



## Planning Proposal - Laffing Waters Master Plan

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## Schedule of land affected by the Planning Proposal

Lot	DP	Address
231	1177478	Laffing Waters Lane, Laffing Waters
<b>It should be noted that Bathurst Regional Council is the landowner of Lot 231 DP 1177478. The classification, pursuant to the Local Government Act, is not proposed to be altered.</b>		
12	857116	183 Laffing Waters Lane, Laffing Waters
2	716660	130 Laffing Waters Lane, Laffing Waters
401	1285473	Marsden Lane, Kelso
8	788492	Laffing Waters Lane, Kelso

## Schedule of Maps

Map Number	Map Name
<b><u>Floor Space Ratio Map</u></b>	
FSR_011E	Floor Space Ratio Map – Sheet FSR_011E
<b><u>Height of Buildings Map</u></b>	
HOB_011E	Height of Buildings Map – Sheet HOB_011E
HOB_011F	Height of Buildings Map – Sheet HOB_011F
<b><u>Land Reservation Acquisition Map</u></b>	
LRA_011E	Land Reservation Acquisition Map – Sheet LRA_011E
LRA_011F	Land Reservation Acquisition Map – Sheet LRA_011F
<b><u>Minimum Lot Size—Dual Occupancy Map</u></b>	
LSD_011A	Minimum Lot Size—Dual Occupancy Map – Sheet LSD_011A (Note: Map label and legend changes only)
LSD_011B	Minimum Lot Size—Dual Occupancy Map – Sheet LSD_011B (Note: Map label and legend changes only)
LSD_011C	Minimum Lot Size—Dual Occupancy Map – Sheet LSD_011C (Note: Map label and legend changes only)
LSD_011E	Minimum Lot Size—Dual Occupancy Map – Sheet LSD_011E
LSD_011F	Minimum Lot Size—Dual Occupancy Map – Sheet LSD_011F
LSD_012AA	Minimum Lot Size—Dual Occupancy Map – Sheet LSD_012AA (Note: Map label and legend changes only)
<b><u>Minimum Lot Size— Manor Houses, Multi Dwelling Housing and Residential Flat Buildings Map</u></b>	
LSM_011A	Minimum Lot Size—Manor Houses, Multi Dwelling Housing and Residential Flat Buildings Map – Sheet LSD_011A (Note: Map label and legend changes only)
LSM_011B	Minimum Lot Size— Manor Houses, Multi Dwelling Housing and Residential Flat Buildings Map – Sheet LSD_011B (Note: Map label and legend changes only)
LSM_011C	Minimum Lot Size— Manor Houses, Multi Dwelling Housing and Residential Flat Buildings Map – Sheet LSD_011C (Note: Map label and legend changes only)

LSM_011E	Minimum Lot Size— Manor Houses, Multi Dwelling Housing and Residential Flat Buildings Map – Sheet LSD_011E
LSM_011F	Minimum Lot Size— Manor Houses, Multi Dwelling Housing and Residential Flat Buildings Map – Sheet LSD_011F
LSM_012AA	Minimum Lot Size— Manor Houses, Multi Dwelling Housing and Residential Flat Buildings Map – Sheet LSD_012AA (Note: Map label and legend changes only)
<b><u>Lot Size Map</u></b>	
LSZ_011E	Lot Size Map – Sheet LSZ_011E
LSZ_011F	Lot Size Map – Sheet LSZ_011F
<b><u>Land Zone Map</u></b>	
LZN_011E	Land Zone Map – Sheet LZN_011E
LZN_011F	Land Zone Map – Sheet LZN_011F
<b><u>Urban Release Area Map</u></b>	
URA_011E	Urban Release Area Map – Sheet URA_011E
URA_011F	Urban Release Area Map – Sheet URA_011F

## List of Attachments

<b>Attachment No.</b>	<b>Attachment Title</b>
Attachment 1	Proposed R3 Medium Density
Attachment 2	Proposed Clause 4.1 – Minimum subdivision lot size
Attachment 3	Laffing Waters Master Plan Report and Map.
Attachment 4	Draft Planning Maps

## Relevant Planning Authority Details

<b>Relevant Planning Authority:</b>	Bathurst Regional Council
<b>Contact Person:</b>	Mrs Fern-Alice Coles
<b>Contact Phone Number:</b>	02 6333 6211
<b>Contact email address:</b>	council@bathurst.nsw.gov.au



## Executive Summary

Council engaged the services of Tract Consultants Pty Ltd to develop a Master Plan for the Laffing Waters residential growth precinct. As a result of the Master Plan process, a Planning Proposal is required to fully implement the outcomes of the Master Plan.

In particular, the following amendments are foreshadowed as part of this Planning Proposal:

1. Relocation, reconfiguration and enlargement of the Laffing Waters Neighbourhood Activity Centre B1 zone.
2. Introduction of the R3 Medium Density zone, including appropriate changes to the Height of Buildings Map (HOB), Lot Size Map (LSZ), Land Zoning Map (LZN), and Minimum Lot Size – Manor Houses, Multi Dwelling Housing and Residential Flat Buildings Map (LSM).
3. Reconfiguration of the RE1 Public Recreation zone.
4. Appropriate use of the SP2 Infrastructure zone for:
  - a. The proposed school site;
  - b. Drainage lines;
  - c. Proposed realignment of Laffing Waters Lane; and
  - d. Proposed alignment of Eltham Drive.
5. Amendments to the Land Zoning Map, Lot Size Map, Floor Space Ratio Map (FSR), Height of Buildings Map, Minimum Lot Size – Dual Occupancy Map (LSD), Minimum Lot Size – Manor Houses, Multi Dwelling Housing and Residential Flat Buildings Map as it applies to the R1 General Residential zone and B1 Neighbourhood Centre zone.
6. Minor inconsequential amendments to other maps as a result of the above amendments.
7. Amendment to Clause 4.1 of Bathurst Regional LEP 2014 to establish a minimum subdivision lot size of 900m<sup>2</sup> for the creation of battle-axe lots on land zoned R1 General Residential within the Laffing Waters precinct.

Consistent with the Urban Release Area (URA) certification issued by the Department on 7 July 2020, Council is seeking the recertification of the Kelso URA concurrently with the finalisation of the Planning Proposal. Council is seeking recertification because this Planning Proposal introduces an additional zone and increases the living density for a significant portion of the URA.

# Part 1 – Objectives or intended outcomes

*This following section provides an introduction to the Planning Proposal and outlines the approach used by Bathurst Regional Council to amend the Bathurst Regional Local Environmental Plan 2014.*

## 1.1 Introduction

Council engaged the services of Tract Consultants Pty Ltd to develop a Master Plan for the Laffing Waters growth precinct. As a result of the Master Plan process, a Planning Proposal is required to fully implement the outcomes of the Master Plan, particularly the changes to zoning.

In particular, the following amendments are foreshadowed as part of this Planning Proposal:

1. Relocation, reconfiguration and enlargement of the Laffing Waters Neighbourhood Activity Centre B1 zone.
2. Introduction of the R3 Medium Density zone, including appropriate changes to the Height of Buildings Map, Lot Size Map, Land Zoning Map, and Minimum Lot Size – Manor Houses, Multi Dwelling Housing and Residential Flat Buildings Map.
3. Reconfiguration of the RE1 Public Recreation zone as shown on the master plan.
4. Introduction of the SP2 Infrastructure zone for:
  - a. The proposed school site;
  - b. Drainage lines;
  - c. Proposed realignment of Laffing Waters Lane; and
  - d. Proposed alignment of Ecrates Place.
5. Amendments to the Land Zoning Map, Lot Size Map, Floor Space Ratio Map, Height of Buildings Map, Minimum Lot Size – Dual Occupancy Map, Minimum Lot Size – Manor Houses, Multi Dwelling Housing and Residential Flat Buildings Map as it applies to the R1 General Residential and B1 Neighbourhood Centre zones.
6. Minor inconsequential amendments to other maps as a result of the above amendments.
7. Amendment to Clause 4.1 of Bathurst Regional LEP 2014 to establish a minimum subdivision lot size of 900m<sup>2</sup> for the creation of battle-axe lots on land zoned R1 General Residential within the Laffing Waters precinct.

Consistent with the Urban Release Area (URA) certification issued by the Department on 7 July 2020, Council is seeking the recertification of the Kelso URA. Council is seeking the Department assess the recertification concurrently with the finalisation of the Planning Proposal so that both can be issued once finalised. Council is seeking recertification because this Planning Proposal introduces an additional zone and increases the living density for a significant portion of the URA.

## 1.2 Subject land

The planning proposal affects the following properties.

<b>Lot</b>	<b>DP</b>	<b>Address</b>
231	1177478	Laffing Waters Lane, Laffing Waters
12	857116	183 Laffing Waters Lane, Laffing Waters
2	716660	130 Laffing Waters Lane, Laffing Waters
401	1285473	Marsden Lane, Kelso
8	788492	Laffing Waters Lane, Kelso

**It should be noted that Bathurst Regional Council is the landowner of Lot 231 DP 1177478. The classification, pursuant to the Local Government Act, is not proposed to be altered.**

## Part 2 – Explanation of provisions

The Bathurst 2036 Housing Strategy aims to identify how to better use the available land 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.

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, incorporating the principles of Clause 6.3 of the Bathurst Regional LEP 2014.”*

The Master Plan also addressed the following elements:

- Urban design principles.
- The Neighbourhood Activity Centre.
- The future school site.
- Medium density housing.
- Contemporary subdivision design.

Tract Consultants Pty Ltd developed a Master Plan for the Laffing Waters precinct which responded to Council’s brief. As a result of Council adopting the Master Plan, a Planning Proposal is required to enable the vision of the Master Plan to be implemented.

The Planning Proposal seeks to amend the map series outlined below:

- Land Zone 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.

The sections below will provide an explanation of the proposed changes to the various map series. A core aim of the Planning Proposal is to adjust the various planning controls to increase residential density close to the re-sited Neighbourhood Activity Centre (NAC) while reducing the living density further away from the NAC, resulting in larger lots located on the urban fringe.

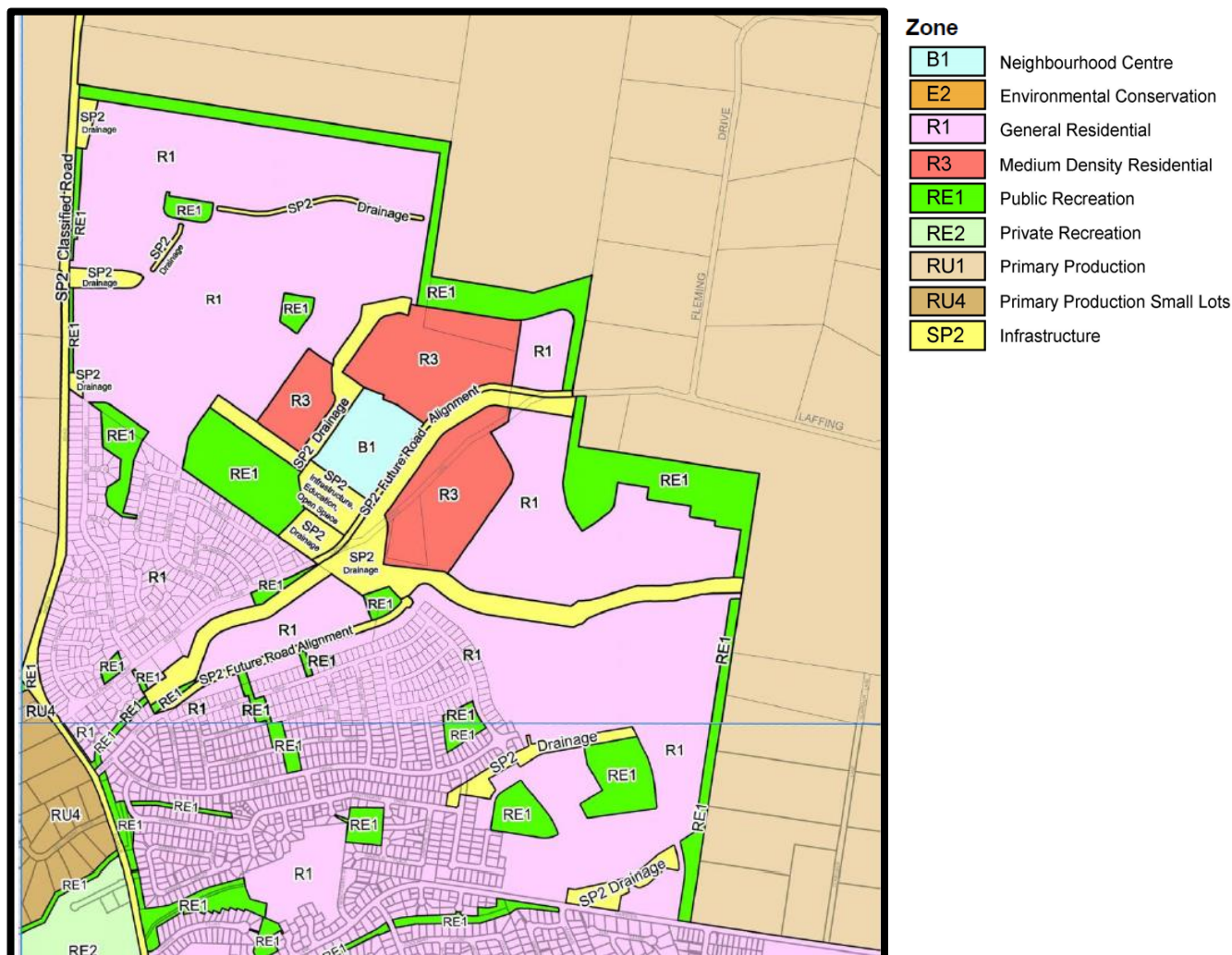
### 2.1 Land Zoning Map (LZN)

The Laffing Waters Master Plan redistributes the current zonings (R1 General Residential, B1 Neighbourhood Centre and RE1 Public Recreation) of the land and introduces the R3 Medium Density Residential zone. It is also Council’s intention to utilize the SP2 Infrastructure zone for:

- The proposed school site.
- Drainage lines.
- Proposed realignment of Laffing Waters Lane.
- Proposed alignment of Ecrates Place.

