

LAFFING WATERS MASTER PLAN PLANNING PROPOSAL – EXPLANATION

In 2014, the Laffing Waters precinct was zoned for residential development under the *Bathurst Regional Local Environmental Plan 2014* (LEP 2014). Council has now placed on public exhibition a Planning Proposal that seeks to reconfigure the existing zoning controls that apply to the land to implement the recommendations of the *Laffing Waters Master Plan*.

THE LAFFING WATERS MASTER PLAN

The *Bathurst 2036 Housing Strategy* included a range of recommendations on how to better use the available land in the City of Bathurst for residential development and reduce the urban sprawl of a growing city through the integration of a number of methods, from smaller lot sizes and medium density housing to requiring a minimum density per hectare of land at the time of subdivision.

After adoption of the Housing Strategy, Council commenced a Master Plan process for the Laffing Waters precinct with an aim:

“to be a leader in the future development of land and showcase the opportunities available to other landowners for the development of their land with high quality residential and neighbourhood business development....”

The *Laffing Waters Master Plan* was adopted by Council in May 2019.

The Laffing Waters Master Plan provides an opportunity to bring together best practice urban design principles to create place and community, with the delivery of some 2,270 new dwellings housing a population of approximately 5,200 residents.

The *Laffing Waters Master Plan* seeks to:

- Create a diverse new community connected to regional Bathurst.
- Activate new green open spaces and places.
- Showcase environmental, social and sustainable development.
- Grow a vibrant and thriving neighbourhood activity centre at the heart of Laffing Waters.
- Celebrate the views to the Bathurst town centre.
- Develop a school, recreation, and sporting precinct.
- Offer new levels of diverse housing choice, types, and sizes.

The Planning Proposal to implement the Laffing Waters Master Plan is supported by the *Vision Bathurst 2040: Bathurst Regional Local Strategic Planning Statement*.

WHY IS THE PLANNING PROPOSAL BEING PREPARED?

The NSW Department of Planning and Environment population projections estimate that Bathurst's population will increase to 57,060 by 2040 (an additional 12,690 persons). Whilst some of this growth can be supported as infill development, new residential expansion areas will be required to house this population. The Laffing Waters precinct will house approximately 41% of the expected growth of Bathurst to the year 2040.

In 2014, the Laffing Waters precinct was zoned for residential development under the *Bathurst Regional Local Environmental Plan 2014* (LEP 2014). This Planning Proposal has been prepared to reconfigure the zoning controls that apply to the land to implement the recommendations of the *Laffing Waters Master Plan*.

Implementation of the *Laffing Waters Master Plan* aims to create a new community that:

- Offers exceptional liveability, beautiful natural setting, green streetscapes, and sustainable parklands with vistas across the region to Bathurst.
- Offers a range of housing choices and living densities with access to neighbourhood and district parks, connected pedestrian and bike paths, and 52 hectares of liveable, green spaces.
- Has at its heart, a new neighbourhood activity centre providing an inclusive place to meet, gather and connect. The Neighbourhood Activity Centre will be co-located with a future school site and a district sports park, along with a range of community services and amenities.

LAND TO WHICH THE PLANNING PROPOSAL APPLIES:

This Planning Proposal applies to the Laffing Waters Master Plan Precinct which includes the following lands:

Land Description	Ownership
Lot 231 DP 1177478	Bathurst Regional Council
Lot 12 DP 857116	Privately owned
Lot 401 DP1285473	Privately owned
Lot 2 DP 716660	Privately owned
Lot 8 DP 788492	Privately owned

Bathurst Regional Council is the owner of Lot 231 DP1177478. The classification of this land, pursuant to the Local Government Act, is not proposed to be altered.

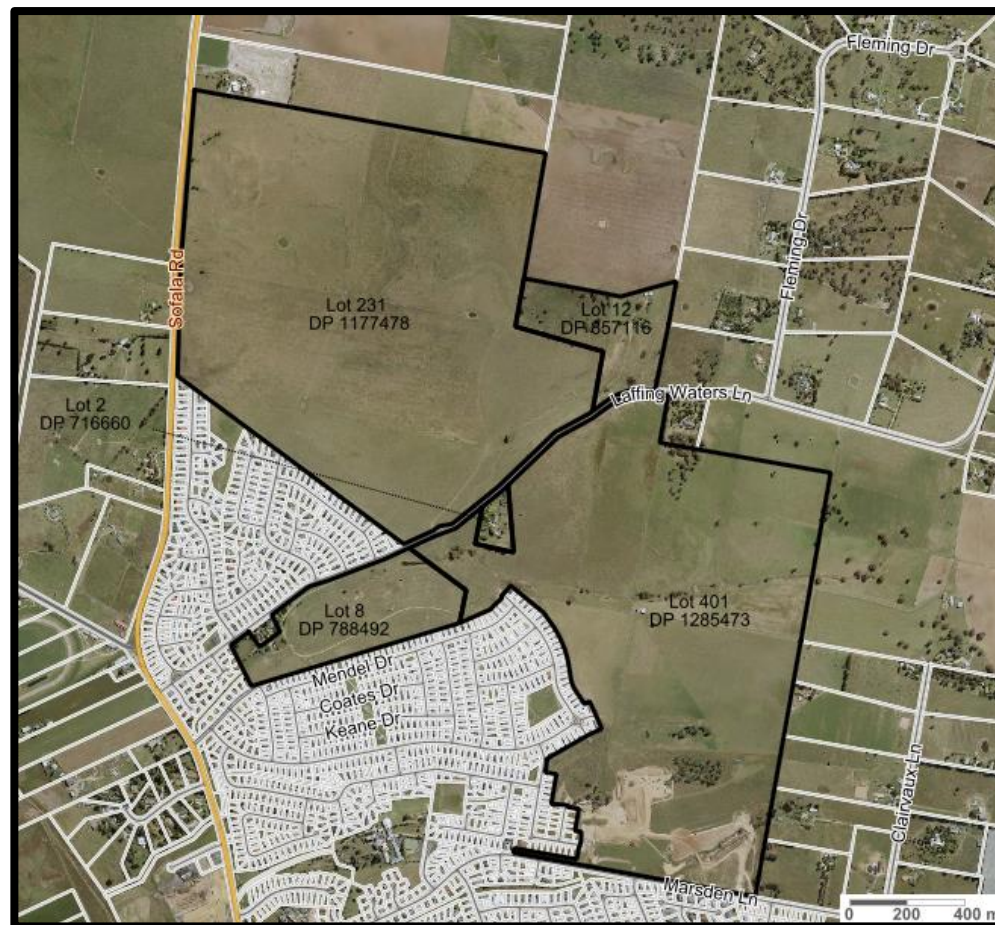
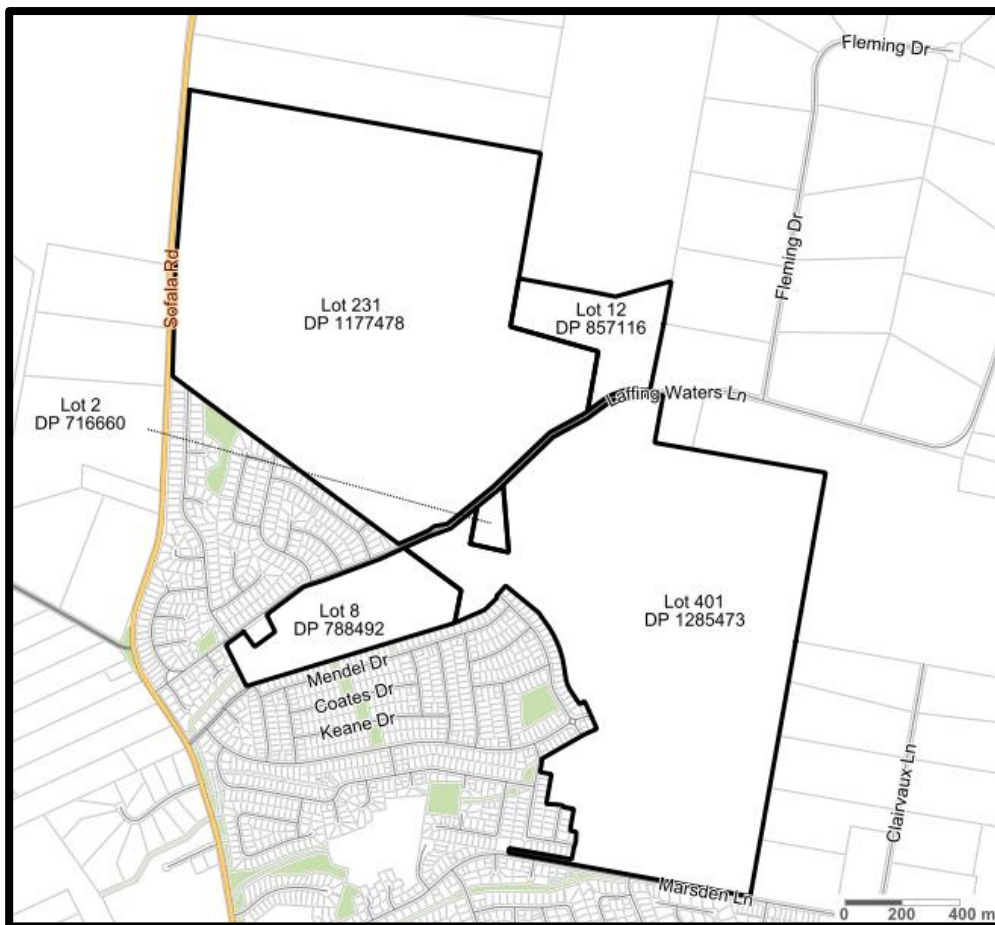


