

BATHURST REGIONAL COUNCIL



PLANNING PROPOSAL

FOR

BATHURST REGIONAL LOCAL ENVIRONMENTAL PLAN 2014 AMENDMENT No 3 (20.00289)

Blue Ridge LEP Extension

Lot	DP	Address
14	1050220	3991 O'Connell Road KELSO
1	867504	4031 O'Connell Road KELSO

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Schedule of Maps

Map Number	Map Name	Version
LZN_011F	Land Zoning Map	1
LZN_011G	Land Zoning Map	1
LSZ_011F	Lot Size Map	1
LSZ_011G	Lot Size Map	1
HOB_011F	Height of Buildings Map	1
HOB_011G	Height of Buildings Map	1

List of Attachments

Attachment Number	Name
1	Request for Quotation/Expression of Interest – Blue Ridge LEP Extension Local Environmental Study

Relevant Planning Authority Details

Relevant Planning Authority:	Bathurst Regional Council
Contact Person:	Ms Janet Bingham Manager Strategic Planning, Environmental Planning and Building Services
Contact Phone Number:	02 6333 6214
Contact email address:	Janet.bingham@bathurst.nsw.gov.au

Introduction

Bathurst Regional Council has received a rezoning application to rezone the following properties from RU1 Primary Production to R5 Large Lot Residential under Bathurst Regional Local Environmental Plan 2014:

Lot 14 DP 1050220, 3991 O'Connell Road KELSO NSW 2795 and
Lot 1 DP 867504, 4031 O'Connell Road KELSO NSW 2795

A Local Environmental Study will be undertaken prior to the preparation of a draft Local Environmental Plan to accommodate any change in zoning. The Local Environmental Study will need to demonstrate the suitability or otherwise of the subject land for the rural residential development.

It is envisaged that if the Planning Proposal proceeds the land would be developed for rural residential development in a manner similar to the adjoining land (ie fully serviced with minimum lots of 4000m²).

If the Planning Panel so determines, Council will accept the delegated functions offered to it pursuant to Section 59 of the Environmental Planning and Assessment Act 1979.

The Planning Proposal has been prepared in accordance with Section 55 of *the Environmental Planning and Assessment Act 1979* (the Act) and the relevant Department of Planning Guidelines, including *A Guide to Preparing Local Environmental Plans* and *A Guide to Preparing Planning Proposals*.

Part 1 Objectives or intended outcomes

The Blue Ridge LEP Extension Planning Proposal involves an amendment to the Bathurst Regional Local Environmental Plan 2014 ("the LEP"), to:

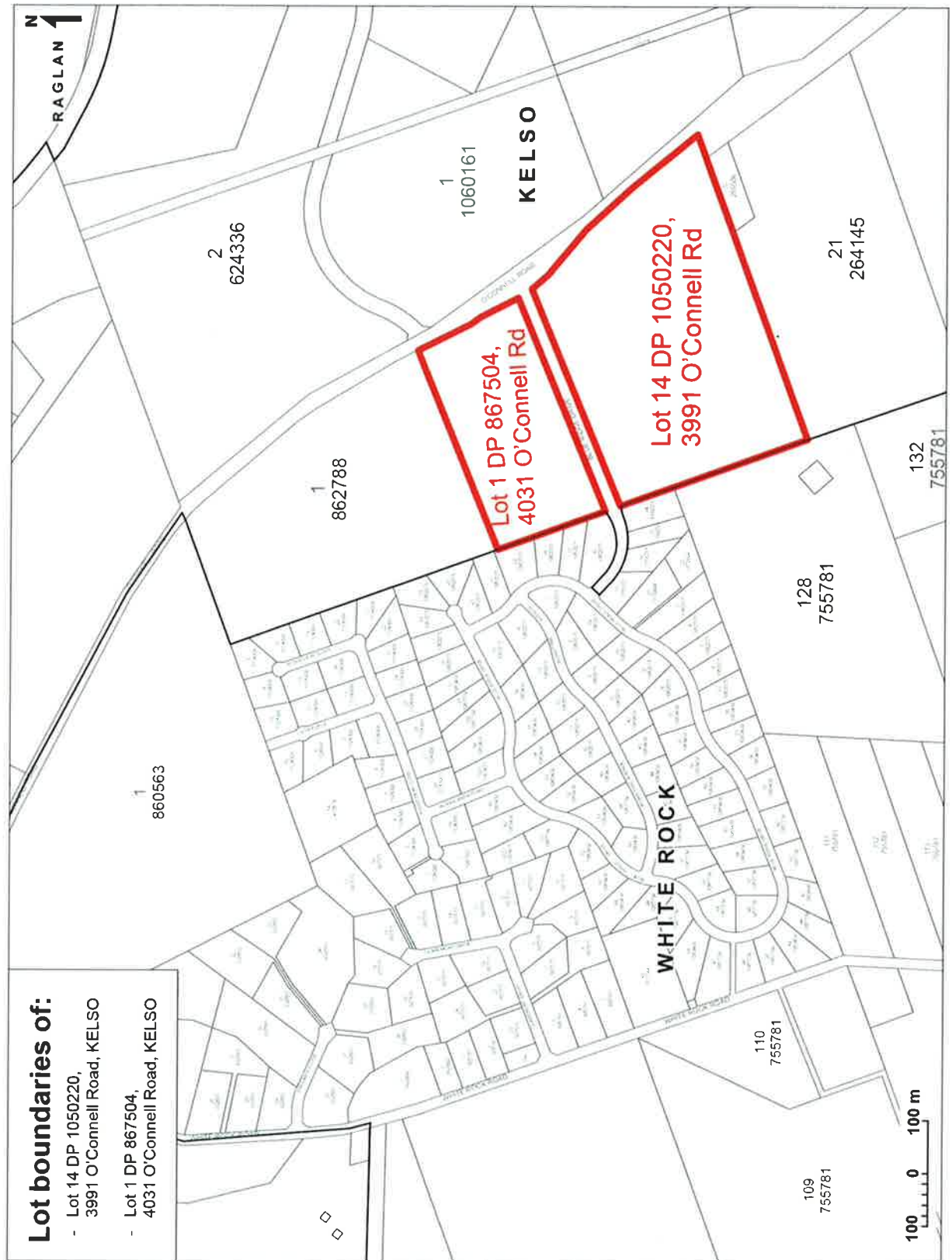
- a) Rezone the land from RU1 Primary Production to R5 Large Lot Residential

