamline this process.
Completing this section does not guarantee the success of your application.

Banking Institution	
BSB	
Account name	
Account number	

Have you received any other forms of funding for this event from Council?	<input type="checkbox"/> Yes <input type="checkbox"/> No (if yes, you are ineligible to apply for funding under the Event Development Fund)
Have you attached your Certificate of Incorporation?	<input type="checkbox"/> Yes <input type="checkbox"/> No (if no, why not)
Have you attached your Certificate of Currency for \$20M Public Liability?	<input type="checkbox"/> Yes <input type="checkbox"/> No (if no, why not)

Please submit this application no less than 8 weeks prior to the event commencing to: council@bathurst.nsw.gov.au



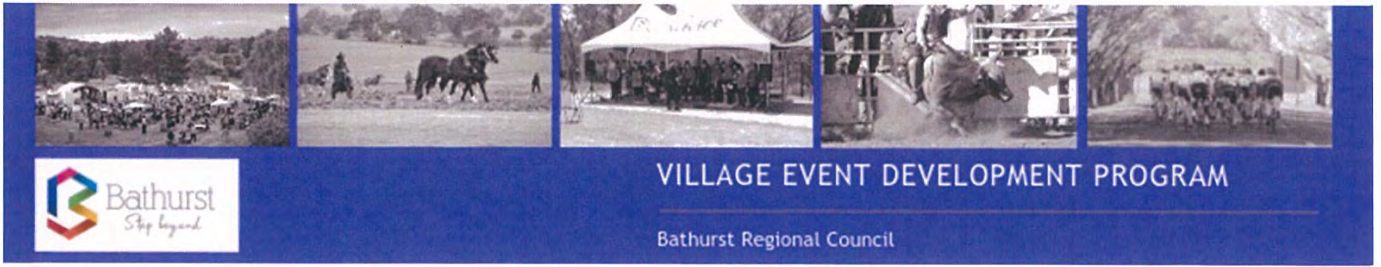
Outgoing Sponsorship Benefits Matrix

Return benefits to Bathurst Regional Council

Value of sponsorship (total funding received)	Up to \$3,000	\$3,001 - \$7,000	\$7,001 - \$10,000	\$10,001+
BRC brand recognition on appropriate printed and digital material	●	●	●	●
Acknowledge support via all promotion or advertising (radio / tv / print)	●	●	●	●
Distribute regional marketing material such as Destination Planners	●	●	●	●
Images of the event to support destination marketing activity (on request from Council)	●	●	●	●
Acquittal Form provided no later than 60 days from completion of the event	●	●	●	●
PA announcement or signage at the activity / event		●	●	●
Complimentary tickets / invites to launch, VIP function or an event			●	●
Naming right of an event / activity or space				●

Failure to provide an acquittal report will preclude the applicant from future funding opportunities.

NB: Evidence that benefits have been returned will be required as part of the acquittal process.



VILLAGE EVENT DEVELOPMENT PROGRAM

Bathurst Regional Council



2019/20 BATHURST REGION VILLAGE EVENT DEVELOPMENT PROGRAM

APPLICATION FORM | July 2019 to June 2020



Please refer to the Village Event Development Program's **Eligibility Criteria and Guidelines** prior to applying.

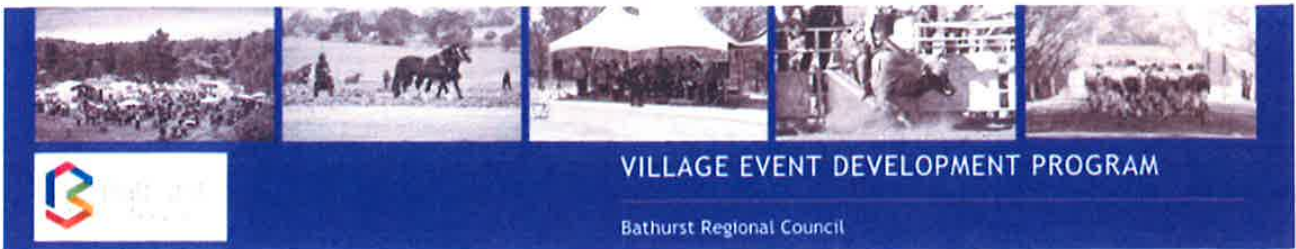
Please submit this application no less than 8 weeks prior to the event commencing to: council@bathurst.nsw.gov.au

Event information		
Name of Event	The Marmalade Festival Peel Jam & Art Exhibition	
Owner of Event	Christine Porter (The Peel Recreation Reserve Land Manager) on behalf of the Peel Residents Association	
To be eligible for funding the event owner must :		
<ul style="list-style-type: none"> i. Be registered not-for-profit or auspiced under a not-for-profit organisation. <i>Please attach copy of Certificate of Incorporation or letter from auspicing organisation.</i> ii. Have a minimum of \$20M Public Liability <i>Please attach copy of Certificate of Currency.</i> 		
Village	Peel	
Venue	The Old School Hall, Peel	
Date of event	Saturday 9 November 2019	
Bump in date/s	8 November 2019	
Bump out date/s	10 November 2019	
Estimated attendance		
Participants and staff	75	No. of days: One
LGA residents	300+	No. of days:
Day trippers (outside LGA)	200	No. of days:
Overnight visitors	100+	No. of nights:
Why are you organising this event?	The Marmalade Festival Peel Jam & Art Exhibition ("The Jam") is an annual fundraiser for the maintenance of the peel Old School Hall and the Peel native Flora and Fauna Reserve Trust. Its primary objective is to celebrate the arts and to promote community and culture for the village of Peel.	
Please outline how this event will benefit the community. <i>Consider its appeal to a broad number of people, the value of this event to build health and well-being amongst residents; and timing of the event to drive visitation during soft visitation periods.</i>	The Jam is attended by a wide cross section of attendees from within and outside of the LGA. Local businesses are involved, providing sponsorship, and are heavily promoted throughout the day. The Festival is also a celebration of local talent, both musicians and artists who donate their talents for the day. The event is the largest annual event held in Peel and is considered an important part of maintaining a strong sense of local community as well as attracting new visitors to the LGA and to the village. The event is planned so as not to clash with other major events in the Bathurst region.	



<p>Outline your previous experience in organising events of similar complexity.</p>	<p>This event has been held since 2009. Organisation is by a dedicated team of residents and the associations of the Peel Reserve Land Manager, Peel Residents Association and Peel Native Flora and Fauna Reserve.</p> <p>The success and smooth running of the event over the past eight years demonstrates the capacity of the organising committee to manage future growth of the event.</p>
<p>How do you intend to market and promote this event?</p>	<p>The organising committee will work with the tourism team at the Bathurst Visitor Information Centre (BVIC) to generate publicity for the event and promote via digital channels with the organising committee providing the primary content for tourism staff to utilise. The organising committee will also collaborate with Council's tourism team to produce a media release for distribution through both Council's media channels and via the specialist PR agency engaged by BVIC.</p>
<p>How does the proposed event align with the objectives of the Bathurst Region Destination Management Plan and 2040 Community Strategic Plan?</p>	<p>The event aligns with the following objectives of the 2040 CSP: Strategy 1.3 – Enhance the cultural vitality of the region Strategy 2.1 – Support local business and industry Strategy 2.6 – Promote our city and villages as a tourist destination Strategy 5.2 – Help make the Bathurst CBD, neighbourhoods and the region's villages attractive and full of life</p> <p>The event aligns with the following objectives of the 2015 Bathurst region DMP: 7.7.7 (shape the experience), 7.2.3 (develop the product), 7.3.2 (lengthen stays) and 7.4.1 (success through collaboration)</p>
<p>What plans are in place to hold this event in subsequent years? Does the event have an overarching strategic plan?</p>	<p>It is the intent of the organising committee to grow this event annually to become one of the 'must see' events on the LGA calendar and the signature event to activate the village of Peel and engage community participation and community pride. Planning has always been directed towards this strategic objective.</p>
<p>It is expected that all events held in the Local Government Area are arranged and delivered in a safe and sustainable manner.</p> <p>Council may request a copy of plans as part of its assessment of your application.</p>	<p>Please indicate which plans are in place to support your event:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Running sheet including roles and responsibilities <input type="checkbox"/> Risk Management Plan Incorporating Emergency Evacuation Procedure <input type="checkbox"/> Accessibility Plan <input type="checkbox"/> Waste Management Plan <input type="checkbox"/> Traffic Control Plan (where applicable) <p>Is food being prepared and provided at your event? <input type="checkbox"/> Yes / <input type="checkbox"/> No</p> <p>If food is being prepared and provided at your event you will be required to understand and comply with your requirements in regard to <u>Temporary Event Food Guidelines</u>.</p>

BATHURST REGIONAL COUNCIL  Please submit to: council@bathurst.nsw.gov.au or Private Mail Bag 17, 158 Russell St Bathurst NSW 2795 





Application for financial support

Please note that in accordance with the **Eligibility Criteria and Guidelines**, all events receiving funding are required to return specific benefits to Bathurst Regional Council commensurate with level of funding granted (See *Benefits Matrix* below).