Figure 1(a) & (b) – Land to which the Planning Proposal Applies

WHAT DOES THIS PLANNING PROPOSAL SEEK TO DO?

The Planning Proposal seeks to amend the LEP map series outlined below, as it relates to the Laffing Waters Master Plan precinct:

- Land Zoning Map.
- Lot Size Map.
- Floor Space Ratio Map.
- Height of Buildings Map.
- Land Reservation Acquisition Map.
- Minimum Lot Size—Dual Occupancy Map.
- Minimum Lot Size—Manor Houses, Multi Dwelling Housing and Residential Flat Buildings Map.
- Urban Release Area Map.

Additionally, Clause 4.1 of *Bathurst Regional Local Environmental Plan 2014* is proposed to be amended to establish a minimum subdivision lot size of 900m² for the creation of battle-axe lots on land zoned R1 General Residential within the Laffing Waters precinct. The intention of this change is to ensure that battle-axe lots within Laffing Waters are of a suitable shape and size to provide a functional building envelope and private open space, and suitable building setbacks for acoustic and visual privacy.

Land Zoning Map

The Laffing Waters Precinct was zoned in 2014 for residential development under the *Bathurst Regional Environmental Plan 2014* (LEP 2014). The land is currently zoned:

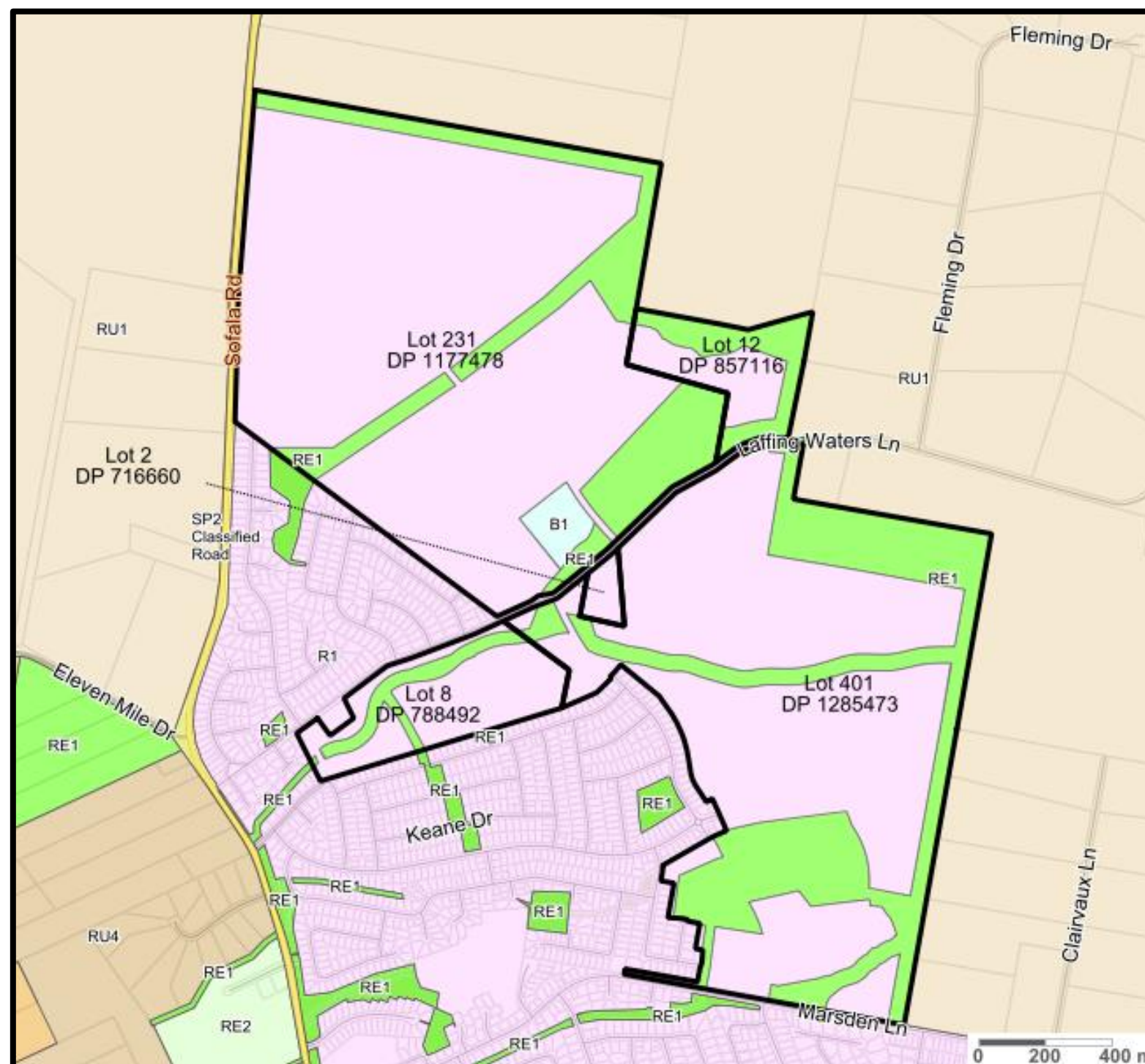
- R1 General Residential
- B1 Neighbourhood Centre
- RE1 Public Recreation