The subject land comprises:

Lot 14 DP 1050220, 3991 O'Connell Road KELSO NSW 2795 and
Lot 1 DP 867504, 4031 O'Connell Road KELSO NSW 2795.

The total area of the combined sites is 29.4 hectares with Blue Ridge Drive dissecting the centre of the site. A heritage item of local significance, 'Littlebourne' is located on 4031 O'Connell Road KELSO. Land in this locality has previously been used for orcharding.

The land is located approximately 4.6km south east of the Bathurst CBD and is immediately adjacent to the existing rural residential 'Blue Ridge Estate.'



Part 2 Explanation of Provisions

The Blue Ridge LEP Extension Planning Proposal involves an amendment to the Bathurst Regional Local Environmental Plan 2014 ("the LEP"), to:

- Rezone the land from RU1 Primary Production to R5 Large Lot Residential

This is to be achieved by:

- a) Amending the Land Zoning Map (tile LZN_011F and LZN_011G) under Bathurst Regional Local Environmental Plan 2014.
- b) Amending the Lot Size Map (tile LSZ_011F and LSZ_011G) under Bathurst Regional Local Environmental Plan 2014.
- c) Amending the Height of Building Map (tile HOB_011F and HOB_011G) under Bathurst Regional Local Environmental Plan 2014.
- d) Amending the Heritage Map (tile HER_011F) under Bathurst Regional Local Environmental Plan 2014.

Note: The Local Environmental Study will make specific recommendations in respect of the Heritage Map. The Council will forward the amended Heritage Map, if required, following completion of the Local Environmental Study.

Council does not propose to amend the Urban Release Area map as it is estimated that the rezoning will yield less than 50 lots and will therefore not have an impact on State Infrastructure.

Part 3 Justification

Section A Need for the Planning Proposal

1. Is the Planning Proposal a result of any strategic study or report?

Yes. Bathurst Region Rural Strategy (2008) identified land adjoining the existing Blue Ridge Estate as having development potential for the creation of future lots and recommended a R5 Large Lot Residential zone for this locality. The proposed rezoning will allow for those to be created and is consistent with the recommendations contained in the Rural Strategy.

2. Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The Planning Proposal is the best means of achieving the development and intended outcomes of the Planning Proposal. The only avenue available to Council to rezone the land is via a Planning Proposal.

Section B Relationship to strategic planning framework

3. Is the Planning Proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

The following table addresses the evaluation criteria for the consistency of the Planning Proposal with the regional and sub-regional strategies, as required by the guidelines for preparing a Planning Proposal.

Evaluation criteria	Y/N	Comment
Does the proposal have strategic merit and: ◇ Is consistent with a relevant local strategy endorsed by the Director General; or ◇ Is consistent with the relevant regional strategy or Metropolitan Plan; or ◇ Can it demonstrate strategic merit, giving consideration to the relevant section 117 directions applying to the site and other strategic considerations (e.g. proximity to existing urban areas , public transport and infrastructure accessibility, providing jobs closer to home etc)	Yes	The Planning Proposal is consistent with the Bathurst Region Rural Strategy 2008 which recommended the zoning of this locality for rural residential purposes. There are no relevant regional strategies relevant to the Bathurst Regional LGA. The Planning Proposal is consistent with the relevant Section 117 directions of the Minister. They are explained later in this Planning Proposal documentation.
Does the proposal have site specific merits and is it compatible with the surrounding land uses, having regard to the following: ◇ The natural environment (including known significant environmental values, resources or hazards) and ◇ The existing uses, approved uses and likely future uses of the land in the vicinity of the proposal; and ◇ The services and infrastructure that are or will be available to meet the demands arising from the proposal and any proposed financial arrangements for infrastructure provision.	Yes	The subject land is approximately 29.4hectares in area and is located 4.6km from Bathurst CBD. The re-zoning of the land would permit further subdivision of the site. This is consistent with land immediately adjacent the western boundary of the site, 'Blue Ridge Estate.' The site is not known to have any environmental constraints and the site is not bush fire prone land. Notwithstanding, it is recommended that an Local Environmental Study be undertaken prior to the preparation of a draft LEP to make recommendations on any environmental or other safeguards, or conditions which should be imposed on the development.

