

**From:** [Chantelle Chow](#)  
**To:** [Janet Bingham](#); [Llyan Smith](#); [Council](#)  
**Cc:** [Fern-Alice Coles](#); [Jessica Holland](#); [Tamsin McIntosh](#)  
**Subject:** RE: PP-2024-418 - Gateway Determination issued [SEC=UNOFFICIAL]  
**Date:** Friday, 6 September 2024 10:11:12 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image004.png](#)  
[image005.png](#)

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Hi Janet,

We are unable to remove the APU condition in the current Gateway Determination but can undertake this request through a Gateway Alteration if Council would like to pursue that.

Please let us know and then we would need the request submitted via the Planning Portal.

Thanks

Regards

**Chantelle Chow**  
**A/Director, Southern, Western and Macarthur Region**  
**Local Planning & Council Support**

Planning Land-Use Strategy, Housing and Infrastructure | Department of Planning, Housing and Infrastructure

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I acknowledge the traditional custodians of the land and pay respects to Elders past and present. I also acknowledge all Aboriginal and Torres Strait Islander staff working with the NSW Government.

Please consider the environment before printing this email.

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**From:** Janet Bingham <[janet.bingham@bathurst.nsw.gov.au](mailto:janet.bingham@bathurst.nsw.gov.au)>  
**Sent:** Friday, September 6, 2024 8:25 AM  
**To:** Llyan Smith <[llyan.smith@dpie.nsw.gov.au](mailto:llyan.smith@dpie.nsw.gov.au)>; OLG - Bathurst Regional Council <[council@bathurst.nsw.gov.au](mailto:council@bathurst.nsw.gov.au)>  
**Cc:** Fern-Alice Coles <[Fern-Alice.Coles@bathurst.nsw.gov.au](mailto:Fern-Alice.Coles@bathurst.nsw.gov.au)>; Jessica Holland <[Jessica.Holland@planning.nsw.gov.au](mailto:Jessica.Holland@planning.nsw.gov.au)>; Chantelle Chow <[Chantelle.Chow@planning.nsw.gov.au](mailto:Chantelle.Chow@planning.nsw.gov.au)>; Tamsin McIntosh <[Tamsin.McIntosh@bathurst.nsw.gov.au](mailto:Tamsin.McIntosh@bathurst.nsw.gov.au)>  
**Subject:** RE: PP-2024-418 - Gateway Determination issued [SEC=UNOFFICIAL]

Lil,

There is a benefit from Council's perspective in having the site mapped on the APU series as it then

shows up on our mapping layer when we are preparing section 10.7 certificates.

Is it possible to delete that requirement from the Gateway not to map the APU?

Janet

**Janet Bingham**

Manager Strategic Planning  
Bathurst Regional Council  
Wiradjuri Country  
158 Russell Street Bathurst 2795  
P: 02 6333 6214  
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**The 2024 NSW Local Government elections are on Saturday, 14 September. Voting is compulsory.**



Bathurst Regional Council acknowledges the Wiradjuri People as the Traditional Custodians of the land in the Bathurst Region. We pay respect to Elders, past, present, and emerging and acknowledge all Aboriginal and Torres Strait Islander people who live, work and play in the Bathurst region.

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**From:** Janet Bingham

**Sent:** Friday, September 6, 2024 8:17 AM

**To:** Llyan Smith <[llyan.smith@dpie.nsw.gov.au](mailto:llyan.smith@dpie.nsw.gov.au)>; Council <[council@bathurst.nsw.gov.au](mailto:council@bathurst.nsw.gov.au)>

**Cc:** Fern-Alice Coles <[Fern-Alice.Coles@bathurst.nsw.gov.au](mailto:Fern-Alice.Coles@bathurst.nsw.gov.au)>; Jessica Holland <[Jessica.Holland@planning.nsw.gov.au](mailto:Jessica.Holland@planning.nsw.gov.au)>; Chantelle Chow <[Chantelle.Chow@planning.nsw.gov.au](mailto:Chantelle.Chow@planning.nsw.gov.au)>; Tamsin McIntosh <[Tamsin.McIntosh@bathurst.nsw.gov.au](mailto:Tamsin.McIntosh@bathurst.nsw.gov.au)>

**Subject:** RE: PP-2024-418 - Gateway Determination issued [SEC=OFFICIAL]

Hi Lil,

Thanks for sending this through. Is 34 Busby St far away?

I note the Gateway specifically removes the requirement to map the APU on the basis I believe, from my interpretation of the Gateway report, that we currently don't have an APU mapping series. But we do have an APU mapping series in place and all sites in schedule 1 are currently mapped.

I don't think this is a crucial issue as I agree that the site can be appropriately identified by its description in schedule 1 but it would leave this site off the existing mapping series. Let me know what you think.

Thanks Janet

**Janet Bingham**

Manager Strategic Planning  
Bathurst Regional Council  
Wiradjuri Country

158 Russell Street Bathurst 2795  
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**From:** Llyan Smith <[llyan.smith@dpie.nsw.gov.au](mailto:llyan.smith@dpie.nsw.gov.au)>  
**Sent:** Thursday, September 5, 2024 4:22 PM  
**To:** Council <[council@bathurst.nsw.gov.au](mailto:council@bathurst.nsw.gov.au)>  
**Cc:** Janet Bingham <[janet.bingham@bathurst.nsw.gov.au](mailto:janet.bingham@bathurst.nsw.gov.au)>; Fern-Alice Coles <[Fern-Alice.Coles@bathurst.nsw.gov.au](mailto:Fern-Alice.Coles@bathurst.nsw.gov.au)>; Jessica Holland <[Jessica.Holland@planning.nsw.gov.au](mailto:Jessica.Holland@planning.nsw.gov.au)>; Chantelle Chow <[Chantelle.Chow@planning.nsw.gov.au](mailto:Chantelle.Chow@planning.nsw.gov.au)>  
**Subject:** PP-2024-418 - Gateway Determination issued

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Good afternoon Janet and Fern,

Please find attached Gateway Determination and Letter to Council in relation to PP-2024-418 (50 Busby Street).

Please note Gateway Conditions 1 and 2 which require both the planning proposal and supporting material to be updated prior to public exhibition.

Specifically, the Planning Proposal is to be updated to:

- (a) Include accurate and clear mapping including labels on the current and proposed land zoning, height of building, lot size map, and dual occupancy lot size maps to identify the proposed development standards.
- (b) Remove the intent to prepare an Additional permitted uses map.
- (c) Include the intent to introduce a clause to require the preparation of a site-specific Development Control Plan prior to any development on the site.

Please also ensure that any amendments to the supporting documents (required under Condition 2) are also reflected in the revised planning proposal.

Should you have any queries, please don't hesitate to reach out.

Kind regards  
**Llyan Smith**  
**Senior Planning Officer**  
**Southern, Western and Macarthur Region**

Local Planning and Council Support | Department of Planning, Housing and Infrastructure  
T 02 9274 6347 | E [llyan.smith@dpie.nsw.gov.au](mailto:llyan.smith@dpie.nsw.gov.au)  
[www.dpie.nsw.gov.au](http://www.dpie.nsw.gov.au)



*The Department of Planning, Housing and Infrastructure acknowledges that it stands on Aboriginal land.  
We acknowledge the traditional custodians of the land and we show our respect for elders past, present  
and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing  
commitment to providing places in which Aboriginal people are included socially, culturally and economically.*

M	T	W	T	F
✓	✓	✓	✓	