Please provide as much detail as possible in the budget table below. Quotations may be attached as relevant.

Details (what will the funds be used for)	Amount
Purchase of <u>four</u> commercial grade pop up canopies to provide shade on stage, at the gate and for the audience as well as a 'green room' canopy for performers.	\$6,727.72 (inclusive of GST)
NOTE THAT THE PEEL RECREATION RESERVE LAND MANAGER WILL CONTRIBUTE TOWARDS THIS COST	\$-727.72 (Inclusive of GST)
	\$
	\$
	\$
	\$
	\$
	\$
	\$
Total	\$6000 (GST Inclusive)


 Please submit to: council@bathurst.nsw.gov.au or
 Private Mail Bag 17, 158 Russell St Bathurst NSW 2795
 





Applicant's primary contact details	
Name	Christine Porter
Telephone	0428 324 025
Email address	peelrrt@gmail.com

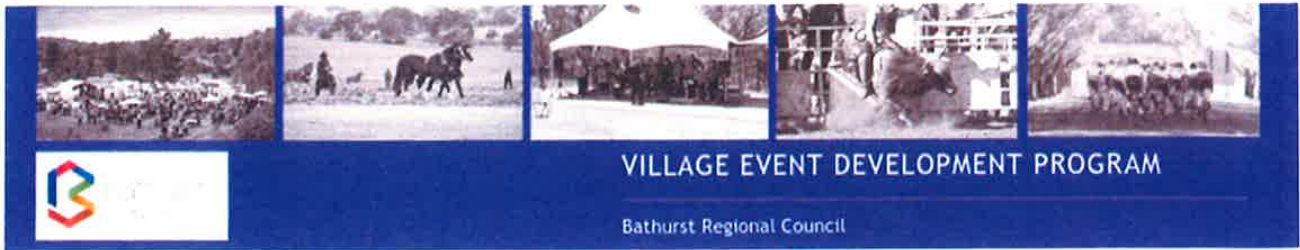
Event Owner's details	
Event Owner/Entity	The Trustee for Peel Recreation Reserve Land Manager
ABN	33 496 542 264
Telephone	0428 324 025
Email address	peelrrt@gmail.com
Postal address	68 Dempsey Street PEEL NSW 2795
Is your organisation registered for GST?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

To be completed by applicant as part of initial application to streamline this process. Completing this section does not guarantee the success of your application.	
Banking Institution	
BSB	
Account name	
Account number	

Have you received any other forms of funding for this event from Council?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (if yes, you are ineligible to apply for funding under the Event Development Fund)
Have you attached your Certificate of Incorporation?	<input type="checkbox"/> Yes <input type="checkbox"/> No (if no, why not)
Have you attached your Certificate of Currency for \$20M Public Liability?	<input type="checkbox"/> Yes <input type="checkbox"/> No (if no, why not)

Please submit this application no less than 8 weeks prior to the event commencing to: council@bathurst.nsw.gov.au

	Please submit to: council@bathurst.nsw.gov.au or Private Mail Bag 17, 158 Russell St Bathurst NSW 2795	
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Outgoing Sponsorship Benefits Matrix

Return benefits to Bathurst Regional Council

Value of sponsorship (total funding received)	Up to \$3,000	\$3,001 - \$7,000	\$7,001 - \$10,000	\$10,001+
BRC brand recognition on appropriate printed and digital material	●	●	●	●
Acknowledge support via all promotion or advertising (radio / tv / print)	●	●	●	●
Distribute regional marketing material such as Destination Planners	●	●	●	●
Images of the event to support destination marketing activity (on request from Council)	●	●	●	●
Acquittal Form provided no later than 60 days from completion of the event	●	●	●	●
PA announcement or signage at the activity / event		●	●	●
Complimentary tickets / invites to launch, VIP function or an event			●	●
Naming right of an event / activity or space				●

Failure to provide an acquittal report will preclude the applicant from future funding opportunities.

NB: Evidence that benefits have been returned will be required as part of the acquittal process.


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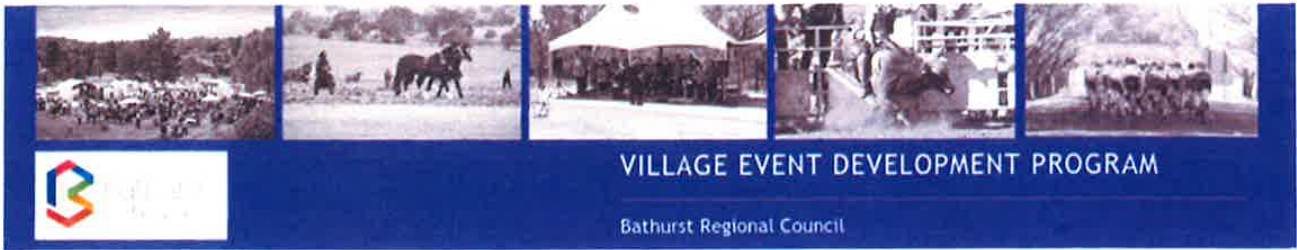
2019/20 BATHURST REGION VILLAGE EVENT DEVELOPMENT PROGRAM

APPLICATION FORM | July 2019 to June 2020

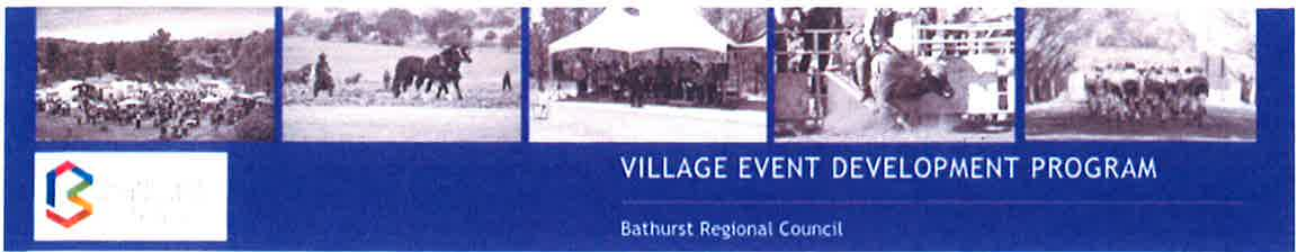
Please refer to the Village Event Development Program's **Eligibility Criteria and Guidelines** prior to applying.