4. Is the Planning Proposal consistent with a Council's local strategy or other local strategic Plan?

The Bathurst Region Rural Strategy 2008 recommended a R5 Large Lot Residential zone for this locality. Therefore the Planning Proposal is consistent with the strategy. The land in its current form has little or no agricultural potential and is situated adjacent to an existing rural residential estate.

5. Is the Planning Proposal consistent with applicable State Environmental Planning Policies?

Council has undertaken a review to determine whether or not the Planning Proposal is consistent with the State Environmental Planning Policies. See the table below.

State Environmental Planning Policy (SEPP)	Compliance (Yes/No or Not Relevant)
SEPP No 14 – Coastal Wetlands	Not Relevant
SEPP No 15 – Rural Landsharing Communities	Not Relevant
SEPP No 19 – Bushland in Urban Areas	Not Relevant
SEPP No 21 – Caravan Parks	Not Relevant
SEPP No 26 – Littoral Rainforests	Not Relevant
SEPP No 29 – Western Sydney Recreation Area	Not Relevant
SEPP No 30 – Intensive Agriculture	Not Relevant
SEPP No 32 – Urban Consolidation (Redevelopment of Urban Land)	Not Relevant
SEPP No 33 – Hazardous and Offensive Development	Not Relevant
SEPP No 36 – Manufactured Home Estates	Not Relevant
SEPP No 39 – Spit Island Bird Habitat	Not Relevant
SEPP No 44 – Koala Habitat Protection	Not Relevant
SEPP No 47 – Moore Park Showground	Not Relevant
SEPP No 50 – Canal Estate Development	Not Relevant
SEPP No 52 – Farm Dams and Other Works in Land and Water Management Plan Areas	Not Relevant
SEPP No 55 – Remediation of Land	The applicant will be required to demonstrate the land is suitable for residential purposes through the LES process in relation to potential contamination from previous land uses (orcharding)
SEPP No 59 – Central Western Sydney Regional Open Space and Residential	Not Relevant
SEPP No 60 – Exempt and Complying Development	Not Relevant
SEPP No 62 – Sustainable Aquaculture	Not Relevant

SEPP No 64 – Advertising and Signage	Not Relevant
SEPP No 65 – Design Quality of Residential Flat Development	Not Relevant
SEPP No 70 – Affordable Housing (Revised Schemes)	Not Relevant
SEPP No 71 – Coastal Protection	Not Relevant
SEPP (Affordable Rental Housing) 2009	Not Relevant
SEPP (Building Sustainability Index: BASIX) 2004	Not Relevant
SEPP (Exempt and Complying Development Codes) 2008	Not Relevant
SEPP (Housing for Seniors or People with a Disability) 2004	Not Relevant
SEPP (Infrastructure) 2007	Not Relevant
SEPP (Kosciuszko National Park – Alpine Resorts) 2007	Not Relevant
SEPP (Kurnell Peninsula) 1989	Not Relevant
SEPP (Major Development) 2005	Not Relevant
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	Not Relevant
SEPP (Penrith Lakes Scheme) 1989	Not Relevant
SEPP (Rural Lands) 2008	The Planning Proposal is supported by the Bathurst Region Rural Strategy 2008
SEPP (SEPP 53 Transitional Provisions) 2011	Not Relevant
SEPP (State and Regional Development) 2011	Not Relevant
SEPP (Sydney Water Drinking Catchment) 2011	Not Relevant
SEPP (Sydney Region Growth Centres) 2006	Not Relevant
SEPP (Three Ports) 2013	Not Relevant
SEPP (Urban Renewal) 2010	Not Relevant
SEPP (Western Sydney Employment Area) 2009	Not Relevant
SEPP (Western Sydney Parklands) 2009	Not Relevant

6. Is the Planning Proposal consistent with applicable Ministerial Directions (s. 117 directions)?

Council has undertaken a review to ensure the planning proposal is consistent with all relevant Section 117 Ministerial Directions issued by the Minister for Planning to relevant planning authorities under section 117(2) of the Environmental Planning and Assessment Act 1979.

All relevant Section 117 Ministerial Directions are considered in the following table.

Section 117 Ministerial Direction	Consistency
1. Employment and resources	
1.1 Business and Industrial Zones	Not applicable. Council is satisfied that the planning proposal is consistent with the requirements of the direction.
1.2 Rural Zones	The rezoning of the land from a rural zone to a rural residential zone is supported by the Bathurst Region Rural Strategy 2008.
1.3 Mining, Petroleum Production and Extractive Industries	The site does not contain any potential mineral resources as identified by the Mineral Resource Audit 2014.
1.4 Oyster Aquaculture	Not applicable. Council is satisfied that the planning proposal is consistent with the requirements of the direction.
1.5 Rural Lands	The rezoning of the land from a rural zone to a rural residential zone is supported by the Bathurst Region Rural Strategy 2008.
2. Environment and Heritage	
2.1 Environment Protection Zones	Not applicable. Council is satisfied that the planning proposal is consistent with the requirements of the direction.
2.2 Coastal Protection	Not applicable. Council is satisfied that the planning proposal is consistent with the requirements of the direction.
2.3 Heritage Conservation	The site contains a heritage item of local significance. The LES is proposed to identify an appropriate curtilage for that item and to identify any other recommendations to ensure appropriate protection of the item.
2.4 Recreation Vehicle Areas	Not applicable. Council is satisfied that the planning proposal is consistent with the requirements of the direction.
3. Housing, Infrastructure and Urban Development	
3.1 Residential Zones	Council is satisfied that the planning proposal is consistent with the requirements of the direction. The land will be adequately serviced prior to residential development.
3.2 Caravan Parks and Manufactured Home Estates	Not applicable. Council is satisfied that the planning proposal is consistent with the requirements of the direction.
3.3 Home Occupations	Not applicable. Council is satisfied that the planning proposal is consistent with the requirements of the direction.
3.4 Integrating Land Use and Transport	Not applicable. Council is satisfied that the planning proposal is consistent with the requirements of the direction.
3.5 Development Near Licensed Aerodromes	The proposal does not alter or remove a provision relating to land in the vicinity of a licensed aerodrome. Council is satisfied that the planning proposal is consistent with the requirements of the direction.
3.6 Shooting Ranges	The proposal does not affect land adjacent or adjoining an existing shooting range.