It is proposed to insert a new land zone, R3 Medium Density.

**Attachment 1** identifies the objectives and the proposed permissible without consent, permissible with consent and prohibited land uses for the R3 zone. It should be noted that Council proposes to prohibit dual occupancy developments in the R3 zone on the basis that the zone has a minimum lot size (MLS) of 350m<sup>2</sup> and that multi dwelling housing provides an opportunity for multiple dwellings on the site.

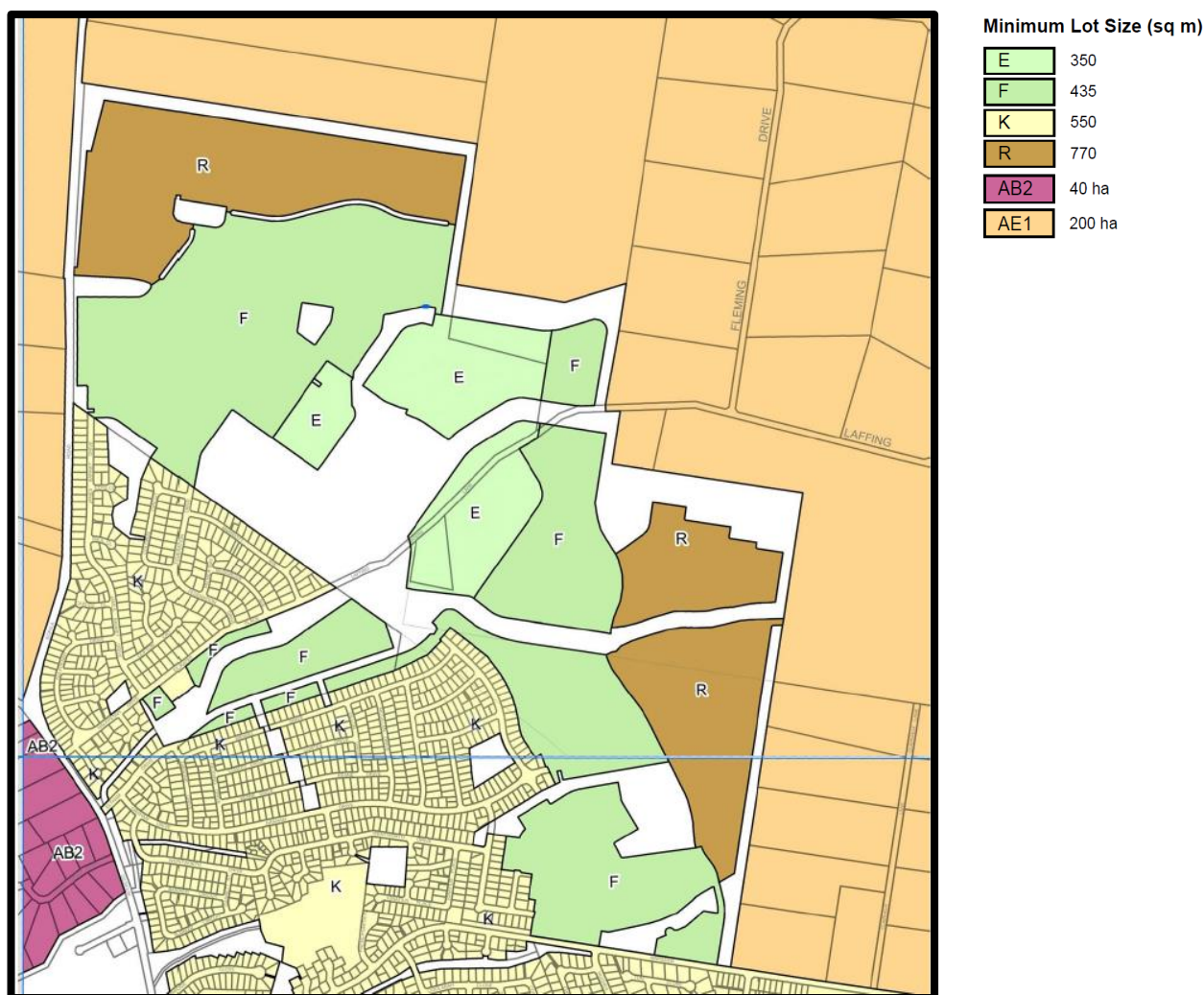


**Figure 1 – Draft Land Use Zoning (LZN) Map – R3 Medium Density Residential zone to be Introduced**

## 2.2 Lot Size Map (LSZ)

In order to control the final built form, it is proposed that the Lot Size Map, as it applies to the land, be amended by:

- Introducing a Minimum Lot Size of 350m<sup>2</sup> for the portion of land zoned R3 Medium Density Residential (shown light green (E) below) with the aim of increasing the living density close to the neighbourhood shopping centre. The smaller lot size should result in a more compact urban form.
- Amending the Minimum Lot Size for the inner portion of land zoned R1 General Residential (shown dark green (F) below) to be 435m<sup>2</sup>. This land currently has a MLS of 550m<sup>2</sup>.
- Amending the Minimum Lot Size for the outer portion of land zoned R1 General Residential (shown brown (R) below) to be 770m<sup>2</sup>. This land currently has a MLS of 550m<sup>2</sup>.



**Figure 2 – Draft Minimum Lot Size (LSZ) Map – R3 Medium Density Residential zone (MLS 350m<sup>2</sup>), Inner Portion of R1 General Residential zone (MLS 435m<sup>2</sup>) and Outer Portion of R1 General Residential Zone (MLS 770m<sup>2</sup>)**

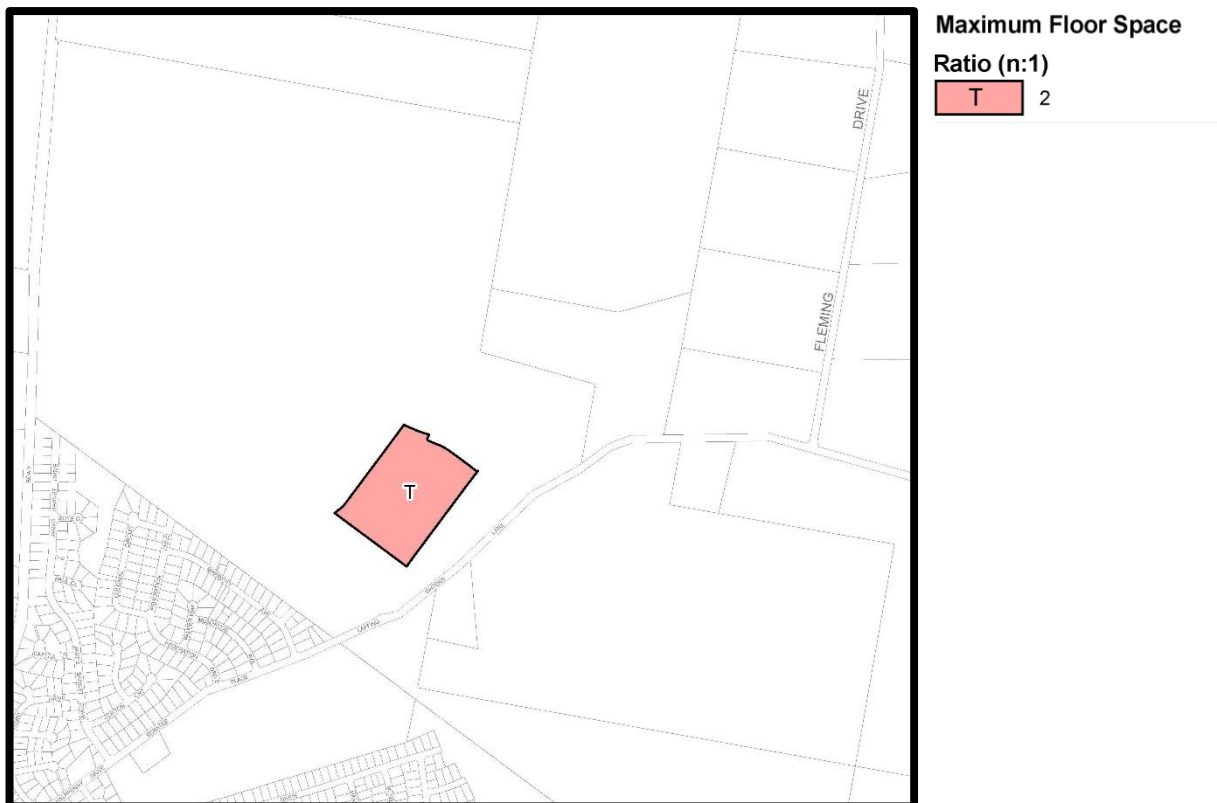
Further, Clause 4.1 of *Bathurst Regional Local Environmental Plan 2014* is proposed to be amended to establish a minimum subdivision lot size of 900m<sup>2</sup> for the creation of battle-axe lots on land zoned R1 General Residential within the Laffing Waters precinct. The intention of this change 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. A copy of Draft Clause 4.1 “Minimum subdivision lot size” is provided in **Attachment 2**.

## 2.3 Floor Space Ratio Map (FSR)

The FSR map will be amended to reflect the relocation of the B1 Neighbourhood Centre zone. The existing FSR will be increased from 1:1 to 2:1 to cater for a range of uses at the NAC.

Council does not apply FSR controls to residential development and therefore the mapping remains unchanged for residential development.

