

5 LAFFING WATERS DEVELOPMENT MASTER PLAN (20.00303)

Recommendation: The Council:

- (a) adopt the Laffing Waters Master Plan and place it on public exhibition for 28 days to provide feedback to be considered in the preparation of the subsequent Planning Proposal;
- (b) prepare a Planning Proposal following the NSW Department of Planning and Environment Guidelines to amend the Bathurst Regional Local Environmental Plan 2014 as outlined in this report;
- (c) commence an amendment to the Bathurst Regional Development Control Plan 2014 as outlined in this report;
- (d) commence an amendment to the Bathurst Regional Open Space Developer Contributions Plan as outlined in this report;
- (e) investigate amendments to Developer Contributions Plans for other types of infrastructure such as roads;
- (f) forward the Planning Proposal to the NSW Department of Planning and Environment requesting a Gateway Determination;
- (g) accept any delegations from the Department of Planning and Environment relating to this Planning Proposal;
- (h) place the draft Local Environmental Plan, Development Control Plan and Developer Contributions Plan Amendments on public exhibition in accordance with the statutory requirements of the Environmental Planning and Assessment Act; and
- (i) call a division.

Report: Council engaged Tract Consultants Pty Ltd, to prepare a Master Plan for the Laffing Waters residential development precinct and associated neighbourhood centre. Laffing Waters is a crucial urban release and growth area for the City of Bathurst. The Master Plan included the current urban zoned land (R1 General Residential, RE1 Public Recreation and B1 Neighbourhood Centre) and did not consider a wider rezoning of additional rural land for urban purposes.

The subject area is approximately 360 hectares and is an identified urban release area. The land includes a Council development site off Laffing Waters Lane and other privately owned land. Council's current planning is for a mix of residential, commercial and community uses (including a school) incorporated into the precinct. A locality plan is provided at **attachment 1**.

The Bathurst 2036 Housing Strategy guides the future housing growth of Bathurst. During the visioning process for the housing strategy, the community expressed their support for planned growth and higher living densities near neighbourhood centres while retaining the existing neighbourhood amenity and feel.

The Housing Strategy also identified the need to use the available residential vacant land stocks better to reduce the urban sprawl of a growing city through the integration of several methods, from smaller lot sizes and medium density housing to requiring a minimum density

per hectare of land at the time of subdivision.

The Laffing Waters Development Master Plan will assist Council to be a leader in the future development of land and showcase the opportunities available to other landowners for the development of their property with high quality residential and neighbourhood business development.

A copy of the draft Master Plan is provided at **attachment 2**.

The list below outlines the main features of the Master Plan.

1. **Anticipated Lot Density**

The Master Plan has identified a mix of lot sizes, with smaller lots generally located in the area close to the Neighbourhood Activity Centre (NAC) with larger lots in the outer band. Average lot sizes range from 450sqm (12 dwellings per hectare) to 940sqm (8 lots per hectare), with the smaller lots located closer to the NAC. An amendment to the Bathurst Regional Local Environmental Plan and Development Control Plan is required to deliver the range of housing envisaged. The Master Plan anticipates a shift away from the current practice of uncontrolled dual occupancy developments. Council will also prepare Design Guides to encourage best practice development of smaller lots.

2. **Neighbourhood Activity Centre (NAC)**

A site of 5 hectares is allocated for the NAC and associated uses. The NAC has been designed with the capacity for a 3500sqm supermarket with other speciality shops co-located. In addition to the supermarket and speciality shops, the NAC has the ability for additional community facilities to be co-located. The location and future development of the site is supported by the Bathurst CBD & Bulky Goods Business Development Strategy (2011). An amendment to the Bathurst Regional Local Environmental Plan and Development Control Plan is required to appropriately locate the B1 Neighbourhood Centre zone.

3. **School**

Council is committed to reserving a site for a future school, although the Department of Education has advised that further school sites are not required. A 3ha site has been identified and reserved adjacent to the NAC. The consultants have suggested the co-location of a school, recreation areas and the NAC as being the best use of the site and reflect the current practices of master planned communities. An amendment to the Bathurst Regional Local Environmental Plan and Development Control Plan is required to appropriately locate and zone the school site.

4. **Recreation**

A 9ha district open space site has been identified and located adjacent to the school site. Nine hectares is considered to be an appropriate size given the expected population of the Laffing Waters precinct and is similar in size to Cubis Park at Eglinton.

It is also important to note that other local open space areas identified in Council's current planning instruments have been redistributed to reflect an optimum subdivision pattern. An amendment to the Local Environmental Plan and Development Control Plan will be required to reflect the redistribution of the open space and designate the

district open space.