Section 117 Ministerial Direction	Consistency
	Council is satisfied that the planning proposal is consistent with the requirements of the direction.
4. Hazard and Risk	
4.1 Acid Sulfate Soils	The Bathurst Region does not include any land identified on Acid Sulfate Soils Planning maps held by the Department. Council is satisfied that the planning proposal is consistent with the requirements of the direction.
4.2 Mine Subsidence and Unstable Land	The Bathurst Region does not include any land identified as within a Mine Subsidence District proclaimed under the Mine Subsidence Compensation Act 1961. Council is satisfied that the planning proposal is consistent with the requirements of the direction.
4.3 Flood Prone Land	The Planning Proposal does not include any land which is identified as being flood liable land as identified either by Council's computer based flood model or the Bathurst Floodplain Management Policy. Council is satisfied that the planning proposal is consistent with the requirements of the direction.
4.4 Planning for Bushfire Protection	The Planning Proposal does not include any land which is identified as being Bushfire Prone Land. Council is satisfied that the planning proposal is consistent with the requirements of the direction.
5. Regional Planning	
5.1 Implementation of Regional Strategies	No regional or sub-regional strategy applies to the Bathurst Region. Council is satisfied that the planning proposal is consistent with the requirements of the direction.
5.2 Sydney Drinking Water Catchments	The Bathurst Region is outside the identified Sydney Drinking Water Catchment area. Council is satisfied that the planning proposal is consistent with the requirements of the direction.
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	Does not apply to the Bathurst Region. No farmland of State or Regional significance is located within the Bathurst Region. Council is satisfied that the planning proposal is consistent with the requirements of the direction.
5.4 Commercial and Retail; Development along the Pacific Highway, North Coast	Does not apply to the Bathurst Region. No regional or sub-regional strategy applies to the Bathurst Region. Council is satisfied that the planning proposal is consistent with the requirements of the direction.
5.8 Second Sydney Airport: Badgerys Creek	Does not apply to the Bathurst Region. No regional or sub-regional strategy applies to the Bathurst Region. Council is satisfied that the planning proposal is consistent with the requirements of the direction.
5.9 North West Rail Link Corridor	Does not apply to the Bathurst Region. Council is satisfied that the planning proposal is consistent with the requirements of the direction.

Section 117 Ministerial Direction	Consistency
Strategy	
6. Local Plan Making	
6.1 Approval and referral Requirements	The Planning Proposal does not affect development application provisions and does not propose any referral provisions relating to this land. Council is satisfied that the planning proposal is consistent with the requirements of the direction.
6.2 Reserving land for Public Purposes	The Planning Proposal does not relate to reserving land for public purposes. Council is satisfied that the planning proposal is consistent with the requirements of the direction.
6.3 Site Specific Provisions	The Planning Proposal does not relate to a particular development to be carried out on a specific site. Council is satisfied that the planning proposal is consistent with the requirements of the direction.
7. Metropolitan Planning	
7.1 Implementation of the Metropolitan Strategy	Does not apply to the Bathurst Region. Council is satisfied that the planning proposal is consistent with the requirements of the direction.

Section C Environmental , social and economic impact

7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

Council is satisfied that, as a result of the Planning Proposal, critical habitat, threatened species, populations or ecological communities will not be adversely affected by the re-zoning. The subject site does not provide habitat for vulnerable or endangered species.

8. Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?

Council considers that there are no likely environmental effects as a result of the Planning Proposal. The Planning Proposal aims to re-zone the land from RU1 Primary Production to R5 Large Lot Residential to allow for future development of the site. A Local Environmental Study will, however, be prepared to determine the constraints and opportunities of the site, culminating in a preferred development strategy for which future growth of the area will be guided by.

9. Has the Planning Proposal adequately addressed any social and economic effects?

Social Impacts

It is considered that as a result of the Planning Proposal there are no social impacts that need to be addressed. The Planning Proposal is supported by the Bathurst Region Rural Strategy 2008.

Economic Impacts

It is considered that as a result of the Planning Proposal there are no economic impacts that need to be addressed. The Planning Proposal is supported by the Bathurst Region Rural Strategy 2008.