Figure 2 below shows the current Land Zoning Map.

This Planning Proposal redistributes the current zonings (R1 General Residential, B1 Neighbourhood Centre and RE1 Public Recreation) of the land, introduces the R3 Medium Density Residential zone and incorporates the use of the SP2 Infrastructure zone as follows:

- a) Relocation, reconfiguration, and enlargement of the future Laffing Waters Neighbourhood Activity Centre – B1 Neighbourhood Centre zone.
- b) Introduction of the R3 Medium Density Residential zone for dwellings on smaller lots and as low flats and townhouses on lands generally within 400m of the future neighbourhood centre.
- c) Reconfiguration of the RE1 Public Recreation zone to support the establishment of a new 9 hectare district sports park and 5 other district or local parks.
- d) The use of the SP2 Infrastructure zone to secure:
 - a future school site.
 - drainage lines and riparian corridors.
 - the realignment of Laffing Waters Lane through the site.
 - the alignment of Ecrates Place.
- e) Retention of the R1 General Residential zone across the remainder of the locality.

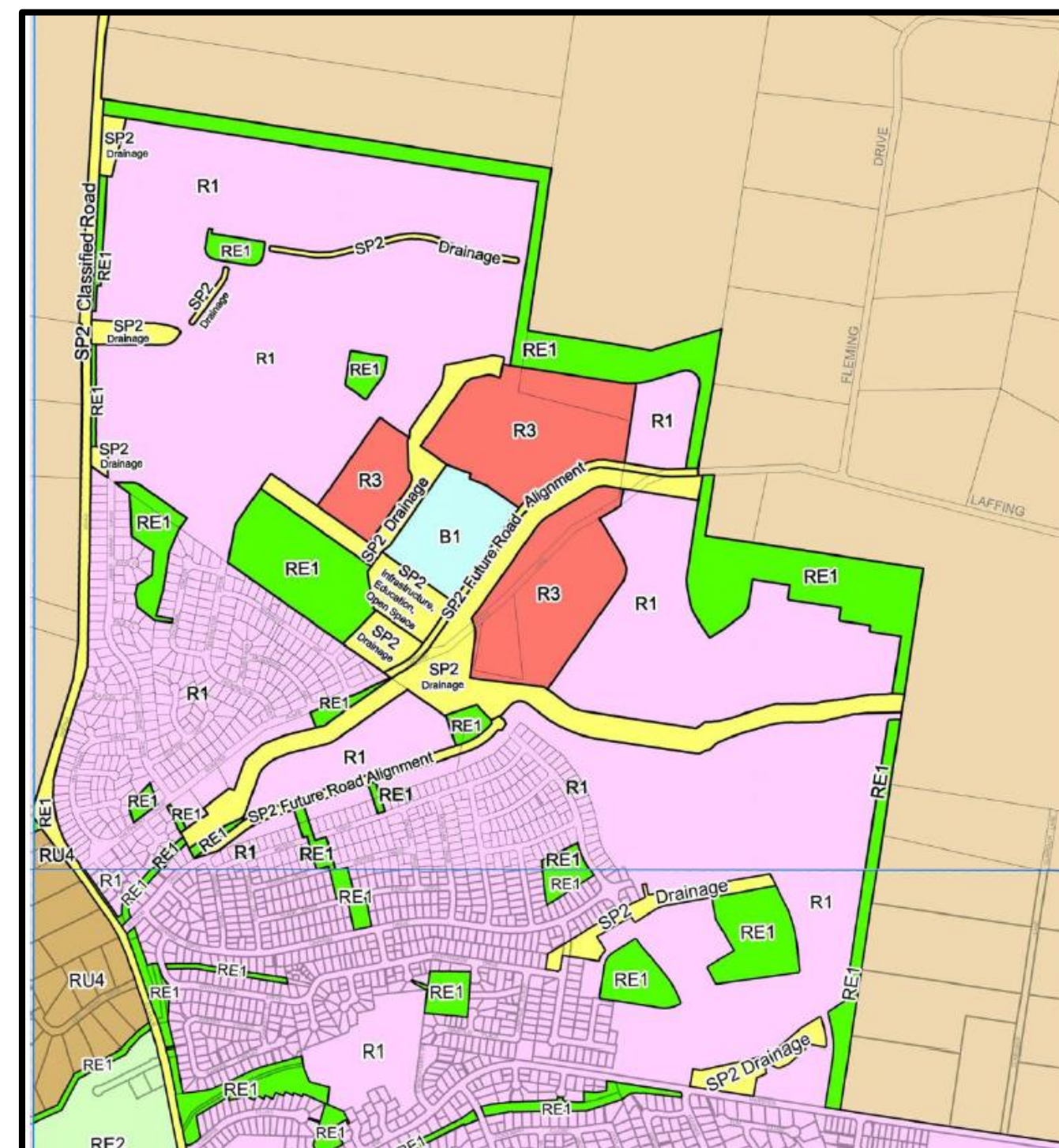
Figure 3 below show the proposed Land Zoning Map.



Legend

- B1 - Neighbourhood Centre
- C2 - Environmental Conservation
- R1 - General Residential
- RE1 - Public Recreation
- RE2 - Private Recreation
- RU1 - Primary Production
- RU4 - Primary Production Small Lots
- SP3 - Tourist

Figure 2 – Current Land Zoning Map under Bathurst Regional Local Environmental Plan 2014



Legend

- B1 - Neighbourhood Centre
- E2 - Environmental Conservation
- R1 - General Residential
- R3 - Medium Density Residential
- RE1 - Public Recreation
- RE2 - Private Recreation
- RU1 - Primary Production
- RU4 - Primary Production Small Lots
- SP2 - Infrastructure

Figure 3 – Proposed (Draft) Land Zoning Map under Bathurst Regional Local Environmental Plan 2014

Housing Density – Lot Size Maps

The *Laffing Waters Master Plan* seeks to provide new levels of diverse housing choices, sizes, and types with approximately 2,270 new dwellings and a population of 5,200 people.