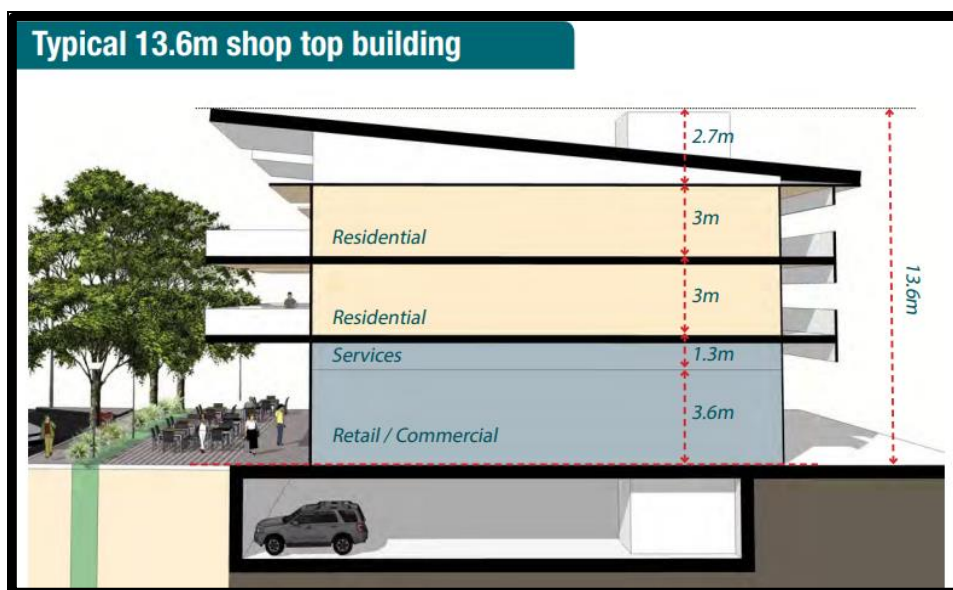




**Figure 3** – Draft Floor Space Ratio (FSR) Map – B1 Neighbourhood Centre zone (FSR 2:1)

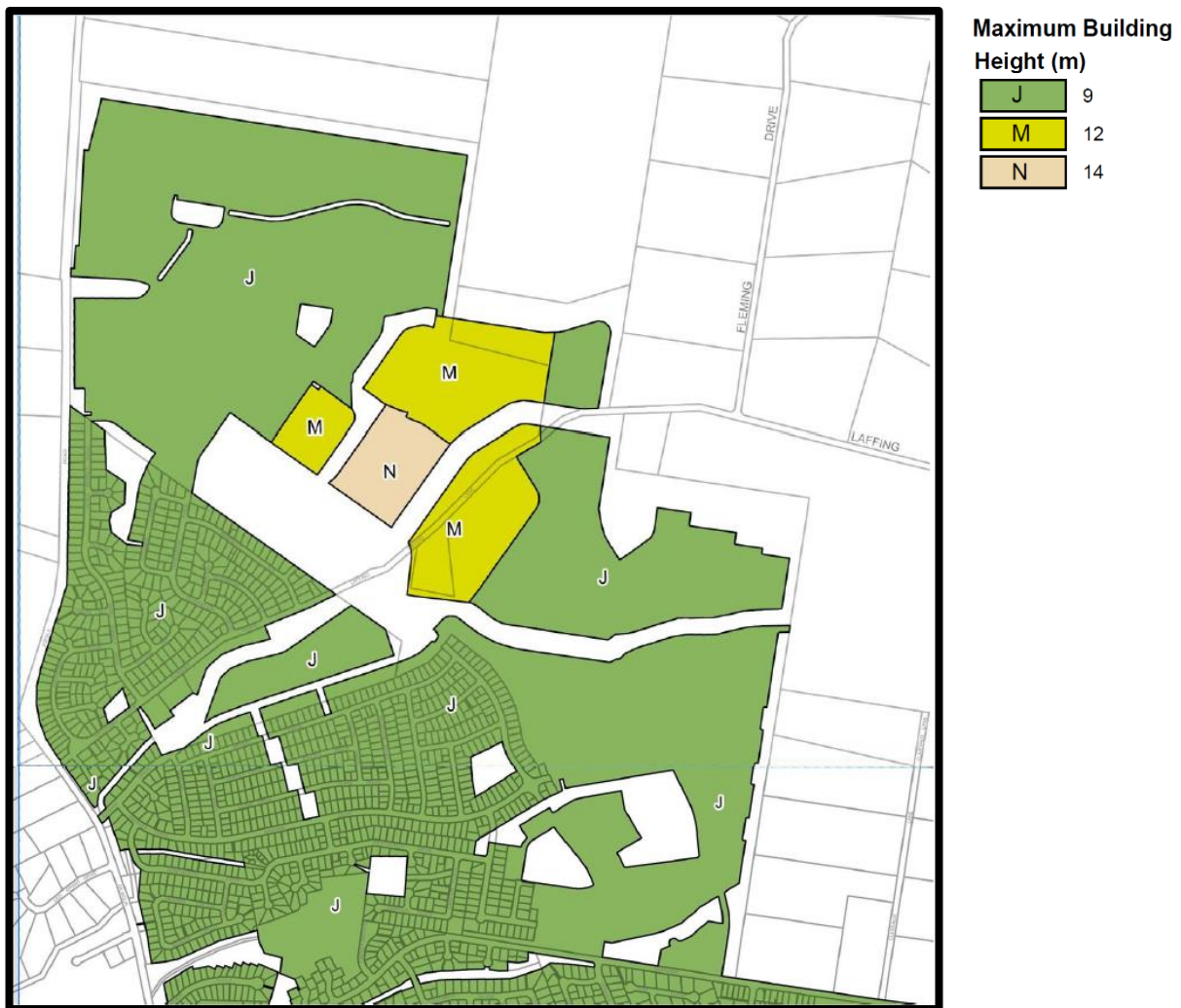
## 2.4 Height of Buildings Map (HOB)

The HOB map will be amended to reflect the relocation of the B1 Neighbourhood Centre zone. The existing HOB of 12m in the B1 zone is proposed to be increased to 14m to cater for ground level retail with two stories of residential above as a mixed-use development. The HOB in the R3 zone will be established at 12m.



**Figure 4** – Example of Ground Floor Retail and Shop Top Housing

The existing 9m HOB will remain in force for the R1 General Residential zone.

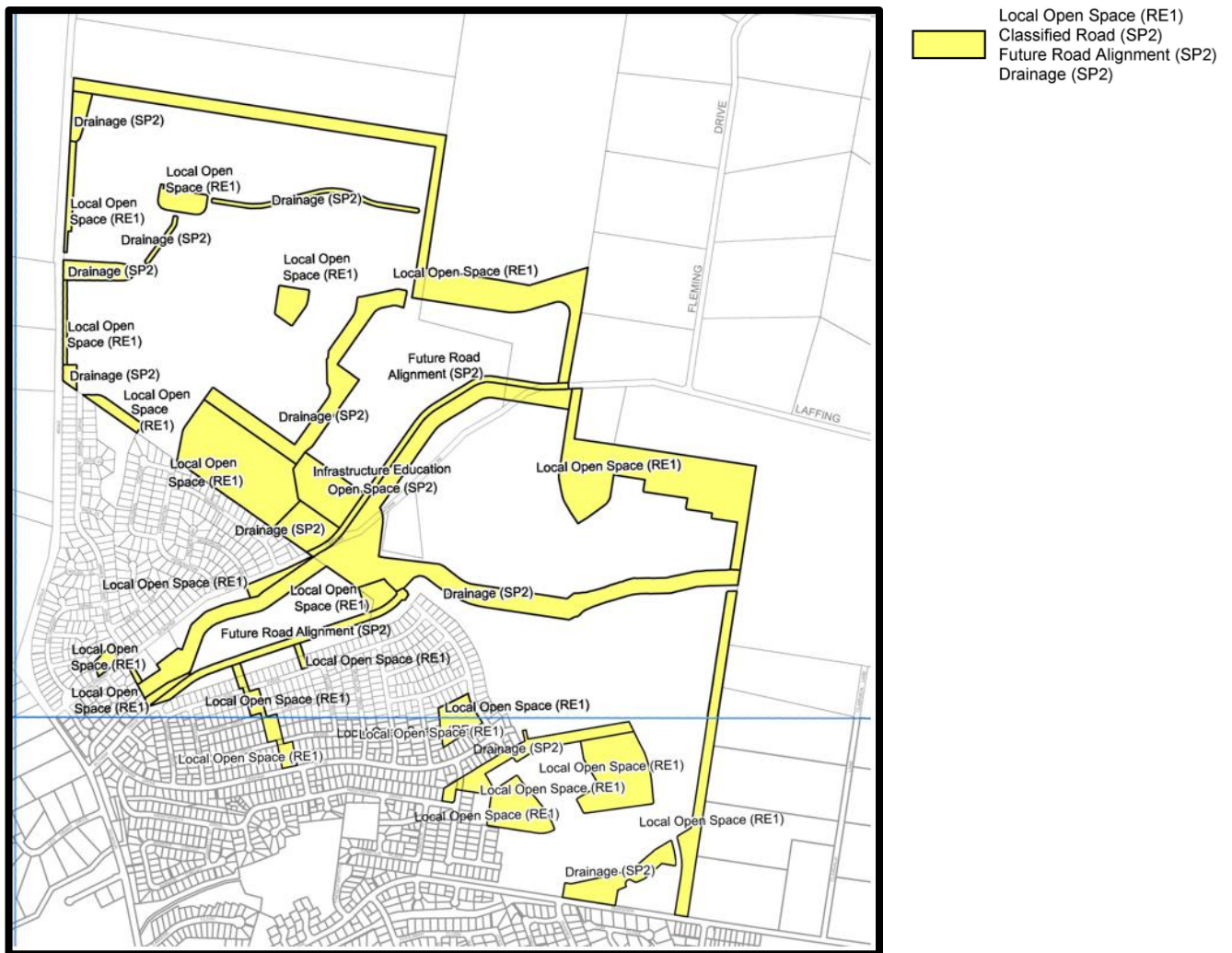


**Figure 5 – Draft Height of Buildings (HOB) Map – B1 Neighbourhood Centre zone (HOB 14m), R3 Medium Density Residential zone (HOB 12m) and R1 General Residential zone (HOB 9m)**

## 2.5 Land Reservation Acquisition Map (LRA)

The LRA map will be amended to:

- Reflect the proposed RE1 Public Recreation zone.
- Reflect the proposed SP2 Drainage land.
- Reflect the SP2 Education land.
- Reflect the SP2 Future Road Alignment.

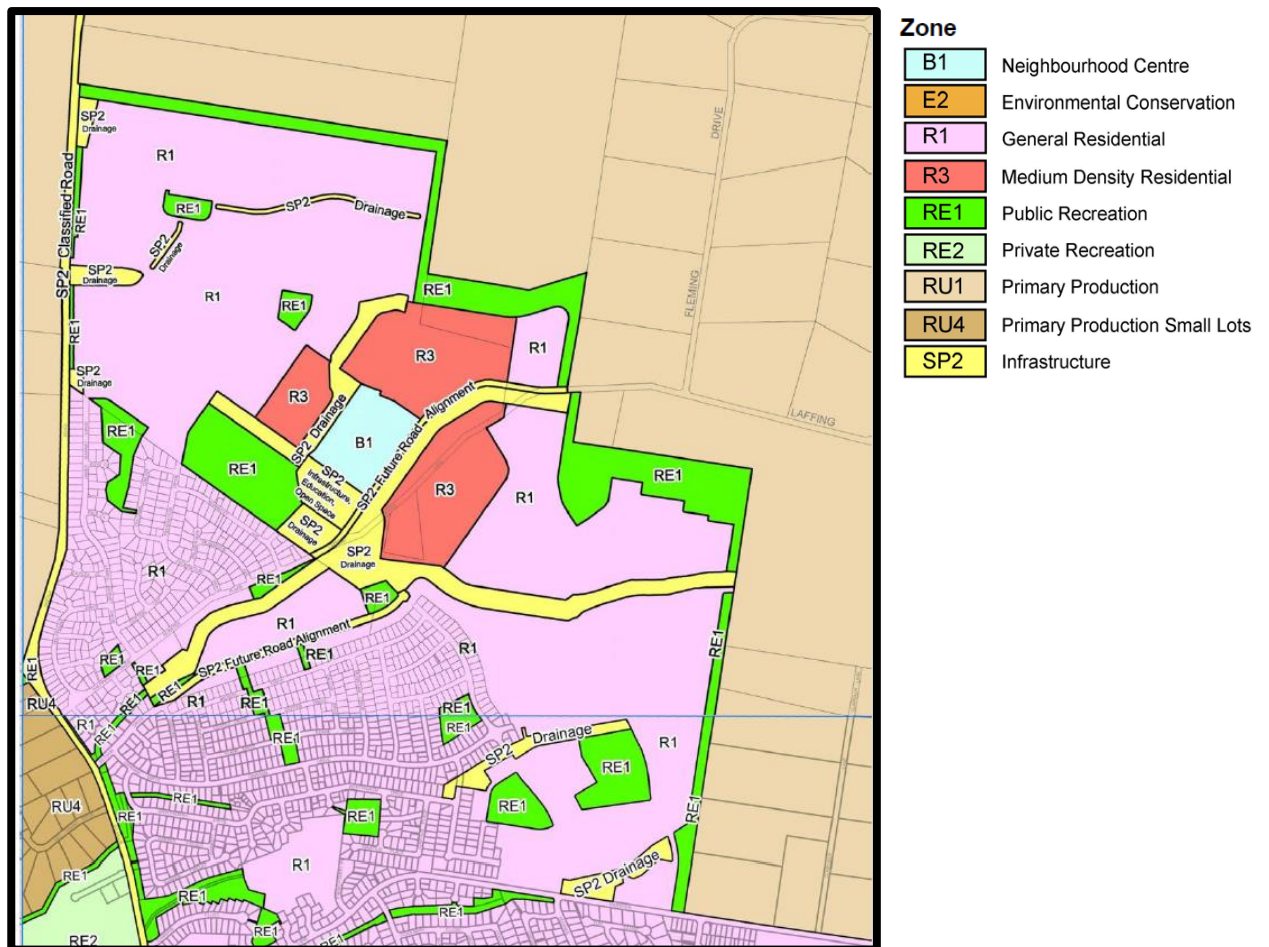


**Figure 6 – Draft Land Reservation Acquisition (LRA) Map – Reflect Proposed Land Use Zones**

## 2.6 Minimum Lot Size—Dual Occupancy Map (LSD)

In order to control the final built form, it is proposed that the Minimum Lot Size – Dual Occupancy Map, as it applies to the land, be amended including:

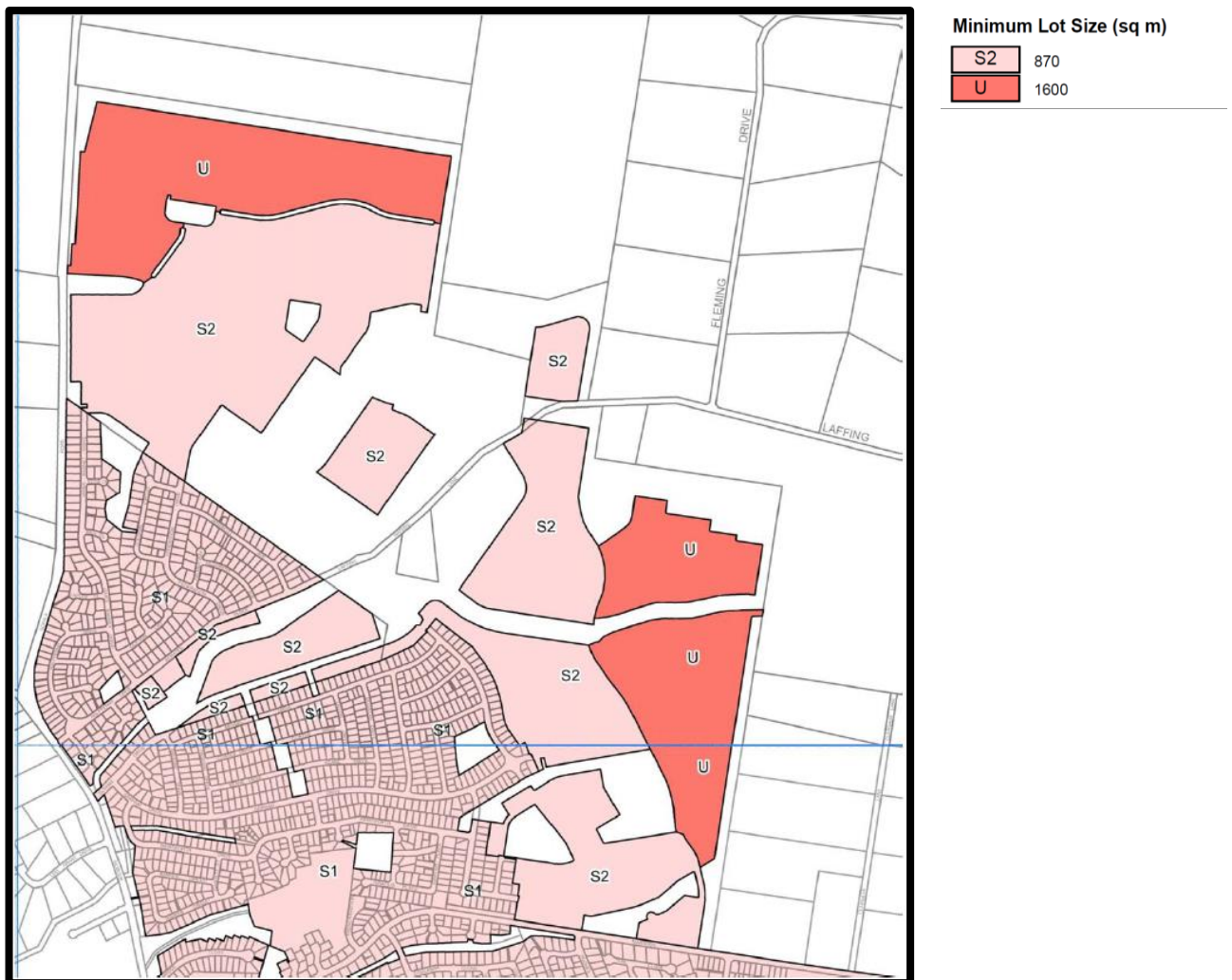
- Council is proposing to prohibit Dual Occupancies in the R3 Medium Density zone, shown as pink below. The LSZ map establishes a minimum lot size of 350m<sup>2</sup> which will achieve a denser built form at the time of subdivision, rather than relying on dual occupancy developments to achieve a greater density. Multi Dwelling housing is proposed to be a permissible land use in the R3 zone.



**Figure 7 – Draft Land Use Zoning (LZN) Map – Dual Occupancies to be Prohibited in the R3 Medium Density Residential zone**

- Introducing a Dual Occupancy Minimum Lot Size (LSD) of 870m<sup>2</sup> for the B1 Neighbourhood Centre zone (shown light pink (S2) below).
- Amending the Dual Occupancy Minimum Lot Size (LSD) for the inner portion of land zoned R1 General Residential (shown light pink (S2) below) to be 870m<sup>2</sup>. This land currently has a LSD of 850m<sup>2</sup>.
- Amending the Dual Occupancy Lot Size Map (LSD) for the outer portion of land zoned R1 General Residential (shown dark pink (U) below) to be 1600m<sup>2</sup>. This land currently has an LSD of 850m<sup>2</sup>.



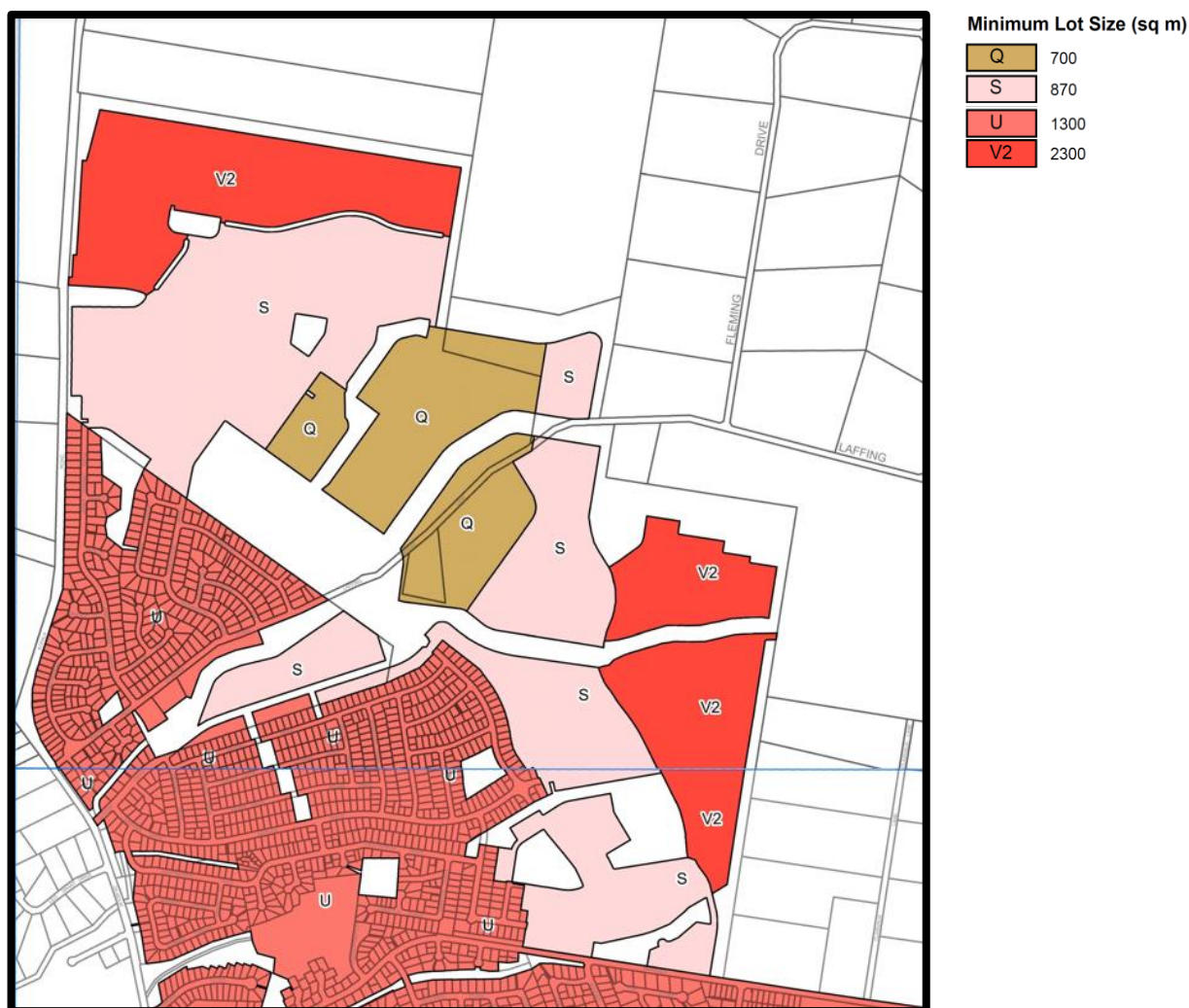


**Figure 8 – Draft Minimum Lot Size – Dual Occupancy Map (LSD) – B1 Neighbourhood Centre Zone and Inner Portion of R1 General Residential zone (LSD 870m<sup>2</sup>) and Outer Portion of R1 General Residential Zone (LSD 1600m<sup>2</sup>)**

## 2.7 Minimum Lot Size—Manor Houses, Multi Dwelling Housing and Residential Flat Buildings Map (LSM)

In order to control the final built form, it is proposed that the Minimum Lot Size – Manor Houses, Multi Dwelling Housing and Residential Flat Buildings Map, as it applies to the land, be amended by:

- Introducing a Multi Dwelling Minimum Lot Size (LSM) of 700m<sup>2</sup> for the R3 Medium Density Residential and B1 Neighbourhood Centre zones (shown as brown (Q) below) to permit multi-unit dwelling developments within the zones with the aim of increasing the living density close to the neighbourhood shopping centre. The smaller lot size should result in a more compact urban form.
- Amending the Multi Dwelling Minimum Lot Size (LSM) map for the inner portion of land zoned R1 General Residential (shown light pink (S) below) to be 870m<sup>2</sup>. This land currently has a LSM of 1300m<sup>2</sup>.
- Amending the Multi Dwelling Minimum Lot Size (LSM) map for the outer portion of land zoned R1 General Residential (shown dark pink (V2) below) to be 2300m<sup>2</sup>. This land currently has an LSM of 1300m<sup>2</sup>.



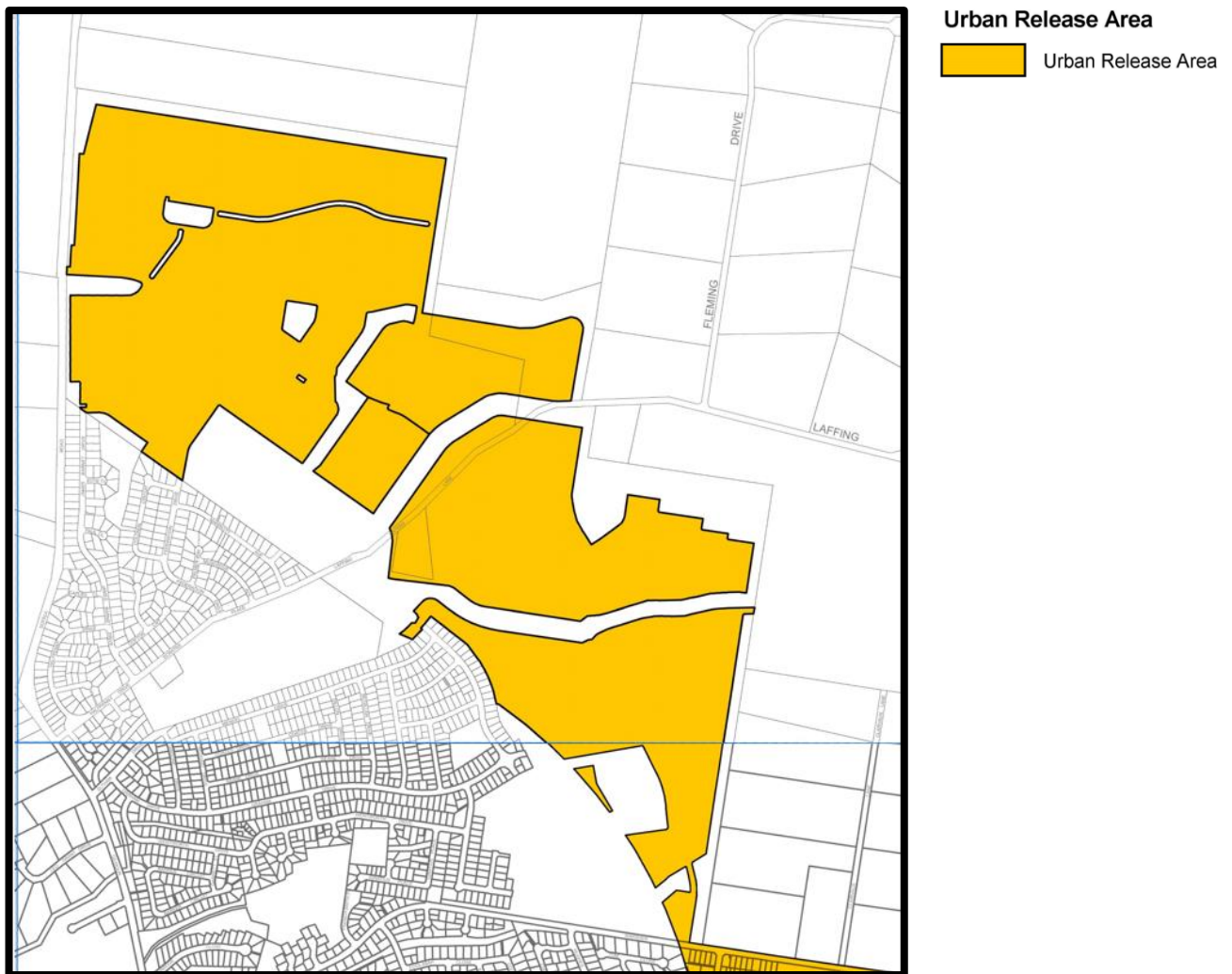
**Figure 9 – Draft Minimum Lot Size – Manor Houses, Multi Dwelling and Residential Flat Buildings Map (LSM) – B1 Neighbourhood Centre zone and R3 Medium Density Residential zone (LSM 700m<sup>2</sup>), Inner Portion of R1 General Residential zone (LSM 870m<sup>2</sup>) and Outer Portion of R1 General Residential Zone (LSM 2300m<sup>2</sup>)**

## 2.8 Urban Release Area Map (URA)

The URA maps will be amended to reflect the proposed reconfigured residential and business zoning.