5. Realignment of Laffing Waters Lane

The Master Plan has identified the realignment of Laffing Waters Lane to improve access to the NAC and provide benefits to the open space network.

6. Drainage

The engineering calculations have identified a need for additional stormwater detention within the subdivision. The stormwater design has identified open swales in the upper catchment, as well as a number of detention basins in critical locations.

Public exhibition of the Laffing Waters Master Plan

It is proposed that Council adopt the Laffing Waters Master Plan and place it on public exhibition as it relates to Council land. The exhibition period will allow the local community to comment on the Master Plan to better inform the preparation of amendments to the planning instruments (LEP and DCP and Developer Contributions Plan). The amendments to the Local Environmental Plan, Development Control Plan and contributions plans will then be further exhibited.

Amendments to the Bathurst Regional Planning Instruments

1. *Bathurst Regional LEP 2014*

Changes to the Bathurst Regional LEP are required for both Council's land and the privately owned land to give effect to the Laffing Waters Master Plan. There are several alterations needed including:

- a) Relocation, reconfiguration and enlargement of the Laffing Waters Neighbourhood Activity Centre B1 zone
- b) Introduction of the R3 Medium Density zone, including appropriate changes to the height of buildings, lot size and land zoning maps.
- c) Reconfiguration of the RE1 Public Recreation zone reflecting the Laffing Waters Master Plan
- d) Appropriate use of the SP2 Infrastructure zone for:
 - i. The proposed school site
 - ii. Drainage lines
 - iii. Proposed realignment of Laffing Waters Lane
 - iv. The proposed alignment of Ecrates Place
- e) Amendments to the Minimum lot size Dual Occupancy and Multi-Dwelling housing, the height of buildings and land zoning maps as it applies to the R1 General Residential zone.
- f) Minor, inconsequential amendments to other maps.
- g) Introduce controls to manage the implementation of the State Government's Low Rise Medium Density Housing code.

2. *Bathurst Regional Development Control Plan 2014*

Changes to the Bathurst Regional DCP are required. It is proposed to amend the DCP by:

- a) Amending Map No 4 – Kelso, and introducing a new DCP map to reflect the zoning changes as a result of the draft Laffing Waters Master Plan.

- b) Prepare relevant development controls and other maps to guide the development of residential, commercial and community land.

3. *Bathurst Regional Open Space Developer Contributions Plan*

An amendment to the Open Space Developer Contributions Plan is required to reflect the amount of open space required as a result of the Master Plan. Council has also received a revised valuation for the purchase of open space in all areas of Bathurst under this Plan. The Plan will also be amended to reflect the revised value attributed to the open space to all open space areas in Bathurst.

4. *Roadworks- New Residential Subdivisions Developer Contributions Plan*

An amendment to the Roadwork – New Residential Subdivision Developer Contributions Plan is required to reflect the proposed road network identified in the Master Plan.

Public exhibition of the Planning Instrument Amendments

The proposed amendments to the Planning Instruments will require public exhibition and this will not occur until Council has received authorisation from the NSW Department of Planning and Environment.

Conclusion

Council engaged the services of Tract Consultants Pty Ltd to develop a Master Plan for the Laffing Waters growth precinct. To fully implement the outcomes of the Master Plan, amendments to several planning instruments are required. Adoption of the Master Plan is recommended, followed by its exhibition to inform the preparation of a Planning Proposal to implement the Master Plan.

Financial Implications: The preparation of the Master Plan was funded in the 2018/19 Management Plan.

Bathurst Community Strategic Plan - Objectives and Strategies

- | | |
|---|-------------------|
| ● Objective 1: Our sense of place and identity | Strategy 1.4, 1.5 |
| ● Objective 3: Environmental stewardship | Strategy 3.3 |
| ● Objective 4: Enabling sustainable growth | Strategy 4.2, 4.6 |
| ● Objective 6: Community leadership and collaboration | Strategy 6.1 |

Community Engagement

- | | |
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| ● Consult | To obtain public feedback on alternatives and/or decisions |
|-----------|--|

MINUTE

12 Item 5 LAFFING WATERS DEVELOPMENT MASTER PLAN (20.00303) MOVED: Cr M Morse SECONDED: Cr B Bourke

RESOLVED: That Council:

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- (i) call a division.

On being **PUT** to the **VOTE** the **MOTION** was **CARRIED**

The result of the division was:

In favour of the motion - Cr W Aubin, Cr B Bourke, Cr A Christian, Cr J Fry, Cr G Hanger, Cr J Jennings, Cr M Morse, Cr I North, Cr J Rudge,

Against the motion - Nil

Absent - Nil

Abstain - Nil