Section D State and Commonwealth interests

10. Is there adequate public infrastructure for the Planning Proposal?

Yes. Council has undertaken detailed investigations during 2013 into the availability of water and sewer to service possible future development. The report concluded that the subject area is able to be serviced by sewer, albeit with some upgrades to infrastructure required. The report also concludes that the land above the 708m contour cannot be serviced by water by gravity. It is Council's current position that water should be supplied to properties connected to Council's reticulated water supply by gravity (not via a pumped system) which excludes part of Lot 14 DP 1050220, 3991 O'Connell Road KELSO. The consultant preparing the Local Environmental Study is to confirm the information provided in this report and provide adequate recommendations as to how best this land should be excluded (eg via lot size provisions).

11. What are the views of State and Commonwealth Public Authorities consulted in accordance with the Gateway Determination?

Consultation is to occur with all relevant state and local authorities, utility providers and emergency service, with their comments forming part of the Local Environmental Study process.

Part 4 Mapping

The Blue Ridge LEP Extension Planning Proposal involves an amendment to the Bathurst Regional Local Environmental Plan 2014 ("the LEP"), to:

- Rezone the land from RU1 Primary Production to R5 Large Lot Residential

This is to be achieved by:

- a) Amending the Land Zoning Map (tile LZN_011F) under Bathurst Regional Local Environmental Plan 2014.
- b) Amending the Land Zoning Map (tile LZN_011G) under Bathurst Regional Local Environmental Plan 2014.
- c) Amending the Lot Size Map (tile LSZ_011F) under Bathurst Regional Local Environmental Plan 2014.
- d) Amending the Lot Size Map (tile LSZ_011G) under Bathurst Regional Local Environmental Plan 2014.
- e) Amending the Height of Building Map (tile HOB_011F) under Bathurst Regional Local Environmental Plan 2014.
- f) Amending the Height of Building Map (tile HOB_011G) under Bathurst Regional Local Environmental Plan 2014.
- g) Amending the Heritage Map (tile HER_011F) under Bathurst Regional Local Environmental Plan 2014.

Note: The Local Environmental Study will make specific recommendations in respect of the Heritage Map. The Council will forward the amended Heritage Map, if required, following completion of the Local Environmental Study.

Part 5 Community Consultation

Council anticipates that following the Gateway Determination and Council satisfying any conditions imposed prior to the public exhibition period, the Planning Proposal will be placed on public exhibition for a period of 28 days.

It is proposed that the Planning Proposal and the Local Environmental Study will be publically notified by:

- a) a notice in the Western Advocate newspaper on at least 2 occasions; and
- b) written notification to all adjoining landowners; and
- c) notification on Council's website.

If the Planning Panel deems necessary, Council will notify the relevant government public authorities concurrently with the public exhibition period with respect to the Planning Proposal. Although it should be noted that consultation with the relevant government departments is proposed as part of the preparation of the Local Environmental Study.

Following the public exhibition period, this section will be altered to reflect the extent of consultation that was undertaken, including any issues which were raised as a result of the consultation.

Part 6 Project timeframe

The following table outlines Council's anticipated timetable for the completion of the Planning Proposal. Council anticipates that the process will take approximately 8 months from the date of the Gateway Determination.

Step	Criteria	Project timeline
1	Anticipated commencement date (date of Gateway determination)	May 2015
2	Anticipated timeframe for the completion of required technical information	June 2015 – November 2015
3	Timeframe for government agency consultation (pre and post exhibition as required by Gateway determination)	June 2015 – November 2015
4	Commencement and completion dates for public exhibition period	December 2015
5	Dates for public hearing (if required)	January 2016
6	Timeframe for consideration of submissions	February 2016
7	Timeframe for the consideration of a proposal post exhibition	March 2016
8	Date of submission to the department to finalise the LEP	April 2016
9	Anticipated date RPA will make the plan (if delegated)	May 2016
10	Anticipated date RPA will forward to the department for notification.	June 2016

Note that a copy of the proposed consultants brief for the completion of a Local Environmental Study (step 2 above) is attached to this Planning Proposal.

Appendix 1

Schedule of Maps

Note that the Heritage Map (tile HER_011F) under Bathurst Regional Local Environmental Plan 2014 will be provided, if required, after completion of the Local Environmental Study.

Environmental Planning and Assessment Act 1979

Bathurst Regional Local Environmental Plan 2014 (Amendment No 3)

Bathurst Regional Council

158 Russell Street
Private Mail Bag 17
BATHURST NSW 2795

Map Cover Sheet

The following map sheets are revoked:

Map Sheet	Map Identifier
Land Zoning Map	
LZN 011F	0470_COM_LZN_011F_020_20150416
LZN 011G	0470_COM_LZN_011G_020_20150416
Lot Size Map	
LSZ 011F	0470_COM_LSZ_011F_020_20150416
LSZ 011G	0470_COM_LSZ_011G_020_20150416
Height of Buildings Map	
HOB 011F	0470_COM_HOB_011F_020_20150416
HOB 011G	0470_COM_HOB_011G_020_20150416

The following map sheets are adopted:

Map Sheet	Map Identifier
Land Zoning Map	
LZN 011F	0470_COM_LZN_011F_020_20140321
LZN 011G	0470_COM_LZN_011G_020_20140321
Lot Size Map	
LSZ 011F	0470_COM_LSZ_011F_020_20140320
LSZ 011G	0470_COM_LSZ_011G_020_20140320
Height of Buildings Map	
HOB 011F	0470_COM_HOB_011F_020_20140320
HOB 011G	0470_COM_HOB_011G_020_20140320