Council is seeking the recertification of the Kelso URA due to changes to the planning controls that apply to part of the land. Council is requesting that the Department assess the recertification concurrently with the finalisation of the Planning Proposal so that both can be issued once finalised. Council is seeking recertification because this Planning Proposal introduces an additional zone and increases the living density for a significant portion of the URA.





**Figure 10 – Draft Urban Release Area (URA) Map – Reflect Proposed Land Use Zones**

## 2.9 Land Use Tables

The introduction of a Land Use Table for the R3 Medium Density Residential Zone. A copy of the draft Land Use Table is located at **Attachment 1**.

## 2.10 Development Controls

Council has prepared development controls for the Laffing Waters Master Plan area. This will require an amendment to the Development Control Plan which will be exhibited shortly after the Planning Proposal.

## Part 3 – Justification for the Planning Proposal

*This following section provides an explanation of how the Planning Proposal will amend the Bathurst Regional Local Environmental Plan 2014.*

### 3.1 Need for the Planning Proposal

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

Council has developed the Laffing Waters Master Plan to improve the subdivision design for housing within Bathurst. The Master Plan also addresses the outcomes of the Bathurst 2036 Housing Strategy by better utilizing the existing zoned land and therefore reducing the urban sprawl. The Master Plan considers housing choice within the Bathurst Region and proposes the introduction of a planned medium density precinct in close proximity to the Neighbourhood Activity Centre.

The Planning Proposal is also supported by the Bathurst Regional Local Strategic Planning Statement actions 4.5, 13.6, 14.6, 16.5, 18.5, 18.7, 18.8 and 18.9.

#### 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 intended outcomes. The only avenue available to Council to rezone land, affect changes to the LEP maps, introduce the R3 zone is via a Planning Proposal.

### 3.2 Relationship to strategic planning framework

#### 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)?

Evaluation criteria	Y/N	Comment
Does the proposal have strategic merit and: <ul style="list-style-type: none"><li>◇ Is consistent with a relevant local strategy endorsed by the Director General; or</li><li>◇ Is consistent with the relevant regional strategy or Metropolitan Plan; or</li><li>◇ 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.)</li></ul>	Yes	<p>The planning proposal is not inconsistent with the Central West and Orana Regional Plan. The Planning Proposal supports Direction 25 to support the region's growth and change and Direction 29 to deliver healthy built environments and better urban design.</p> <p>The Planning Proposal is consistent with Council's Bathurst Regional Local Strategic Planning Statement and achieves actions 4.5, 13.6, 14.6, 16.5, 18.5, 18.7, 18.8 and 18.9.</p> <p>The Planning Proposal is consistent with the relevant Section 9.1 directions of the Minister. They are explained later in this Planning Proposal documentation.</p>
Does the proposal have site specific merit and is it compatible with the surrounding land uses, having regard to the following:	Yes	The planning proposal is supported by a Master Plan prepared for the subject land that examined site specific details to

<ul style="list-style-type: none"> <li>◇ The natural environment (including known significant environmental values, resources or hazards) and</li> <li>◇ The existing uses, approved uses and likely future uses of the land in the vicinity of the proposal; and</li> <li>◇ 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.</li> </ul>		determine an appropriate local character for this new suburban location.
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### Is the Planning Proposal consistent with a Council's local strategy or other local strategic Plan?

The Laffing Waters Master Plan is consistent with the Bathurst Urban Strategy and the Bathurst CBD and Bulky Goods Development Strategy. The land is already zoned for urban purposes and the Planning Proposal is to enable the implementation of the Laffing Water Master Plan.

### 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.

<b>State Environmental Planning Policy (SEPP)</b>	<b>Compliance (Yes/No or Not Relevant)</b>
SEPP (Aboriginal Land) 2019	<b>Not Relevant</b>
SEPP (Activation Precincts) 2020	<b>Not Relevant</b>
SEPP (Affordable Rental Housing) 2009	<b>Not Relevant</b>
SEPP (Building Sustainability Index: BASIX) 2004	<b>The Planning Proposal will continue to require BASIX affected buildings to meet BASIX commitments.</b>
SEPP (Coastal Management) 2018	<b>Not Relevant</b>
SEPP (Concurrences and Consents) 2018	<b>Not Relevant</b>
SEPP (Educational Establishment Child Care Facilities) 2017	<b>Not Relevant</b>

SEPP (Exempt and Complying Development Codes) 2008	<b>Yes.</b> Council's LEP establishes criteria for certain development types as Exempt and Complying development. The Planning Proposal has identified amendments proposed to be made to Council's provisions. The application of the Codes SEPP is not altered as a result of this Planning Proposal. The proposed amendments to Council's provisions are not inconsistent with the Codes SEPP provisions.
SEPP (Gosford City Centre) 2018	<b>Not Relevant</b>
SEPP (Housing for Seniors or People with a Disability) 2004	<b>The Planning Proposal will continue to allow seniors living housing and housing for people with a disability in the suburbs.</b>
SEPP (Infrastructure) 2007	<b>Not Relevant</b>
SEPP (Koala Habitat Protection) 2020	<b>Not Relevant</b> The Planning Proposal does not include RU1, RU2 or RU3 zoned land.
SEPP (Koala Habitat Protection) 2021	<b>Yes</b> The initial Environmental Assessment for the Laffing Waters Master Plan did not identify the presence of any koalas onsite. A further assessment should accompany future development applications for the subdivision of the land.  Notwithstanding the above, the majority of the vegetation, with the exception of scattered paddock trees, are retained within proposed open space zones.
SEPP (Kosciuszko National Park – Alpine Resorts) 2007	<b>Not Relevant</b>
SEPP (Kurnell Peninsula) 1989	<b>Not Relevant</b>
SEPP (Major Infrastructure Corridors) 2020	<b>Not Relevant</b>
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	<b>Not Relevant</b>
SEPP (Miscellaneous Consent Provisions) 2007	<b>Not Relevant</b>
SEPP No 19 – Bushland in Urban Areas	<b>Not Relevant</b>
SEPP No 21 – Caravan Parks	<b>Not Relevant</b>
SEPP No 33 – Hazardous and Offensive Development	<b>Not Relevant</b>

SEPP No 36 – Manufactured Home Estates	<b>Not Relevant</b>
SEPP No 50 – Canal Estate Development	<b>Not Relevant</b>
SEPP No 55 – Remediation of Land	<b>Not Relevant</b>
SEPP No 64 – Advertising and Signage	<b>Not Relevant</b>
SEPP No 65 – Design Quality of Residential Flat Development	<b>Not Relevant</b> The Planning Proposal does not include the erection of a building.
SEPP No 70 – Affordable Housing (Revised Schemes)	<b>Not Relevant</b>
SEPP (Penrith Lakes Scheme) 1989	<b>Not Relevant</b>
SEPP (Primary Production and Rural Development) 2019	<b>Not Relevant</b> The land is already zoned for urban purposes
SEPP (State and Regional Development) 2011	<b>Not Relevant</b>
SEPP (State Significant Precincts) 2005	<b>Not Relevant</b>
SEPP (Sydney Water Drinking Catchment) 2011	<b>Not Relevant</b>
SEPP (Sydney Region Growth Centres) 2006	<b>Not Relevant</b>
SEPP (Three Ports) 2013	<b>Not Relevant</b>
SEPP (Urban Renewal) 2010	<b>Not Relevant</b>
SEPP (Vegetation in Non-Rural Areas) 2017	<b>Yes.</b> The land is already zoned for urban purposes. The initial Environmental Assessment for the Laffing Waters Master Plan did not identify the presence of any threatened species onsite. A further assessment should accompany future development applications for the subdivision of the land.
State Environmental Planning Policy (Western Sydney Aerotropolis) 2020	<b>Not Relevant</b>
SEPP (Western Sydney Employment Area) 2009	<b>Not Relevant</b>
SEPP (Western Sydney Parklands) 2009	<b>Not Relevant</b>

## Is the Planning Proposal consistent with applicable Ministerial Directions (s. 9.1 directions)?

Council has undertaken a review to ensure the planning proposal is consistent with all relevant Section 9.1 Ministerial Directions issued by the Minister for Planning to relevant planning authorities under section 9.1(2) of the *Environmental Planning and Assessment Act 1979*.

All relevant Section 9.1 Ministerial Directions are considered in the following table.

Section 9.1 Ministerial Direction	Consistency
<b>1. Employment and resources</b>	
1.1 Business and Industrial Zones	<p>The direction applies due to the amendment to the existing B1 zoned land on Lot 231 DP 1177478.</p> <p>The existing B1 zoned land has an area of approximately 3 hectares. The proposal is to relocate the B1 zone, catering for the co-location of a future school site, drainage and residential uses. The shape of the zone will be altered to cater for an optimum Neighbourhood Activity Centre (NAC) configuration and increases the land zoned B1 for the NAC to approximately 5 hectares. The FSR of the site is proposed to be amended from 1:1 to 2:1 as shown on the FSR map. The amendment to the FSR map will reflect the new zone boundaries and the FSR standard.</p> <p><b>Council is satisfied that the planning proposal is consistent with the requirements of the direction, is of minor significance (Clause 5(d)) and should be supported.</b></p>
1.2 Rural Zones	<p>Not applicable. The land is already zoned for urban purposes.</p> <p><b>Council is satisfied that the planning proposal is consistent with the requirements of the direction as it does not seek to amend a rural zone boundary.</b></p>
1.3 Mining, Petroleum Production and Extractive Industries	<p>Not applicable.</p> <p><b>Council is satisfied that the planning proposal is consistent with the requirements of the direction.</b></p>
1.4 Oyster Aquaculture	<p>Not applicable.</p> <p><b>Council is satisfied that the planning proposal is consistent with the requirements of the direction.</b></p>
1.5 Rural Lands	<p>Not applicable. The land is already zoned for urban purposes.</p> <p><b>Council is satisfied that the planning proposal is consistent with the requirements of the direction.</b></p>
<b>2. Environment and Heritage</b>	
2.1 Environment Protection Zones	<p>Not applicable.</p> <p><b>Council is satisfied that the planning proposal is consistent with the requirements of the direction.</b></p>



<b>Section 9.1 Ministerial Direction</b>	<b>Consistency</b>
2.2 Coastal Protection	Not applicable. <b>Council is satisfied that the planning proposal is consistent with the requirements of the direction.</b>
2.3 Heritage Conservation	Not applicable. <b>Council is satisfied that the planning proposal is consistent with the requirements of the direction.</b>
2.4 Recreation Vehicle Areas	Not applicable. <b>Council is satisfied that the planning proposal is consistent with the requirements of the direction.</b>
2.5 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	Not applicable. <b>Council is satisfied that the planning proposal is consistent with the requirements of the direction.</b>
2.6 Remediation of Contaminated Land	Complies. The subject land has not been identified on Council's contaminated land register. Additionally, the land is already zoned for urban purposes. <b>Council is satisfied that the planning proposal is consistent with the requirements of the direction.</b>
<b>3. Housing, Infrastructure and Urban Development</b>	
3.1 Residential Zones	<p>The direction applies due to the amendments to the R1 zone and the introduction of the R3 Medium Density zone.</p> <p>The Planning Proposal seeks to amend the existing residential zone to give effect to the Laffing Waters Master Plan that has been developed for the site. The Master Plan:</p> <ul style="list-style-type: none"> <li>• Introduces a R3 Medium Density zone with an appropriate lot size;</li> <li>• Amends the existing R1 zone and applicable other maps consistent with the Master Plan. A detailed explanation of the proposed changes are provided in Part 2: Explanation of Provisions.</li> </ul> <p>The proposed amendments will improve the housing choice that is provided within the growth areas of Bathurst, provide certainty for the residents of the types of development that may occur within the subdivision.</p> <p>Master planning the site has allowed for better utilization of the existing zoned land for residential purposes, one of the recommended outcomes of the Bathurst 2036 Housing Strategy.</p>

