

**4 BATHURST REGIONAL LOCAL ENVIRONMENTAL PLAN 2014 AMENDMENT NO 5 –
REZONING AND RECLASSIFICATION OF ALEC LAMBERTON FIELD, LOT 7, DP
620655, LEE STREET KELSO AND BATHURST REGIONAL DEVELOPMENT CONTROL
PLAN 2014 AMENDMENT NO 5 (20.00291)**

Recommendation:

That Council:

- (a) prepare a Planning Proposal in accordance with the NSW Department of Planning and Environment Guidelines to rezone Lot 7, DP 620655 from RE1 Public Recreation to IN1 General Industrial and reclassify it from Community to Operational;
- (b) forward the Planning Proposal to the NSW Department of Planning and Environment requesting a Gateway Determination;
- (c) accept any delegations from the NSW Department of Planning and Environment in relation to this Planning Proposal;
- (d) prepare an amendment to the Bathurst Regional Development Control Plan 2014 to support the rezoning of the land to an industrial use; and
- (e) call a division.

Report:

Council's Property Section has requested that Alec Lamberton Field, known as Lot 7, DP 620655, Lee Street Kelso, be rezoned from RE1 Public Recreation to IN1 General Industrial and reclassified from Community Land to Operational Land.

A location plan is provided at **attachment 1**.

The Alec Lamberton Field Rezoning and Reclassification Planning Proposal involves an amendment to the Bathurst Regional Local Environmental Plan 2014 ("the LEP"), to:

- (a) Rezone the land from RE1 Public Recreation to IN1 General Industrial; and
- (b) Reclassify the land from Community to Operational (pursuant to Sections 27 & 28 of the Local Government Act 1993).

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 Floor Space Ratio Map (tile FSR_011F) under Bathurst Regional Local Environmental Plan 2014.
- (c) Amending Bathurst Regional Local Environmental Plan 2014 to include Lot 7 DP 263393 in the table under Part 1 of Schedule 4 of the Bathurst Regional Local Environmental Plan 2014.

Concurrently, Council will prepare an amendment to the Bathurst Regional Development Control Plan 2014 to introduce development controls to the subject site similar to those that

apply to the adjacent Hampden Park Road (East) precinct to address matters of noise, visual amenity and access (including prohibiting direct access to Littlebourne Street).

The amendment to the Bathurst Regional Local Environmental Plan 2014 and the amendment to the Bathurst Regional Development Control Plan 2014 will be placed on public exhibition for 28 days and all adjoining and adjacent properties will be notified of the amendments. This will include the Scots School.

Following the reclassification and rezoning, it is intended to sell the land on the open market.

Financial Implications

Nil.

Bathurst 2036 Community Strategic Plan - Objectives and Strategies

- Objective 28: To plan for the growth of the region and the protection of the region's environmental, economic, social and cultural assets. Strategy 28.8