

**MINUTES OF THE POLICY COMMITTEE MEETING  
OF BATHURST REGIONAL COUNCIL  
HELD ON 4 DECEMBER 2024**

**1. PUBLIC FORUM**

**MINUTE**

**Nils Gustafson** – 34 Busby Street – Seeking clarification about the traffic survey conducted and the location of the cameras.

**DES** provided a response that the cameras may be associated with the traffic model for Bathurst and noted that Council works with TFNSW to collect data for Council's traffic modelling. Noted Council will use it to inform the impact from large scale DA's.

**DEPBS** provided a response that the update to the model was requested to consider the development. The Busby Street proposals are the subject of peer review. Noted city wide assessment is occurring. Traffic experts decide where cameras go. Mr Gustafson spoke to the parameters and asked if the company Matrix 888 was used.

**DEPBS** provided a response that this will need to be checked and noted a reply will be provided.

**Peter Simmons** – Centennial Park – Gave a background on the history of development and options for the park over the last 10 years. Noted desires of the local residents for the park. The masterplan was agreed in 2018 and has largely been implemented. Mr Simmons hopes Council is aware how successful this has been and that the facility is great for the community and is valued. Please continue to invest in the park.

**Stephen Howse** – Heatwaves – Spoke to the heatwaves that are occurring and the impact on community health. Need to make city more liveable e.g. from Willoughby and Darebin councils include; Increase tree cover, put in irrigation systems, make roads from lighter colour materials. Spoke to "cooling centres". Noted that Willoughby Council has produced leaflets on how to stay cool, asked Council to put one in the next ratepayer newsletter.

**Greg Baston** – Busby Street Planning Proposal – Spoke to the letter to state government representatives including Minister Scully re Busby Street proposal and the concerns at the impact of the development e.g. traffic, noise, overloading, loss of privacy and tree loss. The community are stressed about the proposal. Noted he understands the need for extra housing, but the scale of the proposal is

inappropriate for the area. Has a feasible business case been presented to Council? Planners should be looking at minimising vehicle use. Then spoke to changes to Council rules that would be needed. Resistance to the proposal is widespread.

**Geoff Long** – Trunkey Creek Cemetery – Asked how long Council has been considering the closure of the cemetery and has Council spoken to other Councils?

**DES** provided a response about the timeline and the discussions with other Councils and State Government.

Mr Long asked whether dialogue will continue or whether the decision of closure is determined.

**DES** advised that discussions are ongoing and work is continuing. No final decisions have been made about the permanent closure.

**Ingrid Pearson** – Tourism and BRAGS – Congratulated Cr Packham on being elected. Congratulated BVIC on winning the recent Gold Award and also Bathurst Regional Council for taking out overall Local Government award, and the Winter Festival winning the Judges Award. Welcomed Councillors who were recently appoint as representatives to the Art Gallery Society. Wished everyone the best for the festive season.

**Russell Rogan** – Windy 1100 – Spoke to the delayed response received from the DCSF. Spoke to the Windy 1100 subdivision and financing. Spoke to the Go Kart loan interest rate.

**GENERAL MANAGER** spoke to the subdivision and provided a response on the investment rate. Requested that Mr Rogan provide in writing what items he believes to be outstanding.

**Gerarda Mader** – Napoleon Reef Land Care Group – Extended thanks to Environmental staff for the help they have been providing for landcare in the area including the burn-off activities. Noted the coordinator has resigned and seeks that Council replace the position.

**GENERAL MANAGER** provided a response that the replacing of the position will be considered in the future.

**Linda Aldwinckle** – Busby Street Planning Proposal – Spoke to the concept of liveability and this is why many people have moved here. This is largely due to foresight and wisdom of the Council, noted heritage buildings and feel of the city. Spoke to recent heritage meeting. Has moved to South Bathurst and has loved the serenity and old-world charm. Believes that the Busby Street proposal will destroy liveability, that they will lose sight of the sky, ease of movement will be lost, as well as quietness, concern at traffic congestion, towering buildings, loss in home valuations.

**Jessie Davidson** – Busby Street Planning Proposal – Spoke to the planning proposal and noted that Council needs to stick to the existing planning rules. The proposal is not appropriate, and the altered designs are unacceptable. The heights are too high. There is a lack of regard for local residents and the DA of height will be the first of many DA's. The scale is too large. Understands there is a need for the process to be followed, but please understand its impacts.

**Gavin Press** – Cemeteries – Sought clarification as to whether the figure was 3 burials per year across the rural cemeteries (individually or as a group)? Asked if Council could look at removing the temporary ban due to the angst that is occurring. **DES** advised that is it 3 across all cemeteries (as a group) on average per year.

**Juanita Kwok** – Busby Street Planning Proposal – Spoke to the gateway determination on 34 Busby Street and the issue of noise, particularly from the Mount Panorama circuit. Noted there is no assessment of extra noise on existing dwellings. The acoustic report looked at road noise issues. Request Council commission a new acoustic review rather than peer review the assessment that was done. The new review would look at the impact on residents. **DES** provided advice with respect to the noise review undertaken.

Public Forum closed 6:52pm.

## **2. MEETING COMMENCES**

### **MINUTE**

Meeting commenced at 6:52 pm.