Please submit this application no less than 8 weeks prior to the event commencing to: council@bathurst.nsw.gov.au

Event information		
Name of Event	Rockley Gardens and Art Festival 2019	
Owner of Event	Rockley and District Community Association Inc	
To be eligible for funding the event owner must :		
<ul style="list-style-type: none"> i. Be registered not-for-profit or auspiced under a not-for-profit organisation. <i>Please attach copy of Certificate of Incorporation or letter from auspicing organisation.</i> ii. Have a minimum of \$20M Public Liability <i>Please attach copy of Certificate of Currency.</i> 		
Village	Rockley	
Venue	Multiple gardens in and around the village	
Date of event	9-10 November 2019	
Bump in date/s	6-8 November 2019	
Bump out date/s	11-13 November 2019	
Estimated attendance		
Participants and staff	40	No. of days: 6
LGA residents	350	No. of days: 2
Day trippers (outside LGA)	300	No. of days: 2
Overnight visitors	100	No. of nights: 2
Why are you organising this event?	The Rockley and District Community Association are holding a Gardens and Art weekend to raise money to restore their historic School of Arts building. Ten gardens will be opened to the public which include established gardens, heritage gardens and 'works in progress'. Local artists will display their artworks in their studios and in the School of Arts hall. The Rockley community will also be showcasing their historic buildings during this event, some of which will be open.	
Please outline how this event will benefit the community. <i>Consider its appeal to a broad number of people, the value of this event to build health and well-being amongst residents; and timing of the event to drive visitation during soft visitation periods.</i>	The inaugural Event in 2018 was attended by a wide cross section of attendees from within and outside of the LGA. Local businesses are involved, providing sponsorship. The event is considered an important part of maintaining a strong sense of local community as well as attracting new visitors to the LGA and to the village during Spring. The event does not clash with other major events in the Bathurst region, though does have an important connection to the established Spring Spectacular and therefore builds this seasonal element across the region.	



<p>Outline your previous experience in organising events of similar complexity.</p>	<p>The organising committee behind the successful 2018 inaugural event is again coordinating the 2019 Festival. The 2018 event was incident free and was well received by both participants and attendees demonstrating the ability of this committee.</p>
<p>How do you intend to market and promote this event?</p>	<p>The organising committee will work with the tourism team at the Bathurst Visitor Information Centre (BVIC) to generate publicity for the event and promote via digital channels with the organising committee providing the primary content (including brochure and poster designs) for tourism staff to utilise. The organising committee will also collaborate with Council's tourism team to produce a media release for distribution through both Council's media channels and via the specialist PR agency engaged by BVIC. This will build on the successful approach in 2018 which saw the event attract a media famil visit as a part of a regional itinerary.</p>
<p>How does the proposed event align with the objectives of the Bathurst Region Destination Management Plan and 2040 Community Strategic Plan?</p>	<p>The event aligns with the following objectives of the 2040 CSP: Strategy 1.3 – Enhance the cultural vitality of the region Strategy 2.1 – Support local business and industry Strategy 2.6 – Promote our city and villages as a tourist destination Strategy 5.2 – Help make the Bathurst CBD, neighbourhoods and the region's villages attractive and full of life The event aligns with the following objectives of the 2015 Bathurst region DMP: 7.7.7 (shape the experience), 7.2.3 (develop the product), 7.3.2 (lengthen stays) and 7.4.1 (success through collaboration)</p>
<p>What plans are in place to hold this event in subsequent years? Does the event have an overarching strategic plan?</p>	<p>It is the intent of the organising committee to grow this event annually to become one of the 'must see' events on the LGA calendar and the signature event to activate the village of Rockley and engage community participation and community pride. Planning is directed towards this strategic objective.</p>
<p>It is expected that all events held in the Local Government Area are arranged and delivered in a safe and sustainable manner. Council may request a copy of plans as part of its assessment of your application.</p>	<p>Please indicate which plans are in place to support your event:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Running sheet including roles and responsibilities <input type="checkbox"/> Risk Management Plan Incorporating Emergency Evacuation Procedure <input type="checkbox"/> Accessibility Plan <input type="checkbox"/> Waste Management Plan <input type="checkbox"/> Traffic Control Plan (where applicable) <p>Is food being prepared and provided at your event? <input type="checkbox"/> Yes / <input type="checkbox"/> No</p> <p>If food is being prepared and provided at your event you will be required to understand and comply with your requirements in regard to <u>Temporary Event Food Guidelines</u></p>

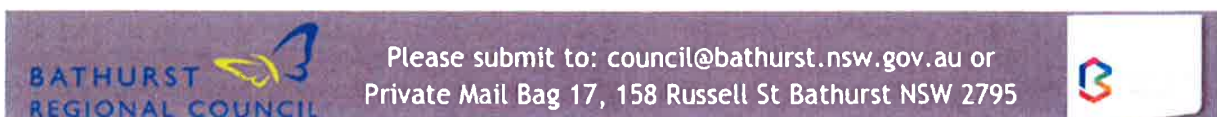


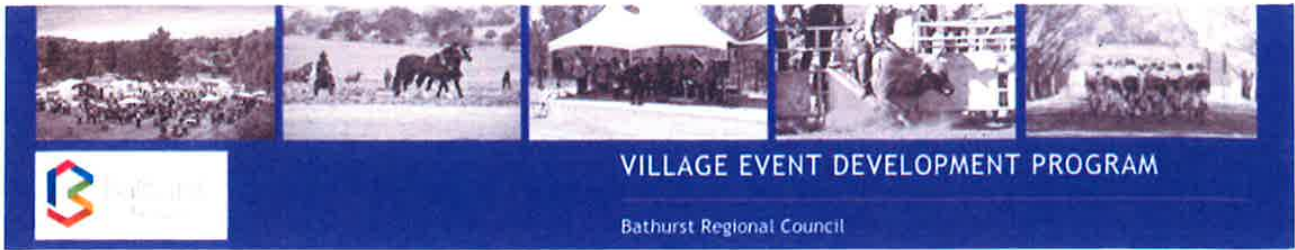
Application for financial support

Please note that in accordance with the **Eligibility Criteria and Guidelines**, all events receiving funding are required to return specific benefits to Bathurst Regional Council commensurate with level of funding granted (See *Benefits Matrix* below).

Please provide as much detail as possible in the budget table below. Quotations may be attached as relevant.

Details (what will the funds be used for)	Amount
Printing of Promotional brochures and Posters	\$2000 (GST Inclusive)
Hire of Shuttle Bus for visitor conveyance between venues	\$1800 (GST Inclusive)
	\$
	\$
	\$
	\$
	\$
	\$
	\$
Total	\$3,600 (GST Inclusive)





Applicant's primary contact details

Name	Janelle Matus or Jasmin Hooper
Telephone	0428 379 330/ 6337 9357
Email address	matus@dragnet.com.au

Event Owner's details



Event Owner/Entity	Rockley & District Community Association Inc
ABN	52 028 709 379
Telephone	0428 379 330
Email address	justjasmin@bigpond.com
Postal address	
Is your organisation registered for GST?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

To be completed by applicant as part of initial application to streamline this process.
Completing this section does not guarantee the success of your application.

Banking Institution	
BSB	
Account name	
Account number	

Have you received any other forms of funding for this event from Council?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (if yes, you are ineligible to apply for funding under the Event Development Fund)
Have you attached your Certificate of Incorporation?	<input type="checkbox"/> Yes <input type="checkbox"/> No (if no, why not)
Have you attached your Certificate of Currency for \$20M Public Liability?	<input type="checkbox"/> Yes <input type="checkbox"/> No (if no, why not)

Please submit this application no less than 8 weeks prior to the event commencing to: council@bathurst.nsw.gov.au

	<p>Please submit to: council@bathurst.nsw.gov.au or Private Mail Bag 17, 158 Russell St Bathurst NSW 2795</p>	
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Outgoing Sponsorship Benefits Matrix

Return benefits to Bathurst Regional Council

Value of sponsorship (total funding received)	Up to \$3,000	\$3,001 - \$7,000	\$7,001 - \$10,000	\$10,001+
BRC brand recognition on appropriate printed and digital material	●	●	●	●
Acknowledge support via all promotion or advertising (radio / tv / print)	●	●	●	●
Distribute regional marketing material such as Destination Planners	●	●	●	●
Images of the event to support destination marketing activity (on request from Council)	●	●	●	●
Acquittal Form provided no later than 60 days from completion of the event	●	●	●	●
PA announcement or signage at the activity / event		●	●	●
Complimentary tickets / invites to launch, VIP function or an event			●	●
Naming right of an event / activity or space				●

Failure to provide an acquittal report will preclude the applicant from future funding opportunities.

