

Lot 182 Sydney Road, Kelso



BATHURST
REGIONAL
COUNCIL

Presented by:
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A Planning Proposal

Does the proposal have strategic merit?

- Is it the result of any key strategic study or report?
- Is it consistent with Council's local strategy or other local strategic plan?
- Is there adequate public infrastructure to support the proposal?



The endorsed Local Strategic Plan - The Bathurst Region Urban Strategy 2007

- Adopted by Council 2007.
- Endorsed by NSW Department of Planning 2008.
- Undertaken in consultation with the community.
- Some of the key values expressed by the community were:
 - Reduce the City footprint/urban sprawl.
 - Protect vistas, views and gateways.
- These values were reaffirmed by the Bathurst 2036 Community Strategic Plan.



Urban Strategy Recommendations

- Land was required to be rezoned to cater for additional residential growth opportunities.
- The following areas were identified as being most suitable for rezoning:
 - Eglinton Expansion (zoned in 2010).
 - Morrisett Street area (zoned in 2014).
 - East of the city – Kelso Expansion area (zoned in 2014).
 - West of the city - Stewarts Mount (not rezoned).
 - Perthville expansion (not rezoned).
 - North of the city (not rezoned).



The Urban Strategy & Lot 182

Sydney Road

The Urban Strategy does not identify the subject land for future urban development or residential expansion. Investigations undertaken for the Urban Strategy excluded the subject land from urban development for the following key reasons:

1. The land has high scenic value to the entrance of the City;
2. The land has south facing slopes, generally unsuited to sustainable housing developments;
3. The land cannot, at this time, be adequately serviced with reticulated water;
4. Council is concerned that there may be insufficient capacity to service the subject land with reticulated sewer;
5. The land adjacent to the subject land is identified by the Urban Strategy for future service business development including a freight terminal, previously approved by the Department.



Current residential land stocks

Location	Approximate area (Hectares)	Approximate dwelling yield (@ 8 dwellings/ha)
Kelso	500ha	4000
Windradyne/Llanarth	100ha	800
Eglinton	74ha	600

Estimated development period 20 years.



Initial constraints on the site

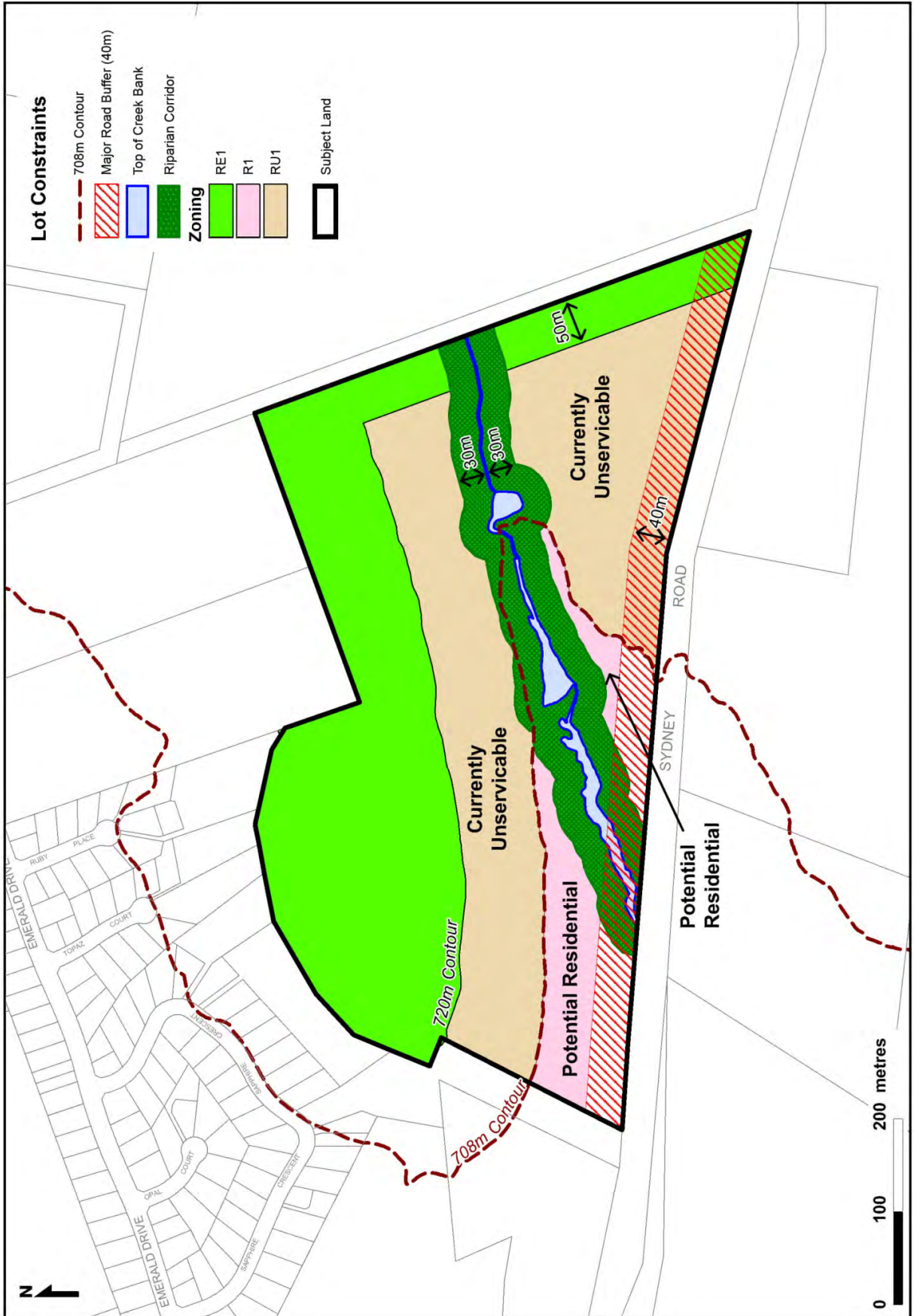
- Protection of Gateway.
- Stormwater drainage.
- Protection of ridgeline.
- Water availability.
- Traffic management.
- Loss of Class 1, 2 and 3 Agricultural land.
- Appropriate land use buffers – road, creek, rural lands.
- Justification for the application to rezone.
- Information gaps and further investigations by the applicant.











Summary

QUESTION:

Does the Planning Proposal have strategic merit?

- **Not** supported by the local land use strategy.
- **Not** short of appropriately zoned land for residential expansion.
- Concerned about water, sewer and transport infrastructure.
- Constraints to development require detailed investigation.

ANSWER:

No, not at this time.