Council is committed to achieving high quality, sustainable growth that seeks to reduce the urban sprawl of the City of Bathurst. Increased housing density can provide vibrance, reduce urban sprawl, and provide opportunities for public amenity including open space, public transport, retail, and community facilities. Smaller lot size detached suburban housing, townhouses and low to medium rise apartments will provide a greater housing offering to meet the diverse needs of the community now and into the future.

The opportunity to improve housing choice with increased density around key neighbourhood amenities supports the direction of Bathurst's Housing Strategy.

The Planning Proposal includes a range of amendments to the lot size maps (Minimum Lot Size Map, Minimum Lot Size – Dual Occupancy Map, and Minimum Lot Size – Manor Houses, Multi Dwelling Housing And Residential Flat Buildings Map) to delivery housing diversity and choice.

The Laffing Waters Master Plan Precinct will deliver housing across 3 different Residential Land Use Areas:

1. Medium Density Housing Area

The Medium Density Residential area (zoned R3 Medium Density Residential) seeks to meet the diverse housing needs of residents and households. This area is positioned near the core of the Laffing Waters Master Plan Precinct, near the Neighbourhood Activity Centre, future School site and district sports park. With its proximity to community amenities and infrastructure, this Area will have the highest density. The density will be delivered by encouraging smaller built form products accommodating 2-to-3-bedroom dwellings on smaller lots.

Housing Type	Proposed Minimum Lot Size
Dwelling house (single dwelling on one lot).	350m ² .
Dual occupancy (two dwellings on one lot).	Not permitted.
Manor houses, multi dwelling housing and residential flat buildings (3 or more dwellings on one lot)	700m ² .

Bathurst Regional Local Environmental Plan 2014 (LEP 2014) does not currently include the R3 Medium Density Residential zone. Its introduction as part of this Planning Proposal is the first time this zone will be used in Bathurst. **Attachment 1** of the Planning Proposal document outlines the proposed zoning table of permitted and prohibited land uses for this zone. Dual occupancy developments are prohibited to encourage the delivery of smaller built form products in the form of multi dwelling housing (e.g. terrace houses).

2. Conventional Density Housing Area

The Conventional Density Residential area proposes to meet a great diversity of housing needs. This area is positioned within 5 to 10 minutes walking distance to the core activities of the Laffing Waters Master Plan Precinct. It has the most variety of allotment types and ranges from smaller products accommodating 2 to 3-bedroom dwellings to larger residential products. The lot sizes start from 435m² for dwelling

houses and 870m² for dual occupancies, multi dwelling housing, manor houses and residential flat buildings.

Housing Type	Current Minimum Lot Size	Proposed Minimum Lot Size
Dwelling house	550m ² (Normal lot) 750m ² (Battle-axe lot)	435m ² (Normal lot) 900m ² (Battle-axe lot)
Dual Occupancy	850m ²	870m ²
Manor houses, multi dwelling housing and residential flat buildings	1,300m ²	870m ²

3. Low Density Housing Area

The Low Density Residential area proposes to meet the needs of dwellings requiring larger lots. This area is positioned around the periphery of the Laffing Waters Master Plan Precinct, which is more than 10 minutes walking distance from the core activities. This area will have the lowest density. Dwellings with 4 or more bedrooms are encouraged in these locations.

Housing Type	Current Minimum Lot Size	Proposed Minimum Lot Size
Dwelling house	550m ² (Normal lot) 750m ² (Battle-axe lot)	770m ² (Normal lot) 900m ² (Battle-axe lot)
Dual occupancy	850m ²	1,600m ²
Manor houses, multi dwelling housing and residential flat buildings	1,300m ²	2,300m ²

Figure 4 to Figure 7 below show the proposed Land Use Areas and corresponding Minimum Lot Size Maps.

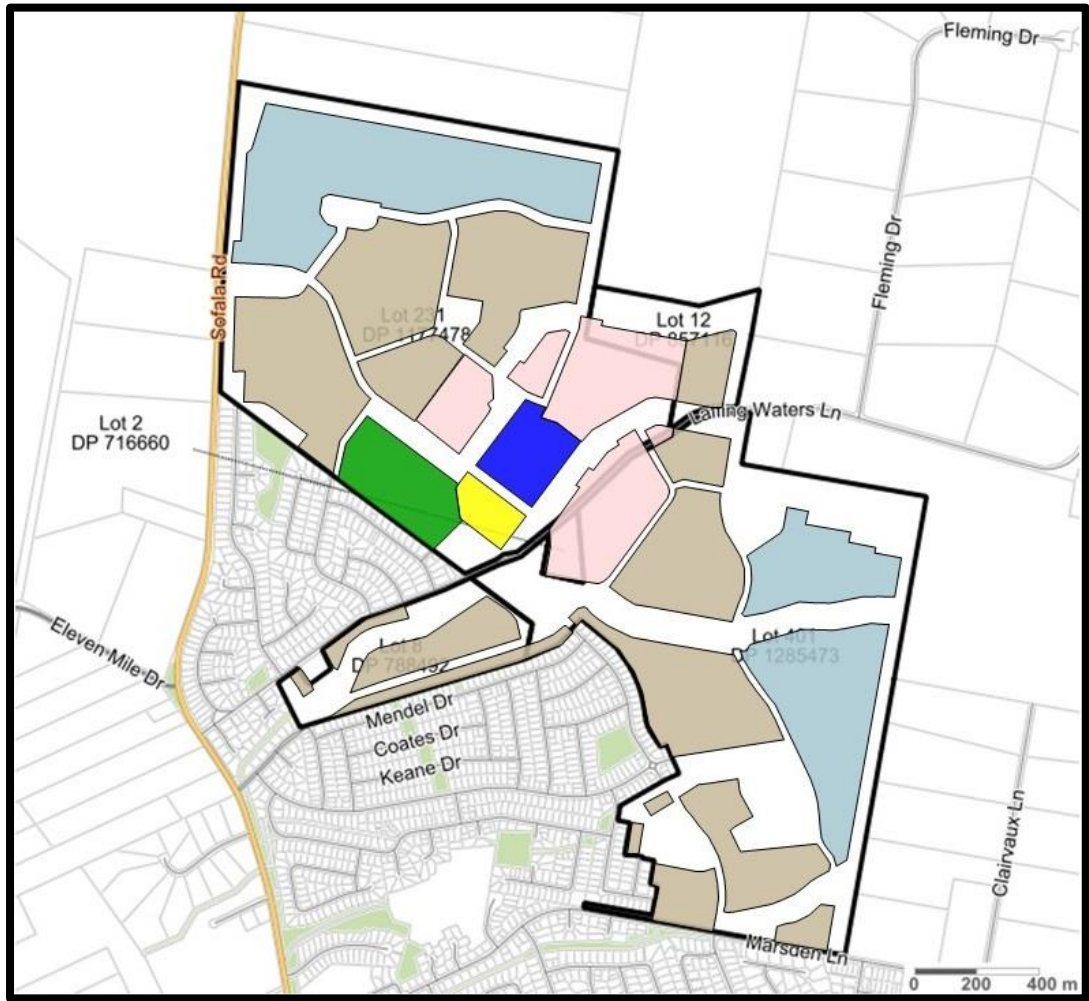


Figure 4 – Proposed (Draft) Residential Land Use Areas – Laffing Waters Master Plan Precinct