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 Private Mail Bag 17, 158 Russell St Bathurst NSW 2795
 



2019/20 BATHURST REGION VILLAGE EVENT DEVELOPMENT PROGRAM

APPLICATION FORM | July 2019 to June 2020

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Please submit this application no less than 8 weeks prior to the event commencing to: council@bathurst.nsw.gov.au

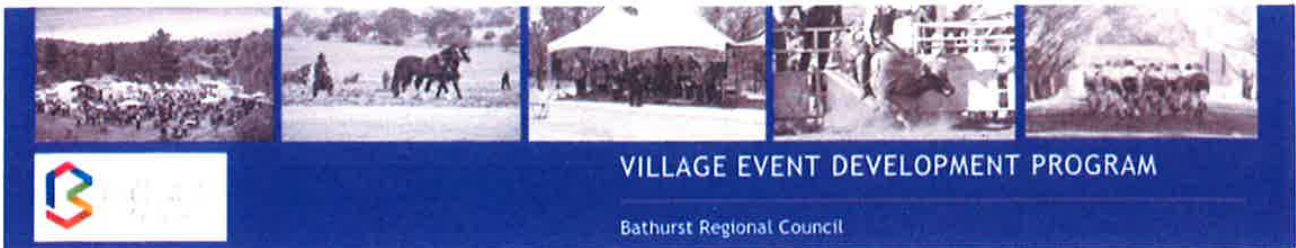
Event information		
Name of Event	REBELLION ON THE TURON 2020	
Owner of Event	SOFALA PROGRESS ASSOCIATION	
To be eligible for funding the event owner must :		
<ul style="list-style-type: none"> i. Be registered not-for-profit or auspiced under a not-for-profit organisation. <i>Please attach copy of Certificate of Incorporation or letter from auspicng organisation.</i> ii. Have a minimum of \$20M Public Liability <i>Please attach copy of Certificate of Currency.</i> 		
Village	Sofala	
Venue	Main Street – Sofala	
Date of event	21 March 2020	
Bump in date/s		
Bump out date/s		
Estimated attendance		
Participants and staff	30	No. of days: 2
LGA residents	400	No. of days: 1
Day trippers (outside LGA)	600	No. of days: 1
Overnight visitors	200	No. of nights: 1
Why are you organising this event?	<p>Encompassing; theatre, history, action, interaction, games, community display community engagement, food (good food), wine tasting, live music, rides and gunfire - this event is all that is great about this district. It is larrikins made palatable, It is Sofala at its best, which shows Bathurst at its best. It is sellable not only to direct locals and locals to Bathurst, but also to state wide visitors interested in the unique and spectacular historical aspects.</p>	
Please outline how this event will benefit the community. <i>Consider its appeal to a broad number of people, the value of this event to build health and well-being amongst residents; and timing of the event to drive visitation during soft visitation periods.</i>	<p>The Rebellion on the Turon is now a proven event in its new format. In 2019 it attracted a great crowd and kept them enthralled for a full day. The crowd was 3 times that of previous years and this could have doubled (estimate due to registered interest in the event). We expect this to grow over the next 5 years. It is the single biggest event for Sofala, a village which is developing a certain momentum, and a significant addition to village spirt and pride.</p>	





<p>Outline your previous experience in organising events of similar complexity.</p>	<p>The fixed expenses for this event are immovable and crucial. This is an event run by full time working professionals. It is, as a result, professionally, and efficiently run. It is not run by retirees who may have more time to fundraise but perhaps may lack the innovation and energy to run it.</p>
<p>How do you intend to market and promote this event?</p>	<p>Historically the event has been largely promoted by the committee. In 2019/20 the organising committee will work with the tourism team at the Bathurst Visitor Information Centre (BVIC) to generate additional publicity for the event and promote via digital channels with the organising committee providing the primary content (including brochure and poster designs) for tourism staff to utilise. The organising committee will also collaborate with Council's tourism team to produce a media release for distribution through both Council's media channels and via the specialist PR agency engaged by BVIC.</p>
<p>How does the proposed event align with the objectives of the Bathurst Region Destination Management Plan and 2040 Community Strategic Plan?</p>	<p>The event aligns with the following objectives of the 2040 CSP: Strategy 1.3 – Enhance the cultural vitality of the region Strategy 2.1 – Support local business and industry Strategy 2.6 – Promote our city and villages as a tourist destination Strategy 5.2 – Help make the Bathurst CBD, neighbourhoods and the region's villages attractive and full of life The event aligns with the following objectives of the 2015 Bathurst region DMP: 7.7.7 (shape the experience), 7.2.3 (develop the product), 7.3.2 (lengthen stays) and 7.4.1 (success through collaboration)</p>
<p>What plans are in place to hold this event in subsequent years? Does the event have an overarching strategic plan?</p>	<p>We need this to take this event forward for the next few years until it moves into a situation where it becomes more self-sustaining. A situation that will be attainable based on a changing model now that we are making traction with popularity and reputation. Moving the model to a ticketed event over the coming years will see it able to generate an income that will support its budget alongside a smaller injection of funds from Council.</p>
<p>It is expected that all events held in the Local Government Area are arranged and delivered in a safe and sustainable manner. Council may request a copy of plans as part of its assessment of your application.</p>	<p>Please indicate which plans are in place to support your event:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Running sheet including roles and responsibilities <input type="checkbox"/> Risk Management Plan Incorporating Emergency Evacuation Procedure <input type="checkbox"/> Accessibility Plan <input type="checkbox"/> Waste Management Plan <input type="checkbox"/> Traffic Control Plan (where applicable) <p>Is food being prepared and provided at your event? <input type="checkbox"/> Yes / <input type="checkbox"/> No</p> <p>If food is being prepared and provided at your event you will be required to understand and comply with your requirements in regard to <u>Temporary Event Food Guidelines</u></p>


Please submit to: council@bathurst.nsw.gov.au or Private Mail Bag 17, 158 Russell St Bathurst NSW 2795


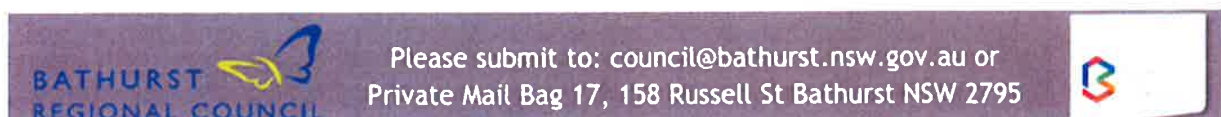


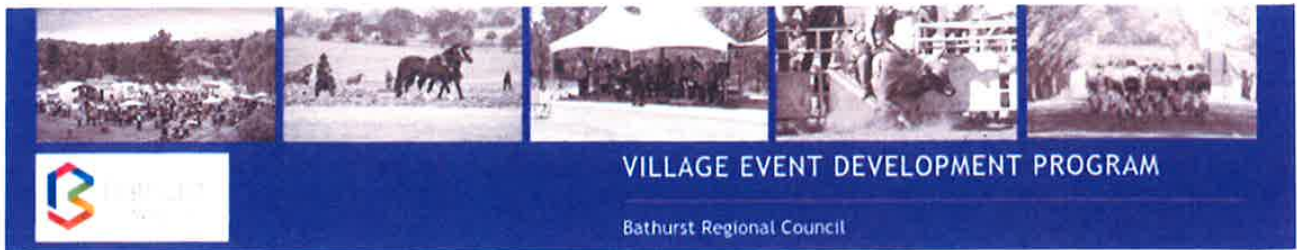
Application for financial support

Please note that in accordance with the **Eligibility Criteria and Guidelines**, all events receiving funding are required to return specific benefits to Bathurst Regional Council commensurate with level of funding granted (See *Benefits Matrix* below).

Please provide as much detail as possible in the budget table below. Quotations may be attached as relevant.