Certified

[Title of Council Delegate]

[Date]

Minister for Planning and Infrastructure

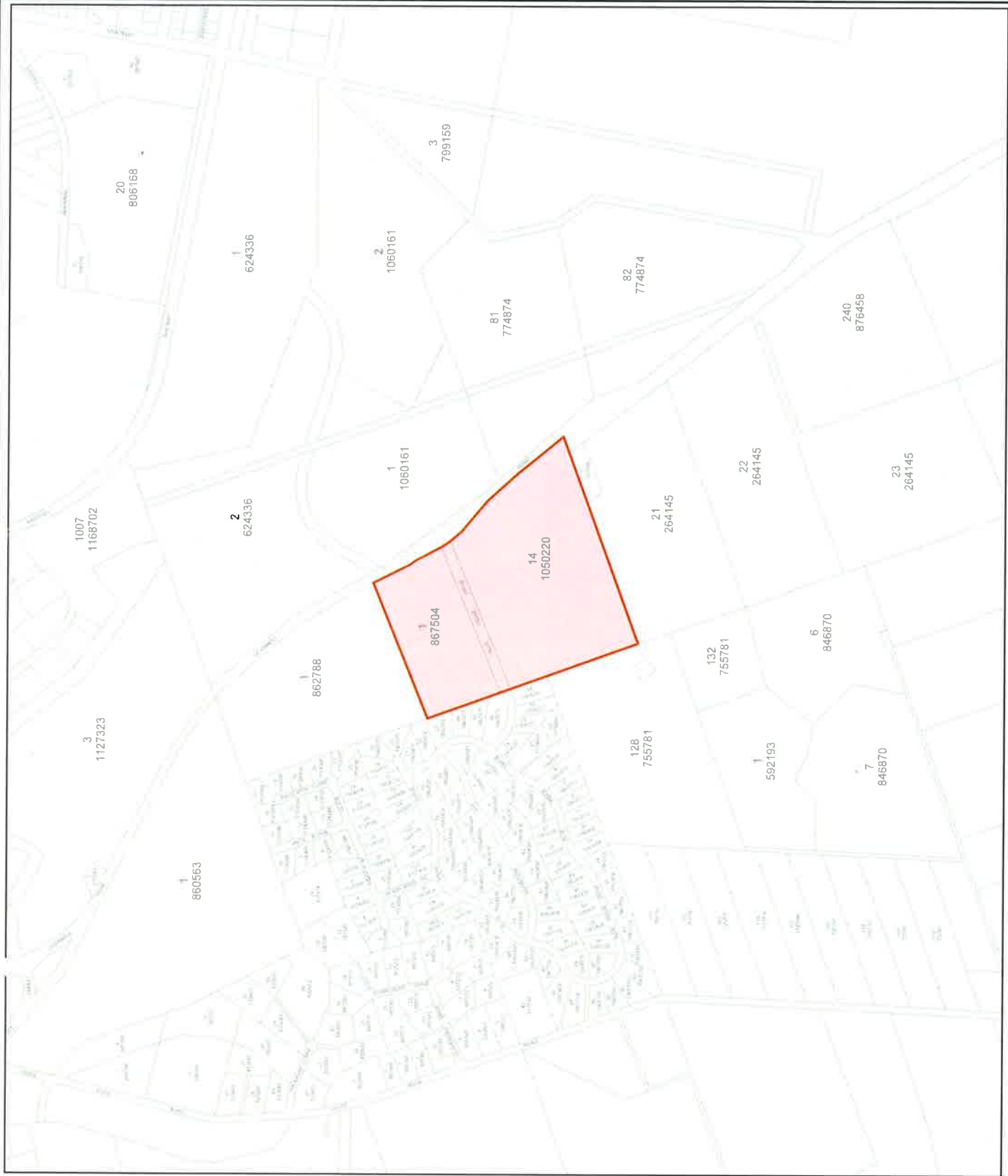
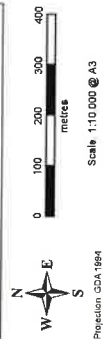
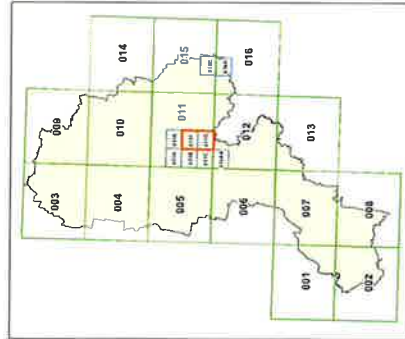
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Site Identification Map
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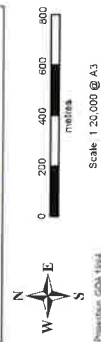
Proposed Zone
 **Subject Land**
Cadastral


Base data 23/04/1997 © Land and Property
Information (LPI)
Cadastral data 16/07/2013 © Bathurst Regional
Council

This map is for explanation purposes only.
This map is not a legal document.