**Present:** Cr W Aubin, Cr N Cranston, Cr B Fry, Cr T Gullifer, Cr N Packham, Cr R Taylor, Cr J Underwood, Cr E West, Cr S Wright

## **3. RECORDING OF MEETING**

## **4. PRAYER AND ACKNOWLEDGEMENT OF COUNTRY**

## **5. APOLOGIES**

### **MINUTE**

### **RESOLVED:**

Nil

## **6. MINUTES**

### **6.1. Confirmation of Minutes**

**File No: 07.00064**

### **MINUTE**

**RESOLUTION NUMBER: POL2024-31**

**MOVED: Cr B Fry SECONDED: Cr E West**

### **RESOLVED:**

### **RECOMMENDATION:**

That the Minutes of the Policy Committee Meeting of Bathurst Regional Council held on 6 November 2024 be adopted.

## **7. DECLARATION OF INTEREST**

### **Declaration of Interest**

#### **MINUTE**

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

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

### **8.1.1. POLICY: OPERATION OF TOURIST AND VISITOR ACCOMMODATION ESTABLISHMENTS**

**FILE NO: 11.00006**

#### **MINUTE**

**RESOLUTION NUMBER: POL2024-32**

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

#### **RESOLVED:**

That Council repeal the Operation of Tourist and Visitor Accommodation Establishments Policy.

### **8.1.2. POLICY: CONTAMINATED LAND**

**FILE NO: 16.00141**

#### **MINUTE**

**RESOLUTION NUMBER: POL2024-33**

**MOVED: Cr E West SECONDED: Cr N Cranston**

#### **RESOLVED:**

That Council adopt the Contaminated Land Policy as amended.

**8.1.3. POLICY: LEP'S & DCP'S & LOCAL APPROVALS  
POLICY**

**FILE NO: 20.00001**

**MINUTE**

**RESOLUTION NUMBER: POL2024-34**

**MOVED: Cr J Underwood SECONDED: Cr N Packham**

**RESOLVED:**

That Council repeal the LEP's & DCP's & Local Approvals Policy.

**8.2.1. COUNCIL POLICY REVIEW - ENGINEERING SERVICES**

**FILE NO: 11.00039/225, 11.00039/226, 11.00039/227, 11.00039/209**

**MINUTE**

**RESOLUTION NUMBER: POL2024-35**

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

**RESOLVED:**

That Council:

- a) adopt the following policies with no or minimal changes –
  - i. Roadside Tributes
  - ii. Sporting Fields – Temporary Goal Posts on Council Playing Fields
  - iii. Vegetation and Signage for Roundabouts
- b) Rescind the Policy “Bluestone Kerb”.

## 9. GENERAL BUSINESS

### MINUTE

#### **Cr Sophie Wright –**

- Busby Street – Spoke to the proposal and queried when would Council consider the LEP changes? Could Council have a tour of the site? Spoke to further engagement with the community.  
**DEPBS** unable to give a timeline, it will be many months. A site inspection will be organised and advised to Councillors.
- Cemeteries – Could Council repeal the decision on the decisions? What have other council's done?  
**DES** noted varying awareness across councils. The Council could change its adopted position.
- October meeting (sic November) questions on notice – Still not received responses to questions asked. Seeking reply as some of the items had budgeting impacts.
- BARN documents – Thanked the Director for his assistance.

#### **Cr Warren Aubin –**

- Policy Meeting – is this really needed? Council should review its need.

#### **Cr Nick Packham –**

- Changing Places Facilities – Congratulated staff on this development. It is great for the community.

#### **Cr Elaine West –**

- Tour of 34 Busby Street – Agrees with request by Cr Wright. Asked if the house could also be inspected?
- Legislative Council report - Funding of Infrastructure by Local Government – noted recent report that has been released and spoke to findings on rents charged to users of Council facilities.

#### **Cr Tony Gullifer –**

- Policy Meeting – Agrees with Cr Aubin.
- Upper Macquarie County Council – Spoke to operations of the UMCC and could an advertisement be put to the next ratepayer newsletter regarding weed control.



- Cemeteries – Noted recent visit to Truckey Creek and his meeting with the community. They maintain the cemetery and don't want anything from Council except maintaining of the road. Community are seeking to continue this current arrangement.

**Cr Jaclyn Underwood –**

- BVIC Award – Congratulated staff on the award.

**Cr Ben Fry –**

- 34 Busby Street – Spoke to the FAQ section on Council's website and could we include a piece on what Council's role is? When can we insert the development into the digital twin?  
**DEPBS** noted the site is on the fringe of the digital twin. Council is seeking quotes to expand the digital twin footprint.
- South Bathurst Public School, Leena Street – The school has raised concerns about some of the signage around the school. Noted that he will request the school to put this in writing to Council.
- Central Tablelands Collections Facility – Noted the site needs mowing.

**Mayor –**

- 34 Busby Street Site Visit – Can this happen?  
**DEPBS** noted that yes is can, but it will be difficult this year. Would prefer to wait till developers have replied, but will look at organising a quick familiarisation visit.
- Policy Meeting – Agrees that the Policy Meeting needs to be reviewed as to its worth.

## **10. MEETING CLOSE**

### **MINUTE**

The Meeting closed at 7:20 pm.

### **CHAIR:**

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