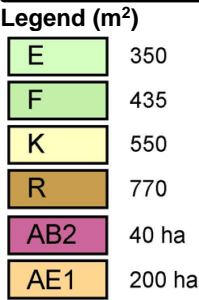
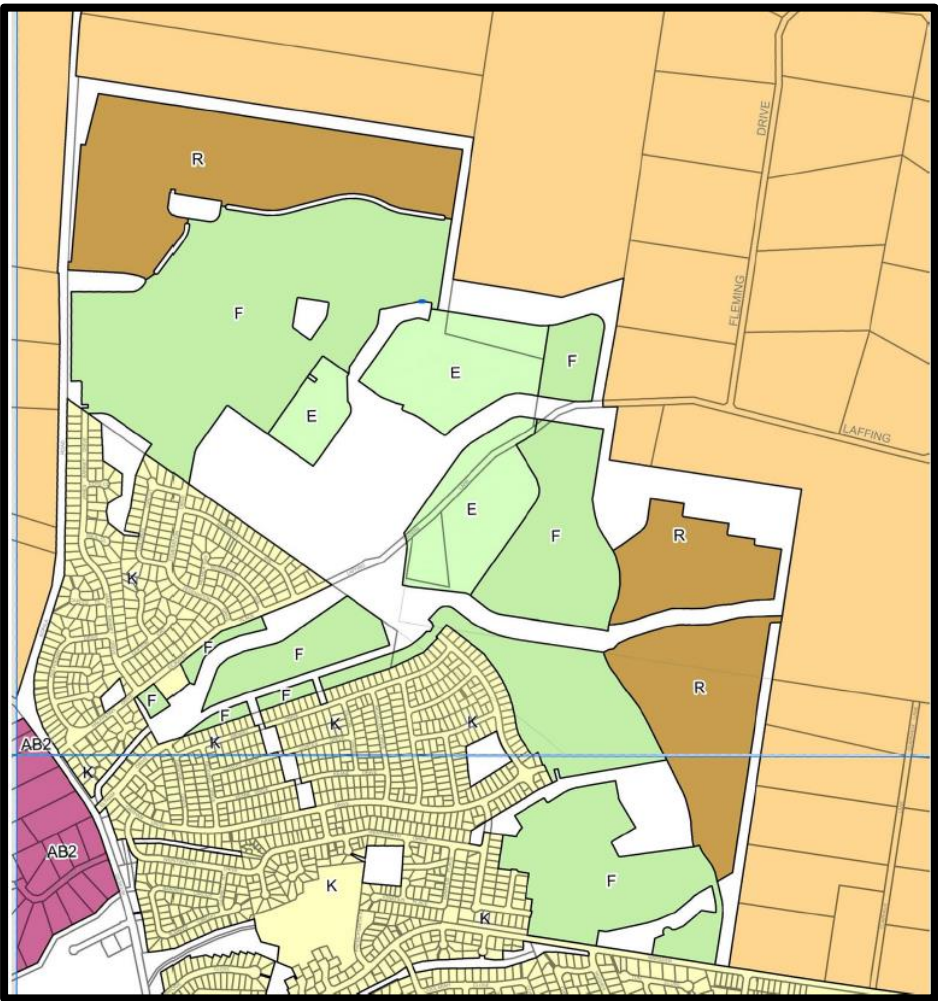


Figure 5 – Proposed (Draft) Minimum Lot Size Map under Bathurst Regional Local Environmental Plan 2014

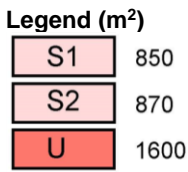
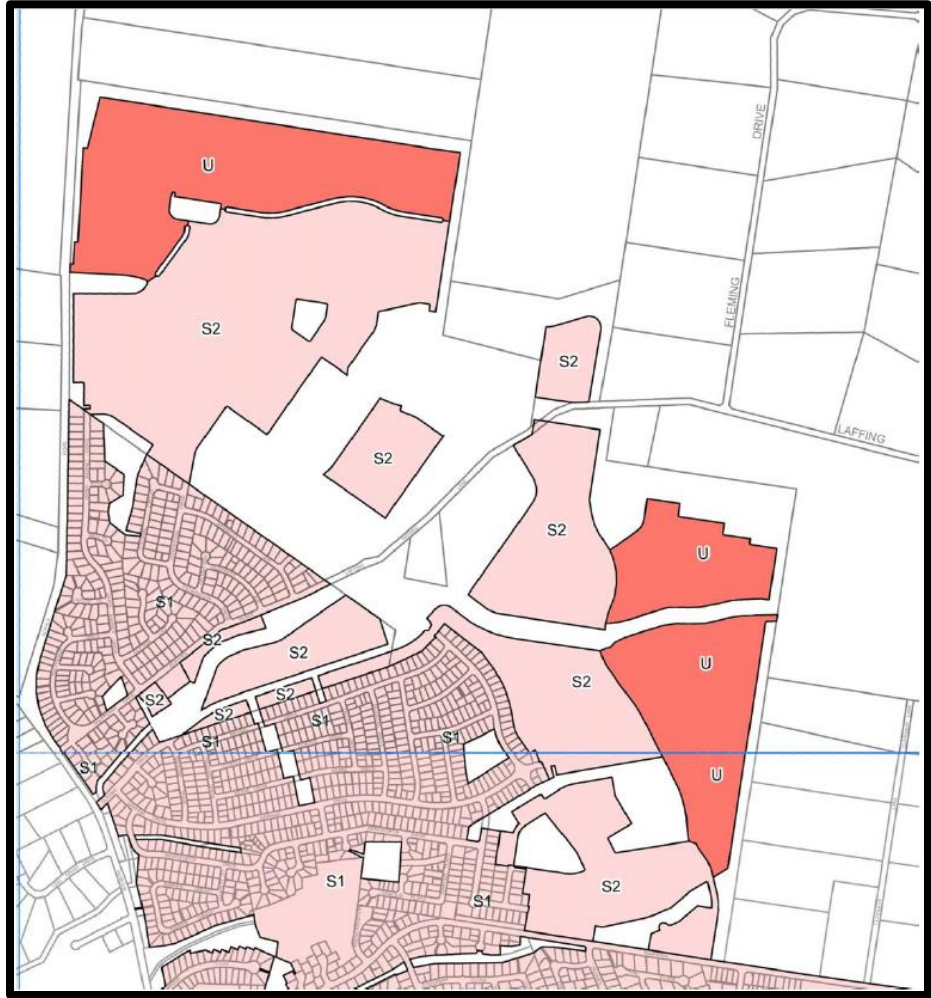