Details (what will the funds be used for)	Amount
Accommodation/catering	\$5000
Re-enactors	\$900
Cobb and Co	\$500
Staging and production	\$1600
Theatre performers	\$1000
Musical entertainment	\$1000
Waste Management (porta loos)	\$400
Printing and Advertisement	\$300
	\$
Total	\$10,700





Applicant's primary contact details

Name	Sasha Cody
Telephone	0449 157 798
Email address	cody@sofala.com.au

Event Owner's details

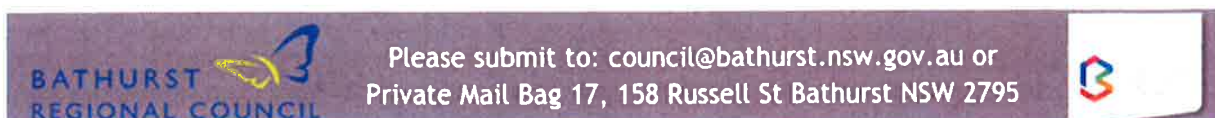
Event Owner/Entity	Sofala Progress Association
ABN	73 197 706 319
Telephone	0449 157 798
Email address	cody@sofala.com.au
Postal address	
Is your organisation registered for GST?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

To be completed by applicant as part of initial application to streamline this process.
Completing this section does not guarantee the success of your application.

Banking Institution	
BSB	
Account name	
Account number	

Have you received any other forms of funding for this event from Council?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (if yes, you are ineligible to apply for funding under the Event Development Fund)
Have you attached your Certificate of Incorporation?	<input type="checkbox"/> Yes <input type="checkbox"/> No (if no, why not)
Have you attached your Certificate of Currency for \$20M Public Liability?	<input type="checkbox"/> Yes <input type="checkbox"/> No (if no, why not)

Please submit this application no less than 8 weeks prior to the event commencing to: council@bathurst.nsw.gov.au






Outgoing Sponsorship Benefits Matrix

Return benefits to Bathurst Regional Council

Value of sponsorship (total funding received)	Up to \$3,000	\$3,001 - \$7,000	\$7,001 - \$10,000	\$10,001+
BRC brand recognition on appropriate printed and digital material	●	●	●	●
Acknowledge support via all promotion or advertising (radio / tv / print)	●	●	●	●
Distribute regional marketing material such as Destination Planners	●	●	●	●
Images of the event to support destination marketing activity (on request from Council)	●	●	●	●
Acquittal Form provided no later than 60 days from completion of the event	●	●	●	●
PA announcement or signage at the activity / event		●	●	●
Complimentary tickets / invites to launch, VIP function or an event			●	●
Naming right of an event / activity or space				●

Failure to provide an acquittal report will preclude the applicant from future funding opportunities.

NB: Evidence that benefits have been returned will be required as part of the acquittal process.


 Please submit to: council@bathurst.nsw.gov.au or
 Private Mail Bag 17, 158 Russell St Bathurst NSW 2795
 



VILLAGE EVENT DEVELOPMENT PROGRAM

Bathurst Regional Council

2019/20 BATHURST REGION VILLAGE EVENT DEVELOPMENT PROGRAM

APPLICATION FORM | July 2019 to June 2020

Please refer to the Village Event Development Program's **Eligibility Criteria and Guidelines** prior to applying.

Please submit this application no less than 8 weeks prior to the event commencing to: council@bathurst.nsw.gov.au

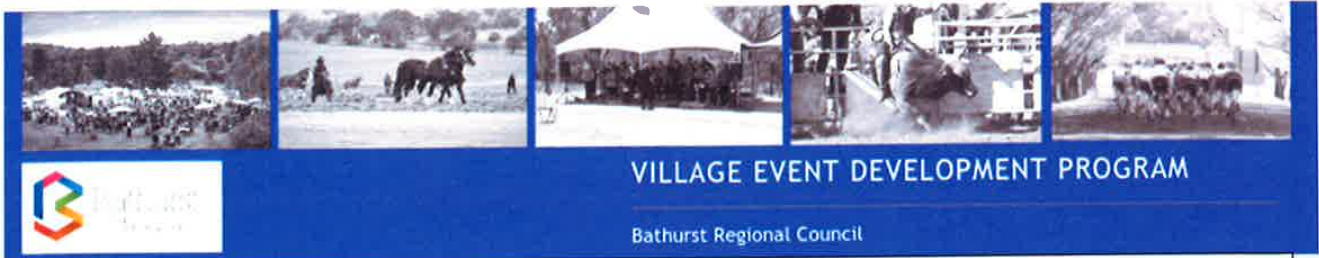
Event information		
Name of Event	The Bronze Thong	
Owner of Event	Wattle Flat Progress Association	
To be eligible for funding the event owner must :		
<ul style="list-style-type: none"> i. Be registered not-for-profit or auspiced under a not-for-profit organisation. <i>Please attach copy of Certificate of Incorporation or letter from auspicating organisation.</i> ii. Have a minimum of \$20M Public Liability <i>Please attach copy of Certificate of Currency.</i> 		
Village	Wattle Flat	
Venue	Wattle Flat Racecourse	
Date of event	TBC	
Bump in date/s	TBC	
Bump out date/s	TBC	
Estimated attendance		
Participants and staff	700+	No. of days: 2
LGA residents	Unknown	No. of days:
Day trippers (outside LGA)	Unknown	No. of days:
Overnight visitors	Unknown	No. of nights:
Why are you organising this event?	<p>It has been an event for folk from near and far to enjoy a relaxing day and in the past has hosted a horse gymkhana and talent competition as well as the iconic thong throwing event.</p> <p>Professionally and safely run fun day for volunteers and attendees from all over the Bathurst region, as well as the wider community and horse enthusiasts from all over NSW.</p>	



<p>Please outline how this event will benefit the community. <i>Consider its appeal to a broad number of people, the value of this event to build health and well-being amongst residents; and timing of the event to drive visitation during soft visitation periods.</i></p>	<p>As above</p>
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<p>Outline your previous experience in organising events of similar complexity.</p>	<p>The event has been held successfully over the last 30 years.</p>
<p>How do you intend to market and promote this event?</p>	<p>The organising committee will work with the tourism team at the Bathurst Visitor Information Centre (BVIC) to generate publicity for the event and promote via digital channels with the organising committee providing the primary content for tourism staff to utilise. The organising committee will also collaborate with Council’s tourism team to produce a media release for distribution through both Council’s media channels and via the specialist PR agency engaged by BVIC.</p>
<p>How does the proposed event align with the objectives of the Bathurst Region Destination Management Plan and 2040 Community Strategic Plan?</p>	<p>The event aligns with the following objectives of the 2040 CSP: Strategy 1.3 – Enhance the cultural vitality of the region Strategy 2.1 – Support local business and industry Strategy 2.6 – Promote our city and villages as a tourist destination Strategy 5.2 – Help make the Bathurst CBD, neighbourhoods and the region’s villages attractive and full of life The event aligns with the following objectives of the 2015 Bathurst region DMP: 7.7.7 (shape the experience), 7.2.3 (develop the product), 7.3.2 (lengthen stays) and 7.4.1 (success through collaboration)</p>
<p>What plans are in place to hold this event in subsequent years? Does the event have an overarching strategic plan?</p>	<p>Unknown</p>
<p>It is expected that all events held in the Local Government Area are arranged and delivered in a safe and sustainable manner.</p> <p>Council may request a copy of plans as part of its assessment of your application.</p>	<p>Please indicate which plans are in place to support your event:</p> <p>Unknown at this time. Council will work with event organiser to ensure acceptable documentation prior to releasing the funds.</p> <ul style="list-style-type: none"> <input type="checkbox"/> Running sheet including roles and responsibilities <input type="checkbox"/> Risk Management Plan Incorporating Emergency Evacuation Procedure <input type="checkbox"/> Accessibility Plan <input type="checkbox"/> Waste Management Plan <input type="checkbox"/> Traffic Control Plan (where applicable) <p>Is food being prepared and provided at your event? <input type="checkbox"/> Yes / <input type="checkbox"/> No</p> <p>If food is being prepared and provided at your event you will be required to understand and comply with your requirements in regard to <u>Temporary Event Food Guidelines</u></p>




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Application for financial support

Please note that in accordance with the **Eligibility Criteria and Guidelines**, all events receiving funding are required to return specific benefits to Bathurst Regional Council commensurate with level of funding granted (See *Benefits Matrix* below).