<b>Section 9.1 Ministerial Direction</b>	<b>Consistency</b>
	<p>The Planning Proposal supports Council achieving actions 4.5, 13.6, 14.6, 16.5, 18.5, 18.7, 18.8 and 18.9 of the Bathurst Regional Local Strategic Planning Statement.</p> <p><b>Council is satisfied that the planning proposal is consistent with the requirements of the direction (Clause 6(a), (b), and (c)) and should be supported by the Department.</b></p>
3.2 Caravan Parks and Manufactured Home Estates	<p>Not applicable.</p> <p><b>Council is satisfied that the planning proposal is consistent with the requirements of the direction.</b></p>
3.3 Home Occupations	<b>Repealed.</b>
3.4 Integrating Land Use and Transport	<p>The direction applies due to the amendments to the R1 zone.</p> <p>The Laffing Waters area is serviced by existing public transport operators. The Master Plan has been developed with increased road widths to cater for public transport routes and it is envisaged that the existing services will be extended to the new residential subdivisions. The Neighbourhood Activity Centre has been planned so that it can operate as a transport hub, connecting to the Bathurst CBD and surrounding residential areas.</p> <p>The planning proposal will be supported by amendments to the Bathurst Regional DCP 2014 to achieve the development standards sought by the Laffing Waters Master Plan.</p> <p><b>Council is satisfied that the planning proposal is consistent with the requirements of the direction, is of minor significance (Clause 5(d)) and should be supported.</b></p>
3.5 Development Near Regulated Airports and Defence Airfields	<p>The direction applies due to the location of the site in relation to the Bathurst Regional Airport.</p> <p>The subject land is between 3 and 5.5 km from the Bathurst Airport.</p> <p>The land is not subject to noise restrictions greater than 20dBa established by the Noise Exposure Forecast.</p> <p>The land is affected by both the Inner Horizontal surface (779.5m AHD) and conical surface (780m – 860m AHD).</p> <p>The maximum elevation of the land affected by the Planning Proposal is 738m AHD. This leaves a clear airspace of 41.5m before any building penetrates the OLS. Council has a HOB restriction of 9m for the R1 and R3 zoned land and 12m for the B1 zone. The HOB for the B1 zone is proposed to be increased to 14m as part of this planning proposal.</p> <p><b>Council is satisfied that the planning proposal is consistent with the requirements of the direction, is of minor significance (Clause 9(c)) and should be supported.</b></p>

<b>Section 9.1 Ministerial Direction</b>	<b>Consistency</b>
3.6 Shooting Ranges	<p>The proposal does not affect land adjacent or adjoining an existing shooting range.</p> <p><b>Council is satisfied that the planning proposal is consistent with the requirements of the direction.</b></p>
3.7 Reduction in non-hosted short term rental accommodation period	<p>The proposal does not affect non-hosted short term rental accommodation.</p> <p><b>Council is satisfied that the planning proposal is consistent with the requirements of the direction.</b></p>
<b>4. Hazard and Risk</b>	
4.1 Acid Sulfate Soils	<p>The Bathurst Region does not include any land identified on Acid Sulfate Soils Planning maps held by the Department.</p> <p><b>Council is satisfied that the planning proposal is consistent with the requirements of the direction.</b></p>
4.2 Mine Subsidence and Unstable Land	<p>The Bathurst Region does not include any land identified as within a Mine Subsidence District proclaimed under the Mine Subsidence Compensation Act 1961.</p> <p><b>Council is satisfied that the planning proposal is consistent with the requirements of the direction.</b></p>
4.3 Flood Prone Land	<p>The subject land is not identified as flood prone. The Master Plan identifies local stormwater detention basins throughout the subdivision.</p> <p>The planning proposal will be supported by amendments to the DCP to achieve the development standards sought by the Laffing Waters Master Plan in relation to stormwater detention.</p> <p><b>Council is satisfied that the planning proposal is consistent with the requirements of the direction.</b></p>
4.4 Planning for Bushfire Protection	<p>The Planning Proposal does not include any land which is identified as being Bushfire Prone Land.</p> <p><b>Council is satisfied that the planning proposal is consistent with the requirements of the direction.</b></p>
<b>5. Regional Planning</b>	
5.1 Implementation of Regional Strategies	<b>Repealed.</b>
5.2 Sydney Drinking Water Catchments	<p>The Bathurst Region is outside the identified Sydney Drinking Water Catchment area.</p> <p><b>Council is satisfied that the planning proposal is consistent with the requirements of the direction.</b></p>

<b>Section 9.1 Ministerial Direction</b>	<b>Consistency</b>
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	Does not apply to the Bathurst Region. <b>Council is satisfied that the planning proposal is consistent with the requirements of the direction.</b>
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	Does not apply to the Bathurst Region. <b>Council is satisfied that the planning proposal is consistent with the requirements of the direction.</b>
5.8 Second Sydney Airport: Badgerys Creek	<b>Repealed.</b>
5.9 North West Rail Link Corridor Strategy	Does not apply to the Bathurst Region. <b>Council is satisfied that the planning proposal is consistent with the requirements of the direction.</b>
5.10 Implementation of Regional Plans	The Central West and Orana Regional Plan applies to the Bathurst Region. The Planning Proposal aims to amend existing urban land zones that apply to the land. The intent of the proposal is to provide greater housing choice and to better utilize the existing urban zoned land.  The proposed changes are consistent with Council's Local Strategic Planning Statement, local Land Use Strategies and with the overall intent of the Regional Plan.  <b>Council is satisfied that the planning proposal is consistent with the requirements of the direction, is consistent with the overall intent of the Regional Plan (Clause 5(b)) and should be supported.</b>
5.11 Development of Aboriginal Land Council Land	Not Applicable. <b>Council is satisfied that the planning proposal is consistent with the requirements of the direction.</b>
<b>6. Local Plan Making</b>	
6.1 Approval and referral Requirements	The Planning Proposal does not affect development application provisions and does not propose any additional referral provisions relating to this land.  <b>Council is satisfied that the planning proposal is consistent with the requirements of the direction.</b>
6.2 Reserving land for Public Purposes	The Planning Proposal does not reduce the land available for public purposes. Whilst there are alterations to the existing RE1 zoned land, the RE1 land has been redistributed into greater functional units with opportunities for play and passive recreation ensuring that the future residents have access to open space within approximately 400 metres.

<b>Section 9.1 Ministerial Direction</b>	<b>Consistency</b>
	<p>The planning proposal is consistent with the recommendations of the Bathurst 2040 Open Space Strategy.</p> <p><b>Council is satisfied that the planning proposal is consistent with the requirements of the direction.</b></p>
6.3 Site Specific Provisions	<p>The planning proposal is for the specific growth area of Laffing Waters. Council undertook a master plan for the site which has now been completed. Whilst the land is already zoned for urban purposes, the planning proposal will amend and redistribute the zones that already apply to the land. The planning proposal will also introduce the R3 Medium Density zone in response to the master plan. The planning proposal will deliver greater housing diversity with the amended zones and provisions in the LEP. The intended use of the site for urban purposes will not change as a result of the planning proposal.</p> <p><b>Council is satisfied that the planning proposal is consistent with the requirements of the direction.</b></p>
<b>7. Metropolitan Planning</b>	
7.1 Implementation of A Plan for Growing Sydney	<b>Repealed.</b>
7.2 Implementation of Greater Macarthur Land Release Investigation	<b>Repealed.</b>
7.3 Parramatta Road Corridor Urban Transformation Strategy	<p>Does not apply to the Bathurst Region.</p> <p><b>Council is satisfied that the planning proposal is consistent with the requirements of the direction.</b></p>
7.4 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	<p>Does not apply to the Bathurst Region.</p> <p><b>Council is satisfied that the planning proposal is consistent with the requirements of the direction.</b></p>
7.5 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	<p>Does not apply to the Bathurst Region.</p> <p><b>Council is satisfied that the planning proposal is consistent with the requirements of the direction.</b></p>
7.6 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	<p>Does not apply to the Bathurst Region.</p> <p><b>Council is satisfied that the planning proposal is consistent with the requirements of the direction.</b></p>

<b>Section 9.1 Ministerial Direction</b>	<b>Consistency</b>
7.7 Implementation of Glenfield to Macarthur Urban Renewal Corridor	Does not apply to the Bathurst Region. <b>Council is satisfied that the planning proposal is consistent with the requirements of the direction.</b>
7.8 Implementation of Western Sydney Aerotropolis Interim Land Use and Infrastructure Implementation Plan of Western Sydney A	Does not apply to the Bathurst Region. <b>Council is satisfied that the planning proposal is consistent with the requirements of the direction.</b>
7.9 Implementation of Bayside West Precincts 2036 Plan	Does not apply to the Bathurst Region. <b>Council is satisfied that the planning proposal is consistent with the requirements of the direction.</b>
7.10 Implementation of Planning Principles for the Cooks Cove Precinct	Does not apply to the Bathurst Region. <b>Council is satisfied that the planning proposal is consistent with the requirements of the direction.</b>
7.11 Implementation of St Leonards and Crows Nest 2036 Plan	Does not apply to the Bathurst Region. <b>Council is satisfied that the planning proposal is consistent with the requirements of the direction.</b>
7.12 Implementation of Greater Macarthur 2040	Does not apply to the Bathurst Region. <b>Council is satisfied that the planning proposal is consistent with the requirements of the direction.</b>
7.13 Implementation of the Pyrmont Peninsula Place Strategy	Does not apply to the Bathurst Region. <b>Council is satisfied that the planning proposal is consistent with the requirements of the direction.</b>

### 3.3 Environmental, social and economic impact

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. The remnant vegetation located on the site has been retained within the RE1 zoned land. As part of the Master Plan process an ecological assessment was undertaken. A copy of the Master Plan report is included with the Planning Proposal (refer to **Attachment 3**).



### 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 is supported by a Master Plan prepared for the subject land that examined site specific details to ensure the future development of the land is environmentally sustainable.

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

#### *Social Impacts*

The alteration to the residential zoning as proposed in this planning proposal will allow for greater housing choice and diversity as compared to other greenfield subdivision and housing development that is currently occurring within the city of Bathurst. These outcomes are supported by the Bathurst 2036 Housing Strategy. The relocation of the Neighbourhood Activity Centre, its colocation with a future school site, public transport interchange and district level open space, will provide services and facilities that are located close to where people live.

#### *Economic Impacts*

The general location and size of the Neighbourhood Activity Centre was addressed and supported by the Bathurst CBD and Bulky Goods Business Development Strategy. The reconfiguration of the Neighbourhood Activity Centre is consistent with the strategy, and will provide opportunities for a supermarket, specialty stores and other community uses.

The planning proposal is supported by a Master Plan prepared for the subject land that examined the appropriateness of the Neighbourhood Activity Centre and options for changes in housing density to deliver greater housing choice and diversity.

## **3.4 State and Commonwealth interests**

### Is there adequate public infrastructure for the Planning Proposal?

The land is already zoned for urban purposes. The effect of the Planning Proposal is unlikely to affect the provision of public infrastructure.

Council has in place a number of developer contribution plans that apply to the land which will provide upgrades to road and other infrastructure. Appropriate amendments to the relevant developer contributions plans will be made concurrent to the planning proposal, as required.

The land is within the Kelso Urban Release Area, which has received certification from the Department and no contribution is payable. Council also seeks recertification of the Kelso URA in conjunction with this Planning Proposal.

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

The planning proposal is supported by a Master Plan which was prepared in consultation with a number of relevant agencies.

Council also consulted with a range of Government Agencies, the Local Aboriginal Lands Council and the Wiradyuri Elders prior to the land being zoned for urban purposes in 2014.

In relation to the specific changes that this planning proposal considers it is proposed that formal consultation will occur during the public exhibition stage with the following organisations:

- Essential Energy
- Jemena
- Civil Aviation Safety Authority (CASA)
- Transport for NSW
- NSW Police
- NSW Fire and Rescue
- NSW Ambulance
- NBN Co.
- Telstra
- NSW Department of Education

# Mapping

The following maps are proposed to be amended as a result of this planning proposal.