Figure 6 – Proposed (Draft) Minimum Lot Size – Dual Occupancy Map under Bathurst Regional Local Environmental Plan 2014

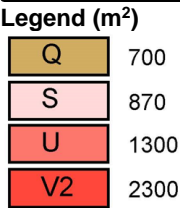
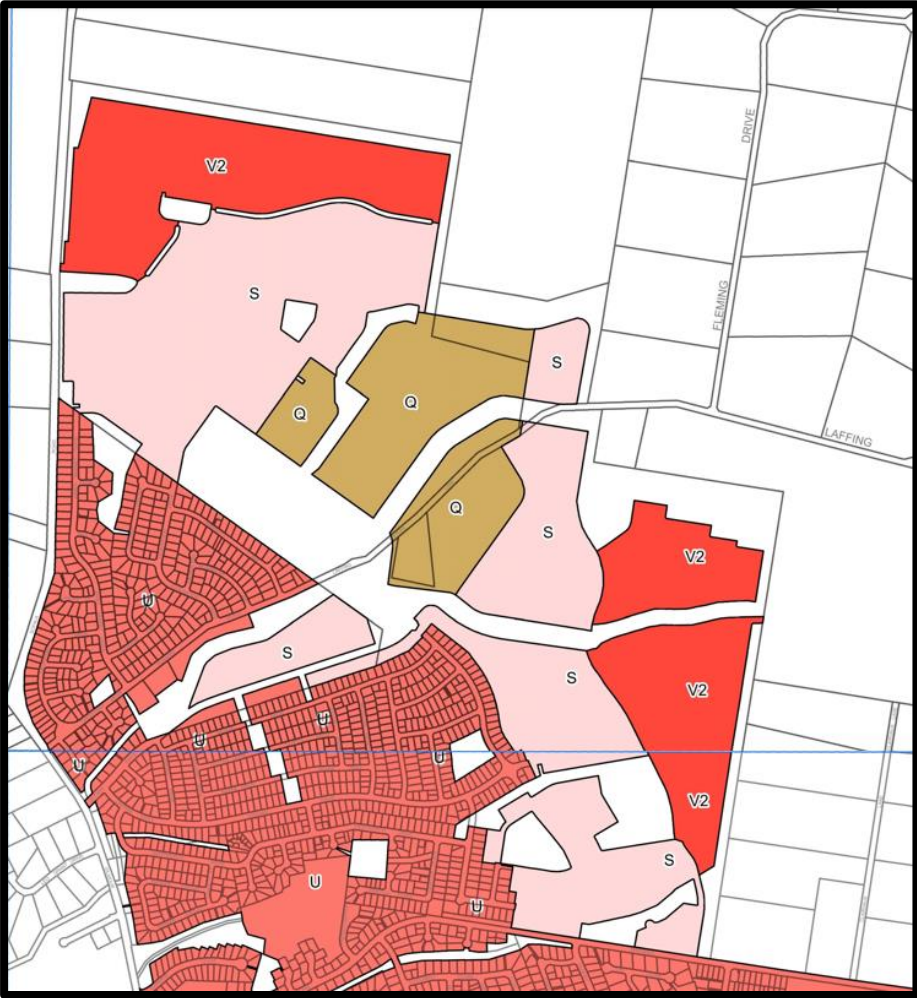


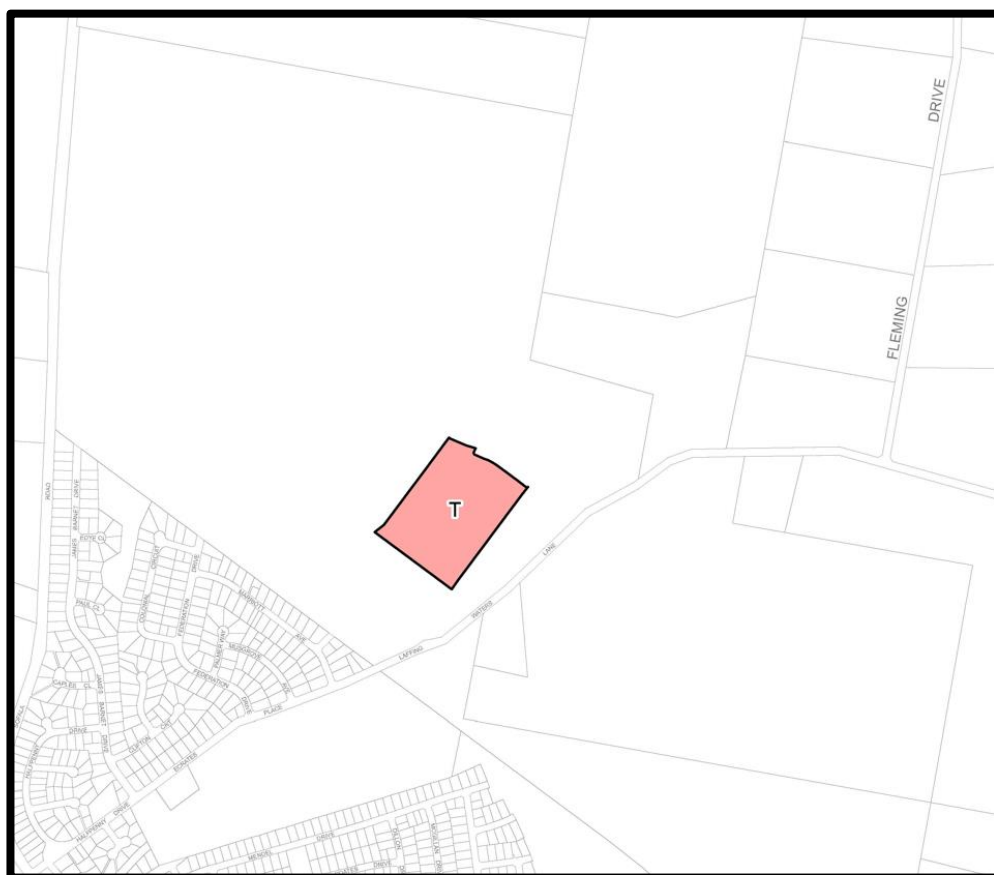
Figure 7 – Proposed (Draft) Minimum Lot Size – Manor Houses, Multi Dwelling Housing and Residential Flat Buildings Map under Bathurst Regional Local Environmental Plan 2014

Floor Space Ratio Map

Floor space ratio (FSR) is the maximum floor area you can build over the total area of a block of land. A floor space ratio (FSR) of 2:1 means that the floor area of a building can be 2 times the total area of the land. This could mean the building completely covers the land for two storeys, or the building could be taller (has more storeys) with more open space around it.