Please provide as much detail as possible in the budget table below. Quotations may be attached as relevant.

Details (what will the funds be used for)	Amount
Prize Money	\$3,000.00
Advertising and Promotion	\$2,000.00
	\$
	\$
	\$
	\$
	\$
Total	\$5,000.00



BATHURST REGIONAL COUNCIL

Please submit to: council@bathurst.nsw.gov.au or
Private Mail Bag 17, 158 Russell St Bathurst NSW 2795





Applicant's primary contact details

Name	Paul and Susan Baldock, Wattle Flat Progress Association
Telephone	0458 829 438
Email address	paulandsusanb@gmail.com

Event Owner's details

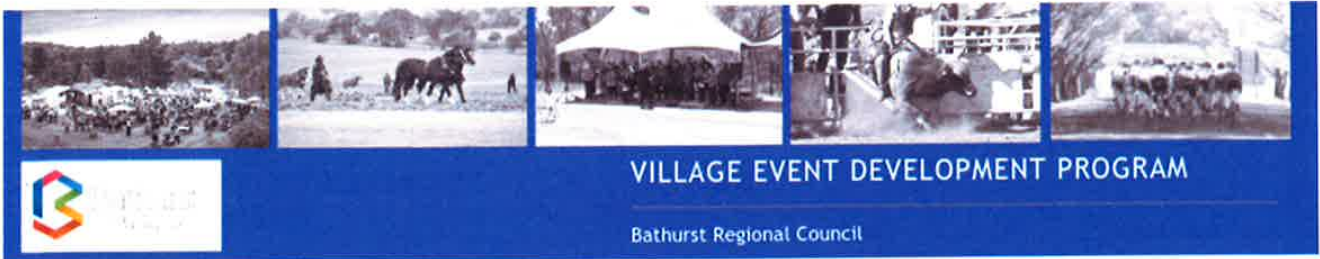
Event Owner/Entity	Wattle Flat Progress Association
ABN	TBA
Telephone	0458 829 438
Email address	paulandsusanb@gmail.com
Postal address	c/- Post Office, Wattle Flat NSW 2795
Is your organisation registered for GST?	<input type="checkbox"/> Yes <input type="checkbox"/> No

To be completed by applicant as part of initial application to streamline this process.
Completing this section does not guarantee the success of your application.

Banking Institution	TBA
BSB	TBA
Account name	TBA
Account number	TBA

Have you received any other forms of funding for this event from Council?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (if yes, you are ineligible to apply for funding under the Event Development Fund)
Have you attached your Certificate of Incorporation?	<input type="checkbox"/> Yes <input type="checkbox"/> No (if no, why not) TBA
Have you attached your Certificate of Currency for \$20M Public Liability?	<input type="checkbox"/> Yes <input type="checkbox"/> No (if no, why not) TBA

Please submit this application no less than 8 weeks prior to the event commencing to: council@bathurst.nsw.gov.au



Outgoing Sponsorship Benefits Matrix

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Acknowledge support via all promotion or advertising (radio / tv / print)	●	●	●	●
Distribute regional marketing material such as Destination Planners	●	●	●	●
Images of the event to support destination marketing activity (on request from Council)	●	●	●	●
Acquittal Form provided no later than 60 days from completion of the event	●	●	●	●
PA announcement or signage at the activity / event		●	●	●
Complimentary tickets / invites to launch, VIP function or an event			●	●
Naming right of an event / activity or space				●

Failure to provide an acquittal report will preclude the applicant from future funding opportunities.

NB: Evidence that benefits have been returned will be required as part of the acquittal process.

DISCOVER MORE.

BATHURST



Access All Areas

Bathurst Library Strategic Plan 2019-2024



Bathurst Regional Council acknowledges the Wiradjuri people who are the traditional custodians of the land and pays respect to Elders both past and present. The Bathurst region was inhabited by the Wiradjuri people over 40,000 years ago.

The Wiradjuri people are the people of the three rivers – the Wambool (Macquarie), the Calare (Lachlan) and the Murrumbidgee. The Bathurst Wiradjuri were the most easterly grouping of the Wiradjuri nation. The Wiradjuri nation's totem is the goanna, the local Bathurst Wiradjuri totem is the possum.

Today there are many clans/nations who have relocated here and actively contribute to the economic, social, cultural and political life of the region.

Bathurst Regional Council values the diversity of our local community and supports reconciliation by working consistently in partnership with its local Aboriginal and Torres Strait Islander community, always ensuring that the process is based on respect, trust and a spirit of openness.

Acknowledgement of Country

Our library offers a wealth of opportunities. It provides a space to learn and connect. It fosters the love of reading and lifelong learning. It also provides access to technology and help on how to use it. The library programs are varied and well attended.

Through the process of developing the Bathurst Library Strategic Plan, one thing became apparent: our community values the library services we currently have and is keen to offer ideas for the future to make our library even better.

This strategic plan is a reflection of those ideas, it will help shape the direction of the library for years to come and ensure it continues to play a key role in our community and meet the diverse needs of our library users now and into the future.



Cr Graeme Hanger OAM
Mayor of Bathurst



Mayor's Message



Public libraries in Australia are evolving. Technological advancement and the way people are using libraries has led public libraries such as Bathurst Library to diversify their service delivery. Library spaces are transforming and becoming more flexible and activity-oriented. Digital technologies are radically transforming how library services are delivered. Collections are accessible in physical form and online. The library catalogue and website have become a virtual library branch open 24/7. Library staff are adapting to support new forms of literacy in the new digital culture.

Books, reading and literacy remain central to the Bathurst Library services. Providing community connection, free access to technology, lifelong opportunities for learning, and a safe community lounge room are also essential to the library's direction.

The Bathurst Library Strategic Plan 2019-2024 was developed to help us navigate these changing times.

The Library Strategic Plan 2019-2024 aims to:

- Establish where we are now and define where we want to be
- Identify priorities and guide the library's activities 2019-2024
- Ensure the library's activities support Council direction
- Provide us with a marketing document to support grant funding opportunities

The Library Strategic Plan 2019-2024 is informed by:

- A review of Council policies and plans
- An analysis of the Bathurst demographics
- A review of our current services
- A review of current trends in public library services
- Consultation and Engagement: NSW State Library review, Community Surveys, Staff Planning Workshop, Councillors Working Party

Introduction



Bathurst Library as a member of the Australian Library and Information Association (ALIA) works towards the UN endorsed Sustainable Development Goals. These are a universal call to action to end poverty, protect the planet and ensure that all people enjoy peace and prosperity.

Bathurst Library is contributing to the United Nations 2030 Agenda for Sustainable Development by ensuring that:

- there is free public access to information in print and online;
- there is free public access to computers;
- there is support for early literacy and lifelong learning, and
- items of cultural heritage are accessible today and are preserved for future generations.

We also provide:

- information and training in new skills needed for education and employment;
- public access to health and wellness information that helps individuals and families stay healthy;
- safe, welcoming and inclusive spaces for meetings, study, group activities and personal relaxation, and
- high speed internet connectivity.



**Libraries:
Thinking Global, Acting Local**

The Bathurst Library

Strategic Plan 2019-2024 is informed by various Bathurst Regional Council plans, including the Reconciliation Action Plan 2015 – 2017, the 2019-2023 Delivery Plan, Annual Operating Plan 2019/2020, and the Disability Inclusion Action Plan 2017 – 2021.

In particular, the Bathurst Library Strategic Plan 2019-2024 reflects the priorities and strategies of the Bathurst 2040 Community Strategic Plan and the Bathurst Region: Cultural Vision 2036.

Bathurst 2040 Community Strategic Plan

The following six key objectives established in the Bathurst 2040 Community Strategic Plan are reflected in the Bathurst Library Strategic Plan 2019-2024:

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

Cultural Vision 2036

Bathurst Region: a Cultural Vision 2036 – premier inland centre of culture and creativity

Bathurst Regional Council's 20 Year Cultural Vision, the result of extensive community consultation, aims to build the Bathurst region's reputation as a premier inland centre of culture and creativity.