Map Number	Map Name
<b><u>Floor Space Ratio Map</u></b>	
FSR_011E	Floor Space Ratio Map – Sheet FSR_011E
<b><u>Height of Building Map</u></b>	
HOB_011E	Height of Buildings Map – Sheet HOB_011E
HOB_011F	Height of Buildings Map – Sheet HOB_011F
<b><u>Land Reservation Acquisition Map</u></b>	
LRA_011E	Land Reservation Acquisition Map – Sheet LRA_011E
LRA_011F	Land Reservation Acquisition Map – Sheet LRA_011F
<b><u>Minimum Lot Size – Dual Occupancy Map</u></b>	
LSD_011A	Minimum Lot Size—Dual Occupancy Map – Sheet LSD_011A
LSD_011B	Minimum Lot Size—Dual Occupancy Map – Sheet LSD_011B
LSD_011C	Minimum Lot Size—Dual Occupancy Map – Sheet LSD_011C
LSD_011E	Minimum Lot Size—Dual Occupancy Map – Sheet LSD_011E
LSD_011F	Minimum Lot Size—Dual Occupancy Map – Sheet LSD_011F
LSD_012AA	Minimum Lot Size—Dual Occupancy Map – Sheet LSD_012AA
<b><u>Minimum Lot Size – Manor Houses, Multi Dwelling Housing and Residential Flat Buildings Map</u></b>	
LSM_011A	Minimum Lot Size—Manor Houses, Multi Dwelling Housing and Residential Flat Buildings Map – Sheet LSD_011A
LSM_011B	Minimum Lot Size— Manor Houses, Multi Dwelling Housing and Residential Flat Buildings Map – Sheet LSD_011B
LSM_011C	Minimum Lot Size— Manor Houses, Multi Dwelling Housing and Residential Flat Buildings Map – Sheet LSD_011C
LSM_011E	Minimum Lot Size— Manor Houses, Multi Dwelling Housing and Residential Flat Buildings Map – Sheet LSD_011E
LSM_011F	Minimum Lot Size— Manor Houses, Multi Dwelling Housing and Residential Flat Buildings Map – Sheet LSD_011F
LSM_012AA	Minimum Lot Size— Manor Houses, Multi Dwelling Housing and Residential Flat Buildings Map – Sheet LSD_012AA
<b><u>Lot Size Map</u></b>	
LSZ_011E	Lot Size Map – Sheet LSZ_011E
LSZ_011F	Lot Size Map – Sheet LSZ_011F
<b><u>Land Zone Map</u></b>	
LZN_011E	Land Zone Map – Sheet LZN_011E
LZN_011F	Land Zone Map – Sheet LZN_011F
<b><u>Urban Release Area Map</u></b>	
URA_011E	Urban Release Area Map – Sheet URA_011E



## Community Consultation

The planning proposal is supported by a Master Plan which involved a range of consultation in its preparation. In Council adopting the Master Plan, landowners were consulted as well as the wider community in the local Laffing Waters and Kelso area. The Planning Proposal differs slightly from the final master plan and has been guided by the submissions received by Council during the previous exhibition periods.

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. During the exhibition period, a notice will be placed in the Western Advocate newspaper, as well as other activities outlined in Council's Community Participation Plan.

In addition, a letter will be sent to all landowners of the subject lands, those who directly adjoin the subject lands and the relevant information placed on Council's website.

A Public Hearing is not expected to be conducted as part of this Planning Proposal as it does not reclassify land.

It is proposed that Government Agency consultation will occur concurrently with public exhibition.

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.

## 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)	September 2021
2	Anticipated timeframe for the completion of required technical information	October 2022
3	Timeframe for government agency consultation (pre and post exhibition as required by Gateway determination)	November 2022
4	Commencement and completion dates for public exhibition period	November 2022
5	Dates for public hearing (if required)	December 2022
6	Timeframe for consideration of submissions	January 2023
7	Timeframe for the consideration of a proposal post exhibition	February 2023
8	Date of submission to the department to finalise the LEP	Requested delegated authority
9	Anticipated date RPA will make the plan (if delegated)	March 2023
10	Anticipated date RPA will forward to the department for notification.	March 2023

# Attachment 1

## Zone R3 Medium Density Residential [Draft]

### 1 Objectives of zone

- To provide for the housing needs of the community within a medium density residential environment.
- To provide a variety of housing types within a medium density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To ensure that medium density residential environments are of a high visual quality in their presentation to public streets and spaces.
- To ensure development is ordered in such a way as to maximise public transport patronage, and encourage walking and cycling, in close proximity to settlement.
- To encourage the provision of affordable housing.

### 2 Permissible without consent

Environmental protection works; Extensive agriculture; Home based child care; home business; home occupation; Roads.

### 3 Permissible with consent

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Centre-based child care facilities; Community facilities; Educational establishments; Environmental facilities; Group homes; Health services facilities; Information and education facilities; Multi-dwelling housing; Neighbourhood shops; Oyster aquaculture; Passenger transport facilities; Places of public worship; Public administration building; Recreation areas; Residential accommodation; Respite day care centres; Seniors housing; Sewerage systems; Signage; Tank-based aquaculture; Waste or resource transfer stations; Water supply systems; Any other development not specified in item 2 or 4

### 4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Dual occupancies; Eco-tourist facilities; Electricity generating works; Emergency services facilities; Entertainment facilities; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring; Mooring pens; Mortuaries; Open cut mining; Pond-based aquaculture; Port facilities; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Restricted premises; Rural industries; Rural workers' dwellings; Service stations; Sewerage treatment plants; Sex services premises; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water recycling facilities; Wharf or boating facilities; Wholesale supplies

*Note: The wording of the Land Use Table above is draft and is subject to review from NSW Parliamentary Counsel and DPIE Legal Services.*



## Attachment 2

### 4.1 Minimum subdivision lot size

- (1) The objectives of this clause are as follows—
  - (a) to protect and enhance the production capacity of rural lands, by maintaining farm sizes and the status of productive lands,
  - (b) to ensure residential lots are of a suitable shape and size to provide a building envelope, private open space and suitable building setbacks for acoustic and visual privacy,
  - (c) to control the subdivision of land shown on the [Lot Size Map](#) for the purposes of a dwelling house,
  - (d) to ensure that lot sizes are consistent with the desired settlement density and intensities for different localities and reinforce the predominant subdivision pattern of the area,
  - (e) to ensure a secure water supply is available to land in Zone RU4 Primary Production Small Lots to enable the cultivation of land by irrigation.
- (2) This clause applies to a subdivision of any land shown on the [Lot Size Map](#) that requires development consent and that is carried out after the commencement of this Plan.
- (3) The size of any lot resulting from a subdivision of land to which this clause applies is not to be less than the minimum size shown on the [Lot Size Map](#) in relation to that land.
- (3A) Despite subclause (3), development consent must not be granted to the subdivision of land in Zone RU4 Primary Production Small Lots unless the consent authority is satisfied that a suitable and secure water supply is, or will be, available for irrigation to each resulting lot to enable the cultivation of the land.
- (3B) Despite subclause (3), the size of any lot resulting from the subdivision of land identified as “Area 1” on the [Lot Size Map](#) must not be less than 4,000 square metres if—
  - (a) reticulated water and sewerage will be connected to each resulting lot immediately following the subdivision, and
  - (b) the land is not within the 50dBA Noise Contour shown on the [Mount Panorama Environs Map](#).
- (3C) Despite subclause (3), the size of any lot resulting from the subdivision of an existing holding identified as “Area 1” on the *Lot Size Map* must not be less than 4,000 square metres if—
  - (a) reticulated water and sewerage will not be connected to each resulting lot immediately following the subdivision, and
  - (b) not more than 1 lot is created for every 1.5 hectares of the existing holding.
- (3D) A lot created under subclause (3C) may not be further subdivided.
- (3E) Despite subclause (3), the size of any lot resulting from the subdivision of land identified as “Area 2” on the *Lot Size Map* must not be less than 6,000 square metres if reticulated water and sewerage will be connected to each resulting lot immediately following the subdivision.
- (3F) Despite subclause (3), a battle-axe lot resulting from the subdivision of the following land must not be less than—

- (a) if the land is in Zone R1 General Residential—750 square metres, or
  - (b) if the land is in Zone R1 General Residential and in the village of Eglinton, Perthville or Raglan—900 square metres, or
  - (c) if the land is in Zone R1 General Residential and in the Laffing Waters Master Plan Precinct – 900 square metres, or
  - (d) if the land is in Zone R2 Low Density Residential—750 square metres.
- (3G) For the purpose of calculating the size of a battle-axe lot under subclause (3F), the area of the access handle is excluded.
- (3H) In this clause **existing holding** means the area of a lot as it was on 2 September 1988.
- (4) This clause does not apply in relation to the subdivision of any land—
- (a) by the registration of a strata plan or strata plan of subdivision under the [Strata Schemes Development Act 2015](#), or
  - (b) by any kind of subdivision under the [Community Land Development Act 2021](#).

## Attachment 3



# Laffing Waters Master Plan

## REPORT

Prepared by Tract Consultants on behalf of Bathurst Regional Council, 24 April 2019



# Quality Assurance

**Laffing Waters Master Plan Report**  
Prepared by Tract for Bathurst Regional Council

NOTES AND ASSUMPTIONS

This plan was prepared for discussion purposes only. It is subject to further planning approval, engineering, drainage, aboriginal heritage and arborists advice.

Project - Document Number.  
0218-0838 - R001

Revision (see below)  
01

Prepared By  
SP

Reviewed By  
YX

Approved By  
JR

Date of Issue  
24 April 2019

Revisions

Rev	Date	Details	Prepared By	Reviewed By	Pages Revised
01	16/4/2019	Draft Issue	SP	YX	-



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# Executive Summary

As a key urban release and growth area for the City of Bathurst, Laffing Waters Master Plan is an exciting project which has been developed by the consultant team, led by Tract, in collaboration with Council.

The aim of this document is to outline a framework and Master Plan for the future development, summarising the work done to date. Upon approval, this document aims to ensure that development of Laffing Waters will proceed with an integrated ‘whole-of-community’ approach that will reinforce the vision for the region and achieve the principles outlined.

Laffing Waters has been identified for residential growth for some time. The area is identified as Urban Release in the Bathurst Regional LEP 2014 and is zoned General Residential. The aim of this Master Plan is to facilitate an important opportunity to create a sustainable, liveable community over 360 hectares. The Master Plan outlines development of approximately 2270 dwellings, as well as associated commercial, retail and community facilities that will set the benchmark for future growth in the region.

The Master Plan calls on best practice urban design principles, responding to the context of the site and the unique spirit of the place. The residential density proposed has been carefully considered to meet identified demands. It’s proposed to provide a distinctive, liveable community for approximately 5200 residents, who are supported by a vibrant Neighbourhood Activity Centre and high quality open space. The planned usable open space is in line with the Bathurst 2040 Open Space Strategy and carefully integrated water sensitive urban design, with green links and pedestrian connections proposed between key areas.

The development of the Master Plan has been undertaken in four key stages:

**1. Site investigation and identification of key directions**

Site investigation was undertaken to inform the key directions for design, including the analysis of the strategic framework of the wider area, as well as the physical opportunities and constraints of the existing site.

**2. Vision and Structure Plan**

Prepared in consultation with key stakeholders, the project vision has been formulated to guide the evolution of the master plan through a series of desired urban design outcomes.

**3. Draft Master Plan**

The overall master plan sets up the layout for the whole development area with design focus on the core area owned by council. The Master Plan is supported by further details provided for key areas, such as the neighbourhood activity centre and local park.