Within the Laffing Waters Precinct, FSR controls only relate to the B1 Neighbourhood Centre zone. The current FSR is 1:1. This Planning Proposal seeks to increase the FSR to 2:1 within the B1 Neighbourhood Centre zone to cater for a wider range of uses in the future neighbourhood activity centre, inclusive of shop top housing.

Figure 8 below shows the proposed Floor Space Ratio Map.



Legend (n:1)

T 2

Figure 8 – Proposed (Draft) Floor Space Ratio Map under *Bathurst Regional Local Environmental Plan 2014*

Height of Buildings Map

The Planning Proposal maintains the existing height of buildings of 9 metre across the R1 General Residential zone (conventional and low density housing areas). The Planning Proposal seeks to establish a 12 metre height limit for the new R3 Medium Density Residential zone and a 14 metre height limit for the new Laffing Waters Neighbourhood Activity Centre (within the B1 Neighbourhood Centre zone).

Figure 9 below shows the proposed Height of Buildings Map.



Legend (m)

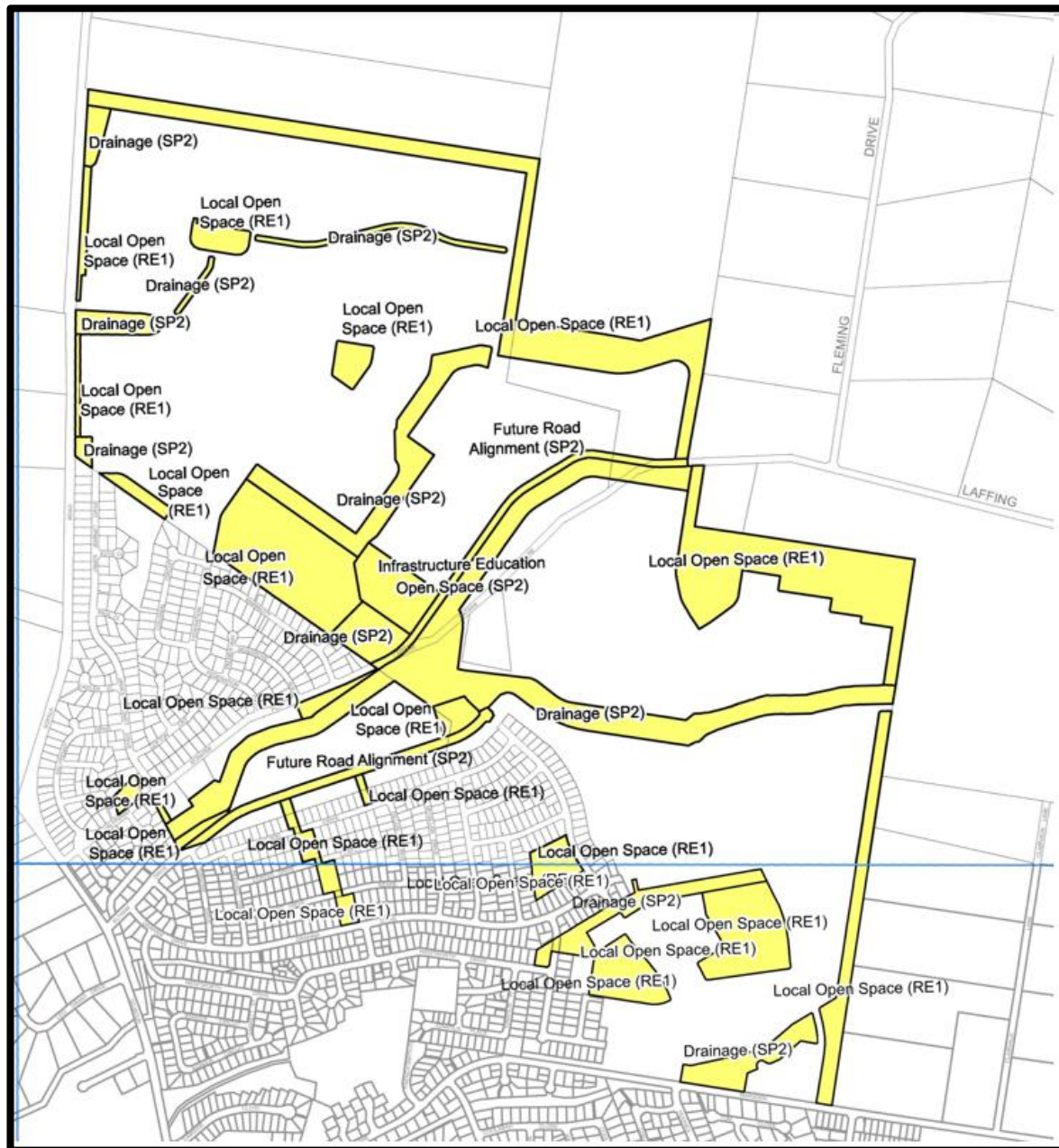
J	9
M	12
N	14

Figure 9 – Proposed (Draft) Height of Buildings Map under *Bathurst Regional Local Environmental Plan 2014*

Land Reservation Acquisition Map

The Land Reservation Acquisition Map shows those lands that are subject to future public acquisition by Council or another government agency. The Planning Proposal updates the Land Reservation Acquisition Map to reflect the adjusted zone boundaries of the RE1 Public Recreation zone and the SP2 Infrastructure zones (the proposed schools site, drainage lines and road realignments).

Figure 10 below show the proposed Land Reservation Acquisition Map.