The Vision capitalises on the strength of Bathurst's cultural institutions, including the library, performing arts centre, art gallery and museums, and develops new policies for public art as well as cultural festivals and events.

The three strategies in the Vision are incorporated in the Bathurst Library Strategic Plan 2019-2024:

Strategy 1: Creative Places: A Place of Culture and Creativity

Strategy 2: Creative Programs: Telling Bathurst Region Stories

Strategy 3: Creative People: Developing a Creative Milieu



Bathurst Vision

The Bathurst Regional Council (BRC) area is located in the Central Tablelands of New South Wales, approximately 200 kilometres west of Sydney. The BRC area borders the Mid-Western Regional Council area in the north, Lithgow City and the Oberon Council area in the east, Upper Lachlan Shire in the south, and Cowra Shire, Blayney Shire and the Cabonne Council area in the west.

Based on the Australian Bureau of Statistics 2016 Census data, from 2011 to 2016, BRC area's population increased by 2,771 people (7.2%). This represents an average annual population change of 1.4% per year over the period. Our population estimate for 2019 is 44,182. The population is projected to grow to 49,285 by 2029.

Analysis of the service age groups of BRC area in 2016 compared to Regional NSW shows there was a higher proportion of people in the younger age groups (0 to 17 years) and a lower proportion of people in the older age groups (60+ years).

We have an Aboriginal and Torres Strait Islander population of 5.4% of the total population, which is above the 2.9% for NSW and 2.8% for Australia and is growing. 9% of us are born overseas and 4% speak a language other than English at home. 25% of households are lone occupancy. 16% of the population have university qualifications and 24% trade qualifications.



Our Community



During the mid-nineteenth and early twentieth centuries, Mechanic Institutes and School of Arts - precursors to Public Libraries - were established in Australia.

In Bathurst in 1826, a "meeting of gentlemen" resolved to create The Bathurst Literary Society for the "purpose of procuring a library" (Sydney Gazette and New South Wales Advertiser, Wednesday 5 April 1826, p.3). This led to the opening of the Bathurst School of Arts and Mechanics Institute in the mid-1850s.

In 1939, all NSW councils adopted the Library Act and provided a public library service which deliver free membership and access to the library collections.

The public library exists to provide materials which communicate ideas, experience and information. Public libraries in NSW have continued to evolve as physical and virtual spaces with diverse collections and are notable for their sophisticated and responsive services which are provided to communities across the state.

In 1956, the Bathurst School of Arts became Bathurst City Library, officially opening on 12 December. Bathurst Library moved to its current site in 1990 and was officially opened on 8 December. In 2018, Bathurst Library underwent a major refurbishment aiming to bring the library in line with contemporary design practice and technology developments. After closing for 6 weeks, the library reopened on 29 January 2018.

Bathurst Library currently attracts around 140,000 visits each year. Visitations to the library website are increasing. Approximately 250,000 physical and electronic items were borrowed in 2018-2019. The mobile library van visits villages and schools in the Bathurst region: Hill End, Rockley, Sofala, Trunkey Creek and Wattle Flat. Over 100 clients are catered for by the Home Library Service which offers a free home delivery of library materials to eligible members (medical certificate required) in private homes, nursing homes, day care centres and retirement villages in the Bathurst area. The use of the library public PCs with free internet connectivity is constant and access to the free Wi-Fi is growing.

Our Library



Public library service is a national necessity. Their essential purpose is the supply of literature and information necessary to the progress and prosperity of the community as a whole.

Research is essential to commerce and industry.

Without libraries, the citizen has no check on indoctrination and propaganda.

Libraries Advisory Committee, NSW 1939

Bathurst Library also provides:

- Access to books in languages other than English
- After School Club
- Baby Rhyme Time
- Children's Reading Program
- Help finding information
- Legal Information
- Local and Family History resources
- School Holiday activities
- Access to printers, photocopiers and scanners
- Author Talks
- Book Week celebration
- Code Club
- Information talks (ie. history, legal information)
- Lego Club
- Preschool Story Time
- Technology assistance



Our Library



A review of the library's current services against State and National standards indicates that Bathurst Library is well used and supported by the community. Our staff are busy and our collections are well used. Attendance at the Bathurst Library's popular children's programs is growing.

In August 2018, NSW State Library staff visited and evaluated Bathurst Library and delivered an Assessment and Compliance report in October 2018. Findings of the report indicated that:

our strengths are

- The 2018 library refurbishment created a welcoming, bright space
- The collections are well displayed
- The library is well used
- We provide a good range of programs and services

and our opportunities are to

- Implement community driven collection acquisition
- Increase collection size
- Broaden the scope of programs
- Partner with local groups
- Increase Local History content, including information about the Wiradjuri
- Increase our mobile outreach
- Provide services to the local Aboriginal community
- Plan for population growth
- Increase staffing to drive these opportunities



Our Library



Bathurst Regional Council Community Satisfaction Survey - October 2018

In the latest BRC Community Satisfaction Survey carried out in October 2018, Bathurst Library was rated as high in importance and in satisfaction. Bathurst Library reached the top of the category of Proud Place, Great Lifestyle with a Very High satisfaction level.

Bathurst Library Survey - May/June 2019

As part of the Library Strategic Plan consultation and engagement process, a survey of library users and non-users was conducted in May and June 2019. 282 responses were received. 88% of respondents who used the library in the last 12 months were Highly Satisfied or Satisfied with the Library Services and Facility.

What people do in the library

Predominantly, people indicated that they came to the library to borrow or read books, newspapers and magazines. They also come to research and study, use the computers and associated technology, use the online library and access the free Wi-Fi. People who attended programs were coming to our Adult talks and children's story time and school holiday activities. People who came to borrow library items favoured Novels, Information Books and DVDs. 94.1% of respondents are Highly Satisfied/ Satisfied with the material they borrow.

Community suggestions

A large proportion of qualitative responses were received. This indicates that the community values the library and is keen to contribute to its future direction. The recurring themes in comments are that people want more books (print and electronic), with more variety. They would like ideas on what to read next. They like our programs and would like to see more for the 30-50 year age group. They would like us to open earlier. They appreciate the work that library staff do.



Community Satisfaction



As a result of the research and engagement process five Strategic Priorities have been identified. These are: Community Connections, Welcoming Spaces, Evolving Digital Environment, Dynamic Collections and Learning Culture.

The five Strategic Priorities aim to build a sense of belonging and grow the capacities of the community the library serves. They intend to advance Bathurst Library as a platform for community learning and development. They respond to community feedback and reflect current trends for the delivery of public library services.

Strategic Priorities

Community Connections

To promote the library as a community hub and build strong connections and partnerships that encourage participation in the library and its services.

Key Initiatives

- Promote and showcase Bathurst Library beyond its physical and online presence to ensure our community is aware of library services and can access these on an equal basis.
- Maintain and create partnerships with other Council departments, local organisations and neighbouring Councils
- Partner with Community Groups to deliver social and cultural programs, events and celebrations

Markers of Success

- Growth in in-library visitations
- Increased membership base
- Increased participation in library programs and services
- Increased satisfaction with library services and programs
- Growth in engagement and collaboration with educational institutions, community centres and other Council departments
- Library participation in inter-agency forums
- Growth in programs, events and celebrations delivered in partnership with Community groups

Five Strategic Priorities for the Library Service





Strategic Priorities

Welcoming Spaces

To offer a welcoming, flexible and functional environment that caters for all lifestyles, diverse uses and needs.

Key Initiatives

- Improve the access to the library space and ensure the library space is clean and comfortable
- Review the library layout to achieve ease of access and adapt to community usage
- Develop library facilities to meet the changing and ongoing needs of the community
- Encourage the community to see the library as their community lounge room
- Maximise our Mobile Library Service

Markers of Success

- The library space is clean, accessible and welcoming
- The Library space is regularly reviewed
- A review on the Mobile Library service and associated depots is undertaken and reported

The health of our civilization, the depth of our awareness about the underpinnings of our culture and our concern for the future can all be tested by how well we support our libraries.