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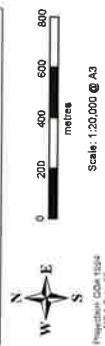
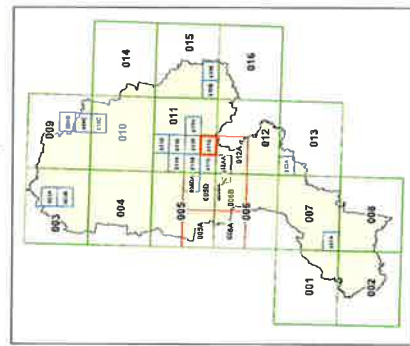


Zone

B1	Neighbourhood Centre
B3	Commercial Core
B5	Business Development
E1	National Parks and Nature Reserves
E2	Environmental Conservation
E4	Environmental Living
IN1	General Industrial
R1	General Residential
R2	Low Density Residential
R5	Large Lot Residential
RE1	Public Recreation
RE2	Private Recreation
RU1	Primary Production
RU2	Rural Landscape
RU3	Forestry
RU4	Primary Production Small Lots
RU5	Village
SP1	Special Activities
SP2	Infrastructure
SP3	Tourist
W2	Recreational Waterways

Cadastre

Base data 23/04/1997 © Land and Property Information (LPI)
 Information data 16/07/2013 © Bathurst Regional Council



Site Identification Map

Part of map tiles:
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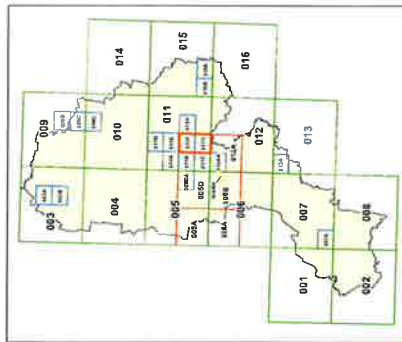
Proposed Zone

Subject Land

Cadastral

Base data 23/04/1997 © Land and Property
Information (LPI)
Interim data 16/07/2013 © Bathurst Regional
Council

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This map is not a legal document.