Legend

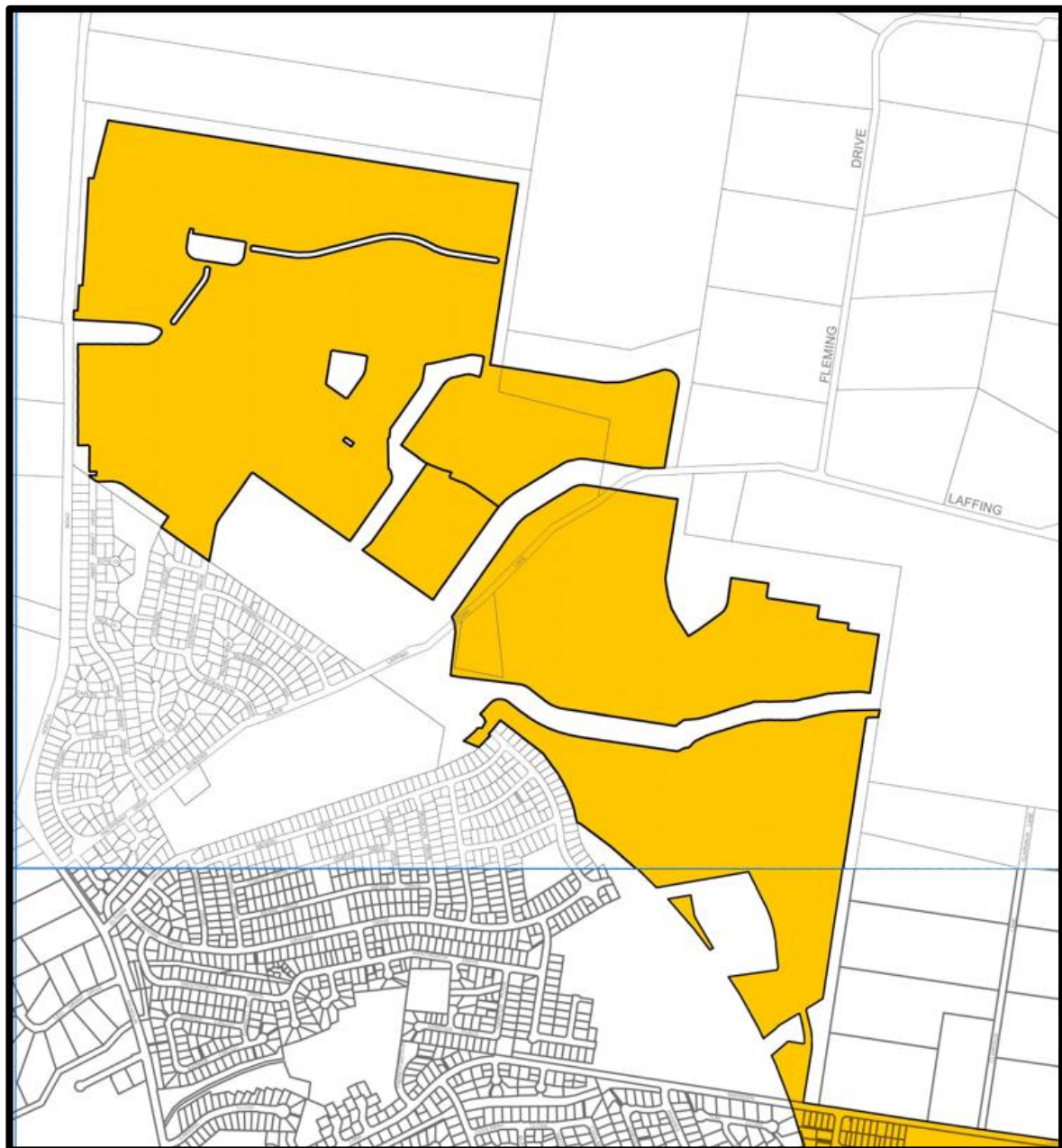
- Local Open Space (RE1)
- Classified Road (SP2)
- Future Road Alignment (SP2)
- Drainage (SP2)

Figure 10 – Proposed (Draft) Land Reservation Acquisition Map under *Bathurst Regional Local Environmental Plan 2014*

Urban Release Area Map

The Urban Release Area Map identifies those lands that may be subject to State public infrastructure contributions. This relates to the whole precinct and the Planning proposal simply updates this map to reflect the new zone boundaries.

Figure 11 below show the proposed Urban Release Area Map.



Legend

 Urban Release Area

Figure 11 – Proposed (Draft) Urban Release Area Map under *Bathurst Regional Local Environmental Plan 2014*

DETAILED DEVELOPMENT CONTROLS FOR FUTURE BUILT FORM

Accompanying these changes, Council is currently preparing detailed planning controls to be inserted into the *Bathurst Regional Development Control Plan 2014* (DCP 2014) to manage the subdivision of the land and the future built form.

The detailed development controls will include:

- Future subdivision and medium density design, development, and standards.
- Guidance on place making, street activation, public domain, and landscaping.
- Guidance on street width and types, active transport networks for pedestrians and cyclists, and public transport networks.
- Guidance on lot type orientation and building envelopes.
- Environment management strategies, tree retention and biodiversity.
- Design for the Neighbourhood Activity Centre.

These detailed planning controls under the amended *Bathurst Regional Development Control Plan 2014* will be exhibited in early 2023.

HOW WILL LAFFING WATERS AFFECT THE HEREFORD STREET CORRIDOR AND OTHER PUBLIC INFRASTRUCTURE?

Council is continuing to investigate the upgrade of the Hereford St corridor to ensure growth to the east of Bathurst is supported.

These investigations include improvements to the Hereford/Gilmour Street intersection (detailed design currently underway), the duplication of Hereford St, as well as raising the low-level bridge and connections onto George and Durham Streets.

Council will be collecting monetary contributions from each new lot created within the Laffing Waters Master Plan precinct to support the provision of new public infrastructure (including the Hereford St corridor) for the expansion of the City at Laffing Waters. Updated developer contribution plans will be exhibited in early to mid-2023.

WATER SECURITY

Following one of the worst droughts in living memory, Council continues to implement water security measures to ensure that there is an adequate water supply for the City as it grows.

The Laffing Waters Master Plan area will be supplied by water from the new Kelso water reservoir no. 34. The capacity of this water reservoir has been committed to service the lands the subject of this Planning Proposal.

Council continues to implement broader water security measures including, for example, the construction of the City's Water Harvesting Scheme, with stage 1 due for completion in late 2023.

STAGES OF CONSULTATION / ENGAGEMENT

The table below outlines the stages of community consultation that have been undertaken or will be undertaken as part of the planning for the Laffing Waters Precinct.

Stage	Purpose	Status
Exhibition of the adopted Laffing Waters Master Plan.	Seek community feedback on the Master Plan for consideration in the preparation of the Planning proposal.	Completed.
Exhibition of the Planning Proposal.	Seek community feedback on the zoning, lot size and height of building changes proposed under the Bathurst Regional Local Environmental Plan 2014.	Currently underway.
Exhibition of the Development Control Plan Amendment.	Seek community feedback on the detailed planning controls for the future subdivision of land and its future built form.	Expected to commence in early 2023.
Exhibition of an updated Development Contributions Plan.	Seek community feedback on the proposed development contributions to fund new public infrastructure to support the expansion of the city at Laffing Waters, including the Hereford Street corridor.	Expected in early to mid-2023.

WHERE CAN I READ THE PLANNING PROPOSAL?

If you would like to find out more information about the Planning Proposal, it is available to read on Council's YourSay website: <https://yoursay.bathurst.nsw.gov.au/LEPAmendments>

Any queries should be directed to Council's Senior Strategic Planner, Mrs Fern-Alice Coles on (02) 6333 6211.

HOW CAN I HAVE MY SAY?

The Planning Proposal is on public exhibition for 28 days from **14 November 2022 and 12 December 2022**.

Submissions must be submitted by **4:00pm on 12 December 2022** via the YourSay website link or email council@bathurst.nsw.gov.au or post to Bathurst Regional Council, Private Mail Bag 17, Bathurst NSW 2795.