– Carl Sagan, author



Five Strategic Priorities for the Library Service



Strategic Priorities

Evolving Digital Environment

To provide the community with access to up-to-date technology, internet connectivity and access to informed online content.

Key Initiatives

- Use technologies effectively to provide innovative services to customers and to support library operations efficiently
- Build digital equity within the community through the provision of activities that facilitate skill development
- Build the library website and online catalogue as effective information portals

Markers of Success

- Growth in use of library PCs and Wi-Fi
- Growth in online visitations
- New technology is included in budget forecast
- New technologies are researched, evaluated and implemented
- Provision of technology assistance
- Provision of technology related programs and activities
- Development of a Technology Management Plan
- Library Management System is upgraded regularly

With a library you are free, not confined by temporary political climates. It is the most democratic of institutions because no one – but no one at all – can tell you what to read and when and how.

– Doris Lessing, author



Five Strategic Priorities for the Library Service



Libraries store the energy that fuels the imagination. They open up windows to the world and inspire us to explore and achieve and contribute to improving our quality of life. Libraries change lives for the better.
 - Sidney Sheldon, author

Strategic Priorities

Dynamic Collections

To develop and promote dynamic collections in print and online that responds to community needs.

Key Initiatives

- Increase community participation in Library collection activities
- Ensure our collections are fresh and current
- Make our collections discoverable
- Provide an avenue for local content creation
- Curate and promote a dynamic Local History collection and service, physical and online
- Digitise and provide online access to Local History material

Markers of Success

- Increased circulation of library material
- Increased community satisfaction with collections
- Age of the collections meets current library standards
- Provision of pathways to the collections and improved access to popular titles
- Collection content and usage is assessed regularly
- Increase in locally created content
- Continued growth in Local History content, print and online
- Digitised Local History material is available online
- Regular review of the Collection Development Policy

Five Strategic Priorities for the Library Service





Plan delivery

To deliver on the "key initiatives", annual actions will be developed and included in Council's Annual Operating Plan. Reporting on these actions will occur monthly and will be included in the Monthly Ordinary Business Paper review of the Delivery and Operation Plan.

Strategic Priorities

Learning Culture

To create opportunities for lifelong learning and discovery.

Key Initiatives

- Provide a range of programs that assists our community to achieve its full potential.
- Maintain and improve access to information and life-long learning
- Build staff capabilities to ensure our staff are knowledgeable and have the necessary skills
- Invest in staff development
- Expand staff to population ratio as funding permits

Markers of Success

- Increased variety of public programs
- Early literacy programs are well attended
- Adult programs are well attended
- Increased staff attendance at training, NSW library network and other appropriate industry forums
- Increased professional skills
- Investigate funding options to increase staff hours

Five Strategic Priorities for the Library Service



A library in the middle of a community is a cross between an emergency exit, a life-raft and a festival. They are cathedrals of the mind; hospitals of the soul; theme parks of the imagination. On a cold rainy island, they are the only sheltered public spaces where you are not a consumer, but a citizen instead.

– Caitlin Moran, author

ALIA Future of the Library and Information Science Profession: Public Libraries. Australian Library and Information Association, 2014.

Australian Libraries Support the Sustainable Development Goals. ALIA, Canberra ACT, January 2018.

Building on the Bookends Scenarios: Innovation for NSW public libraries 2014 to 2030. NSW State Library, Library Council, 2015.

Guidelines, standards and outcome measures for Australian public libraries: July 2016. Australian Library and Information Association, Deakin ACT.

The intrinsic value of libraries as public spaces: Technology and digital services reflect the changing role of libraries. Report commissioned by Civica Group Ltd, research through University of Technology Sydney, 2016

Living Learning Libraries, Standards and Guidelines for NSW Public Libraries, 7th edition, Library Council of NSW, December 2018.

References



COUNCILLORS/ DELEGATES REPORTS - ATTACHMENTS

ORDINARY MEETING OF BATHURST REGIONAL COUNCIL

21 AUGUST 2019

**MINUTES OF BATHURST REGIONAL YOUTH COUNCIL MEETING HELD IN
COUNCIL CHAMBER ON TUESDAY 2 JULY 2019**

PRESENT: Zoe Peters, Tristan West, Natalia Burgess, Angus Cooke, Joshua Borland, Ben Davis, Jack Lynch, Grace Lynch, Nyoaki Pearce, Jennessa Eggins, Bonnie Wright, Maddison Sufong, Bethany Donaldson.

IN ATTENDANCE: Dianne Jarman (Youth Development & Community Events Officer, Bathurst Regional Council), Erin Trevor-Jones (Community Development Team Leader, Bathurst Regional Council).

1. APOLOGIES Travis Barrie

2. ADOPTION OF PREVIOUS MINUTES

RESOLVED that the minutes of the meeting held 11 June 2019 be accepted.

Moved: Angus Cooke

Seconded: Jack Lynch

3. ELECTION OF YOUTH MAYOR AND DEPUTY YOUTH MAYOR

RESOLVED that, by process of secret ballot, Youth Councillor Jack Lynch be elected as Youth Mayor of Bathurst for 2019/2020 **and further** that Youth Councillor Natalia Burgess be elected as Youth Deputy Mayor of Bathurst for 2019/2020.

4. ADOPTION OF YOUTH COUNCIL MEMBERSHIP

RESOLVED that the Youth Council request Bathurst Regional Council to adopt the membership for the Bathurst Regional Youth Council for 2019/2020.

5. YOUTH COUNCIL MEETINGS FOR 2019

Main Youth Council Meetings:

- Tuesday 10 September 2019
- Tuesday 19 November 2019

Working Party Meetings:

- Tuesday 30 July 2019
- Tuesday 20 August 2019
- Tuesday 24 September 2019
- Tuesday 29 October 2019

No meetings to be held in December 2019 and January 2020. Youth Council Working Party Meetings will re-commence in February 2020. Schedule of 2020 Working Party Meetings will be provided in December 2019.

6. YOUTH COUNCIL PROJECTS

- **How to Adult** –Youth Council indicated that they are keen to continue this project. Youth Councillors discussed a suitable time to hold the event, as it was previously identified that Term 4 is too busy. Youth Councillors were asked to contact their

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year advisors and provide feedback to Dianne by Friday 2 August on a suitable time for the event to be held. April 2020 was suggested as a possibility. Workshop suggestions included how to change a car tyre, budgeting, cooking, general cleaning and looking after animals/pets.

- **Colour Run** – Dianne to look in to options. Youth Councillors suggested dedicating the event to charity.
- **Kelso Community Hub** – discussed options of Youth Councillors volunteering at Walk-In Wednesday and/or Breakfast Club.

7. BOWMAN DENTAL GROOVE & GRILL

- All Youth Councillors expected to attend if they are available
- MC's are needed for the event. Most Youth Councillors indicated that they would like to MC. Dianne to create a run sheet to allow everyone an opportunity to speak at the event.
- Council will provide Youth Councillors with lunch.

8. GENERAL BUSINESS

- **Youth Council shirts** – Youth Councillors asked to attend Prestige Embroidery to try on a shirt and record their size.
- **NAIDOC flag raising ceremony** – Monday 8 July at 10:00am. Youth Councillors invited to attend.
- **NSW Youth Council Conference** – being held at Rooty Hill from 13-15 September 2019. Youth Councillors were given information and asked to think about whether they would like to attend. Dianne and Erin will be attending with 5 Youth Councillors. Those who wish to attend will need to answer 3 questions regarding why they would like to attend. Dianne to email these questions to Youth Councillors.
- **Attendance at Ordinary Council Meetings** – Youth Councillors informed that they will be given an opportunity to speak at an Ordinary Council Meeting which are held on Wednesday nights.

9. NEXT MEETING – TUESDAY 10 SEPTEMBER 2019

The next meeting will be held Tuesday 10 September 2019 at 11:15am.

10. MEETING CLOSE

There being no further business, the meeting closed at 2:23pm.