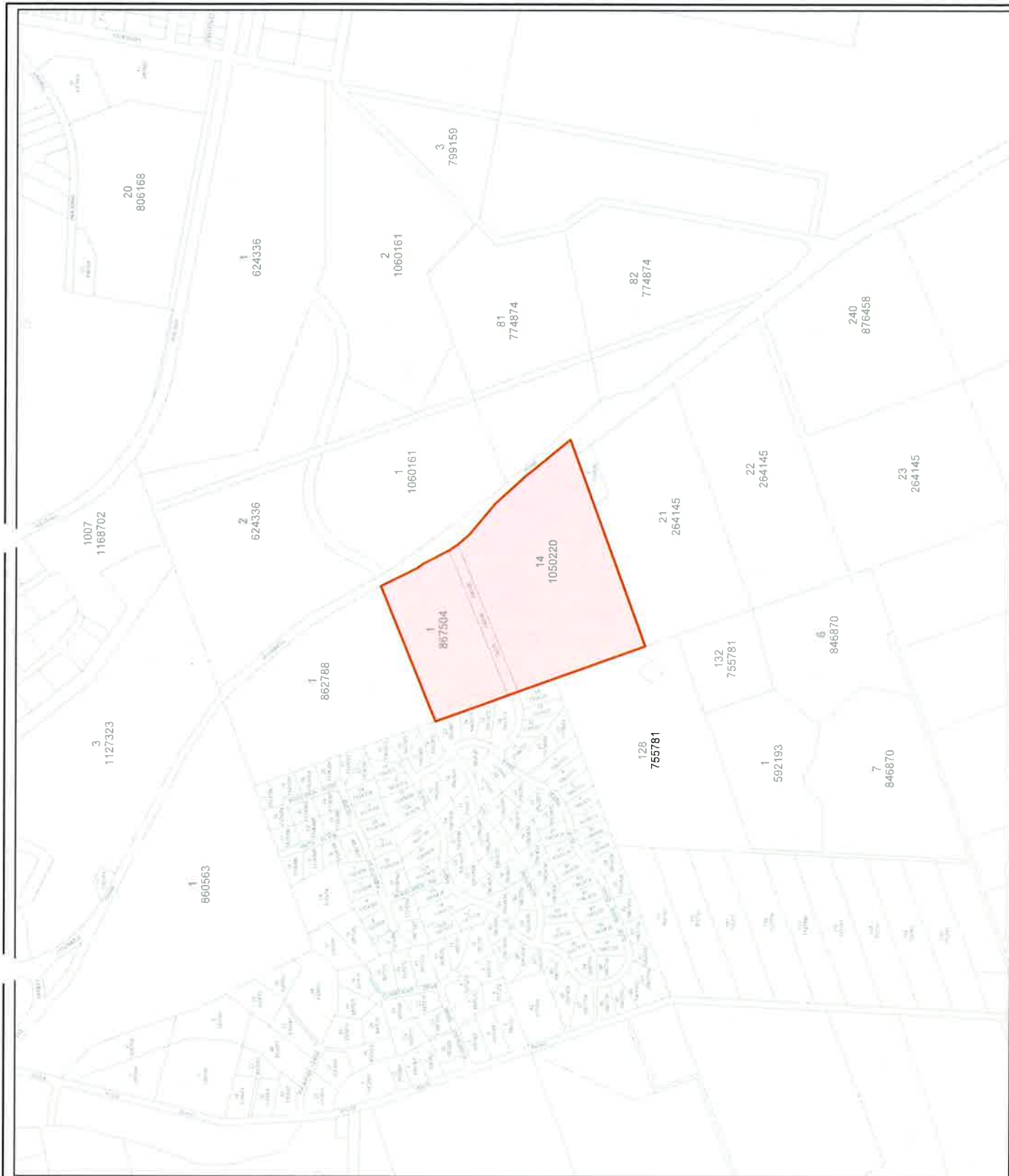


Scale 1:10,000 @ A3

Projection: GDA 1984
MGA Zone 55

Map Identification Number

0470_COM_LZN_011F_020_20140321



Lot Size Map - Sheet LSZ_011F

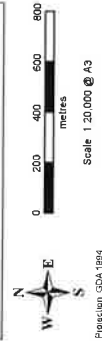
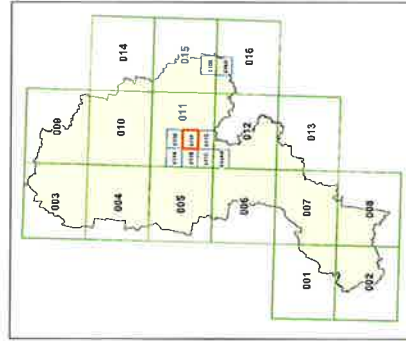
Minimum Lot Size (sq m)

K	550
T	900
W	4000
Y	1 ha
AB1	10 ha
AB2	40 ha
AD	100 ha
AE1	200 ha
AE2	350 ha
AF	480 ha

Refer to Clause 4.13 B

Cadastral

Base data 23/04/1997 © Land and Property
Information (LPI)
Amendment data 16/07/2013 © Bathurst Regional
Council



Projection: GDA 1994
MGA Zone 55

Map identification number

MAP_COM_LSZ_011F_000_20154rns

Lot Size Map - Sheet LSZ_011G

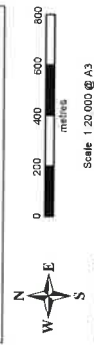
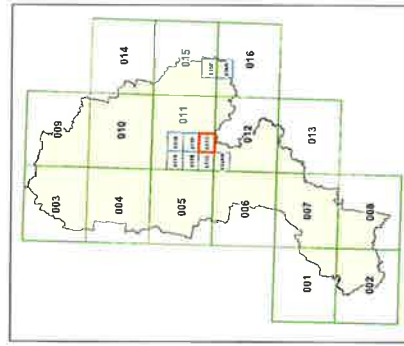
Minimum Lot Size (sq m)

K	550
T	900
W	4000
Y	1 ha
AB1	10 ha
AB2	40 ha
AD	100 ha
AE1	200 ha
AE2	350 ha
AF	480 ha

Refer to Clause 4.13 B

Cadastral

Base data 23/04/1997 © Land and Property
Information (LPI)
Addendum data 16/07/2013 © Bathurst Regional
Council



Projection: GDA 1994
MGA Zone 55

Map revision number

LSZ_011G_001_20150415

Site Identification Map

Part of map tiles:
0470_COM_HOB_011F_020_20140320
0470_COM_HOB_011G_020_20140320

Proposed Zone

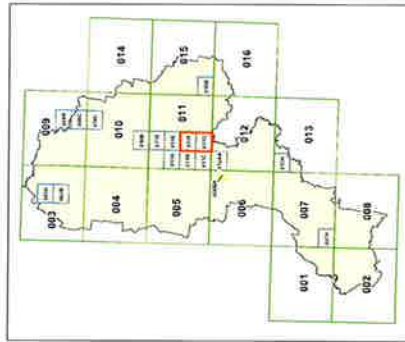
Subject Land

Cadastre

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This map is for explanation purposes only.
This map is not a legal document.



Scale 1:10,000 @ A3

Scale 1:10,000 @ A3

Map identification number

0470_COM_HOB_011F_020_20140320

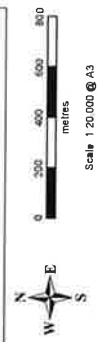
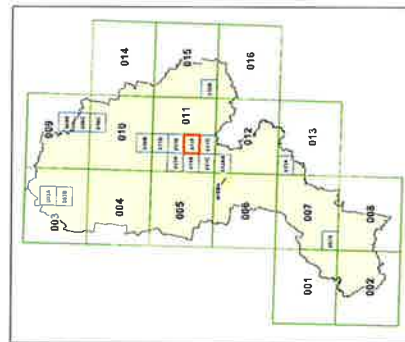


Maximum Building Height (m)



Cadastre

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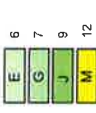


Projection: GDA 1984
MGA Zone 55

Map Information Number

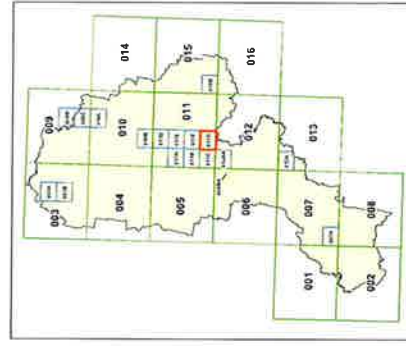
SHO_COM_HOB_011F_20140101

Maximum Building Height (m)



Cadastral

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Projection: GDA 1994
MGA Zone 55