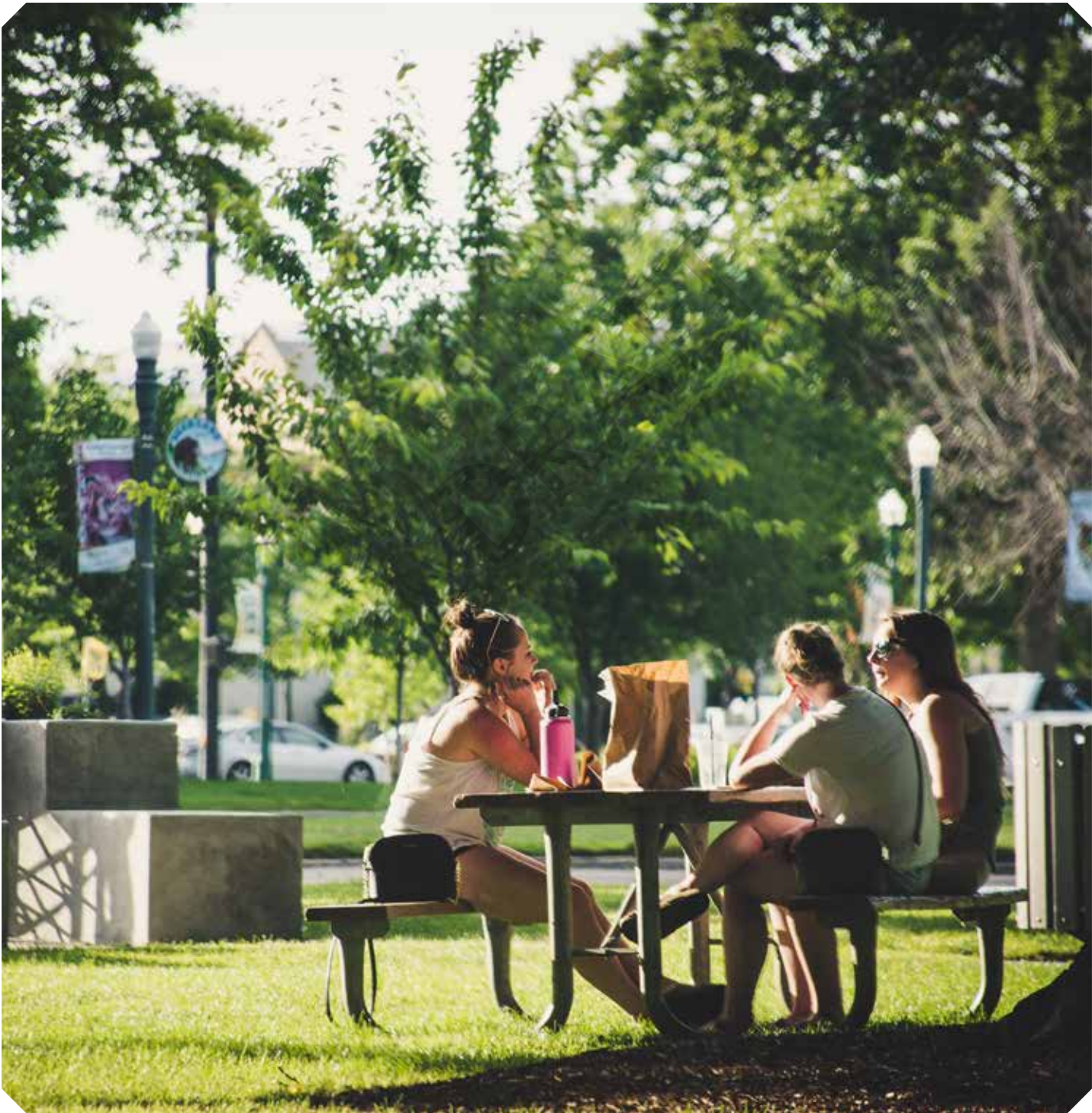
The Master Plan aims to preserve and improve the site’s ecological performance and foster community health with easily accessible open space. Pedestrian and cycle movements within and around the development area are fostered and enhanced. Street typologies are outlined in sufficient detail to illustrate the desired approach. The Master Plan also seeks to create a series of connected neighbourhoods, which are clearly defined and identifiable, providing diverse housing choice and lifestyles for residents.

Consideration has been made for future connections to rural land to the north and east of the development site. Alternative street typologies are proposed to create a rural ‘buffer’ around the subdivision, providing a green edge.

**4. Implementation**

Staging of future development has taken into consideration feasible serviceability and market considerations.

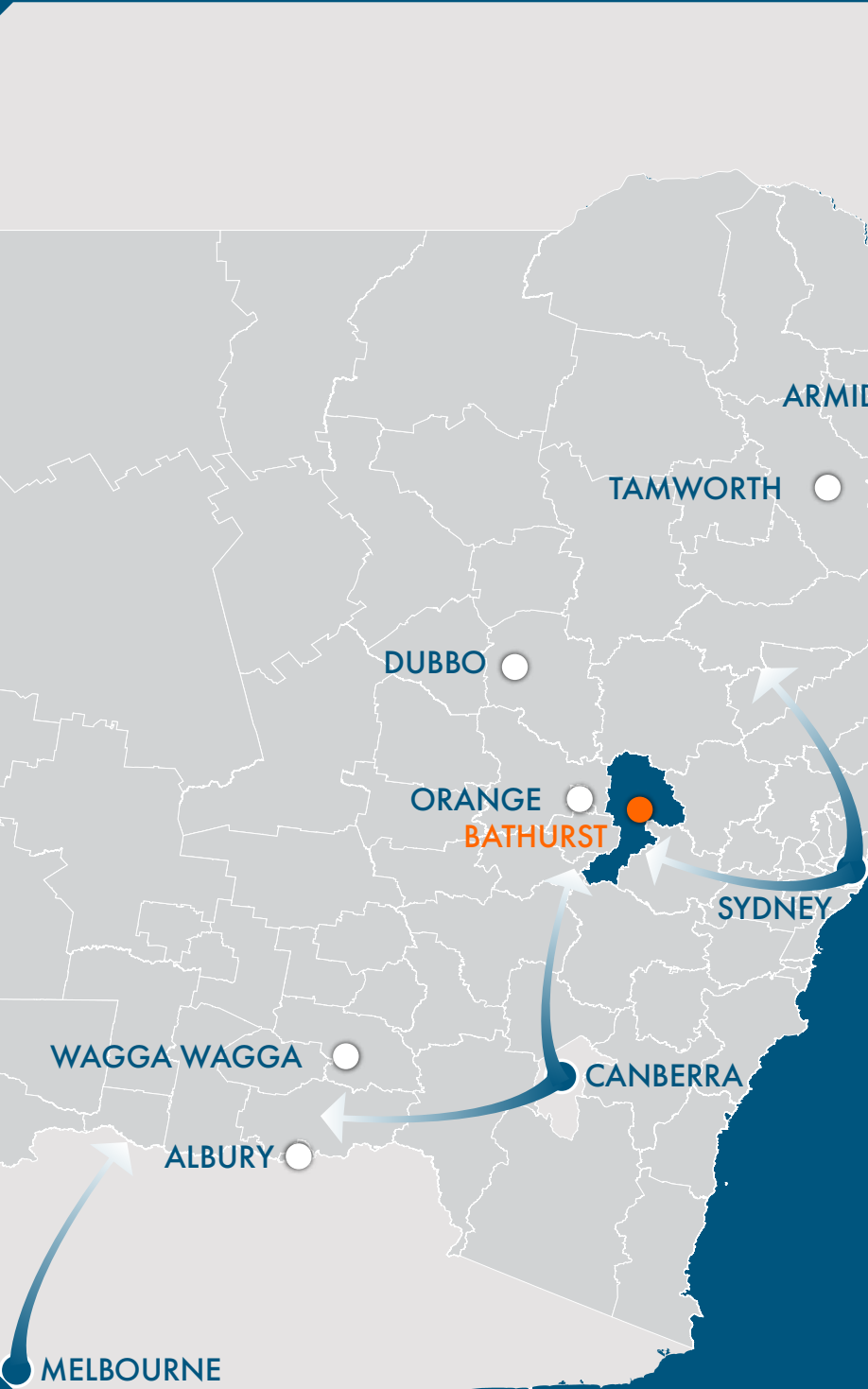
Whilst the initial stages aim to deliver housing products consistent with the current market conditions, medium density stock is proposed in the future and will be focused around the Neighbourhood Activity Centre. The opportunity to improve housing choice with increased density around amenities supports the direction of Bathurst’s Housing Strategy. Council is committed to achieving high quality, sustainable growth that seeks to reduce sprawl.





# 1. Introduction

## 1.1 Understanding Laffing Waters



NSW Context Plan

### 1.1.1 Laffing Waters in Context

Laffing Waters is located approximately 4km north east of the historic city of Bathurst in the Central Tablelands of New South Wales. Bathurst is a historic town, established in 1813 and Australia's oldest inland European settlement. It is now one of seven 'Evocities', experiencing and encouraging migration from metropolitan areas.

Bathurst lies approximately 100km, or two hours' drive, west of the Western Parkland City, as devised by the Metropolis of Three Cities (Greater Sydney Commission). Separated by the Blue Mountains, Bathurst sits on the western edge of the Great Dividing Range in the Macquarie River plain. The historic grid of the city sits in the Bathurst Basin, with Mount Panorama's famous racecourse rising up to the west and Laffing Waters sitting on the eastern side of the riparian valley.



Bathurst Context Plan



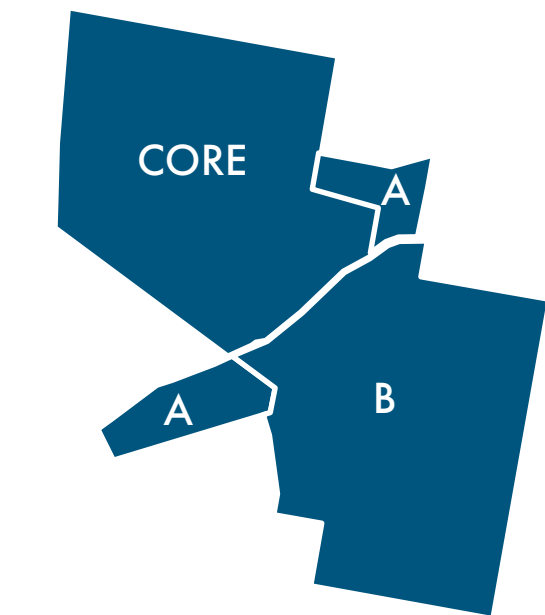
Laffing Water Context Plan



# 1.1 Understanding Laffing Waters

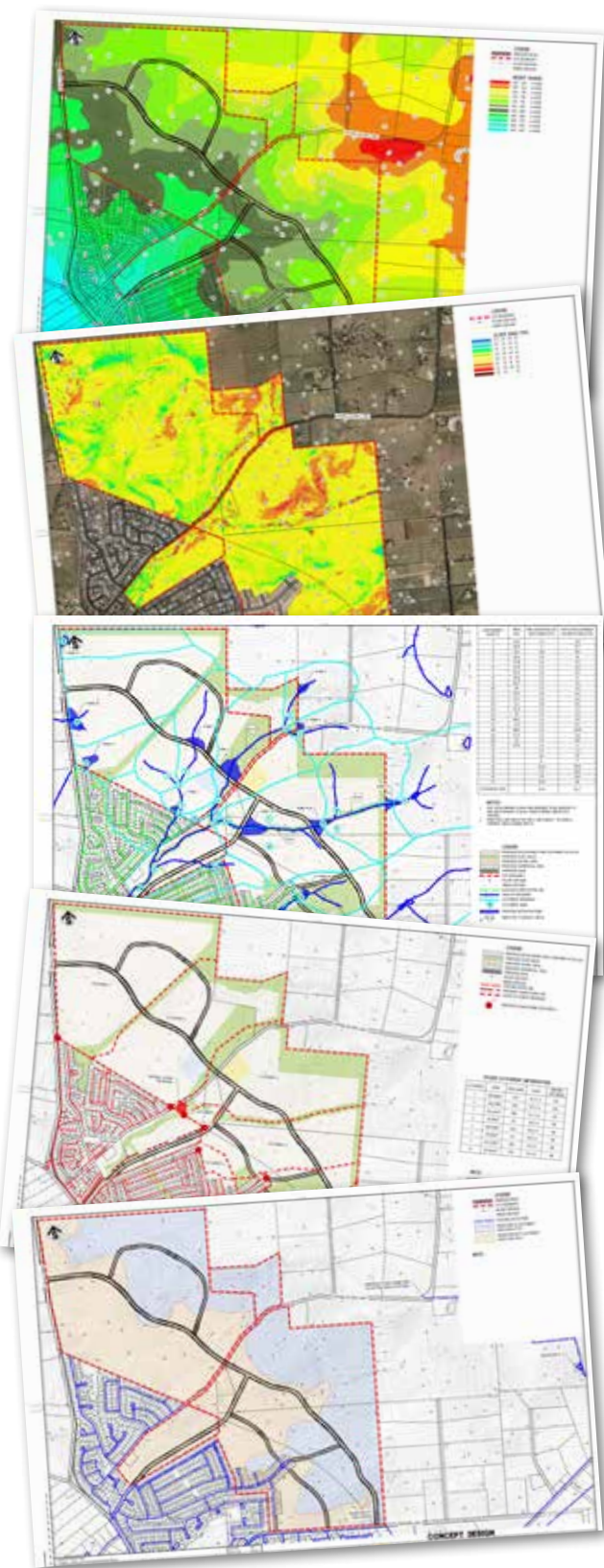
## 1.1.2 Issues and Opportunities

Laffing Waters comprises approximately 360 hectares, divided into three areas. The core study area comprises 158 hectares of Council-owned 'Core' land, whilst Sites A and B are adjacent privately owned land parcels. At project commencement, site analysis and specialist research was undertaken to inform the design team on site conditions, issues and opportunities.



### Physical Characteristics

The adjacent maps identify the key physical characteristics of the existing terrain. The majority of the site is characterised by a 5-10% slope, with some pockets of 10-15% slope, falling from the north east to south west. Storm water therefore reaches a pinch-point in the south west of the site, and the analysis of existing catchments and watercourses informs indicative water detention ponds. Existing services locations are also considered, with land above 730m not serviceable by current reservoir supplies.

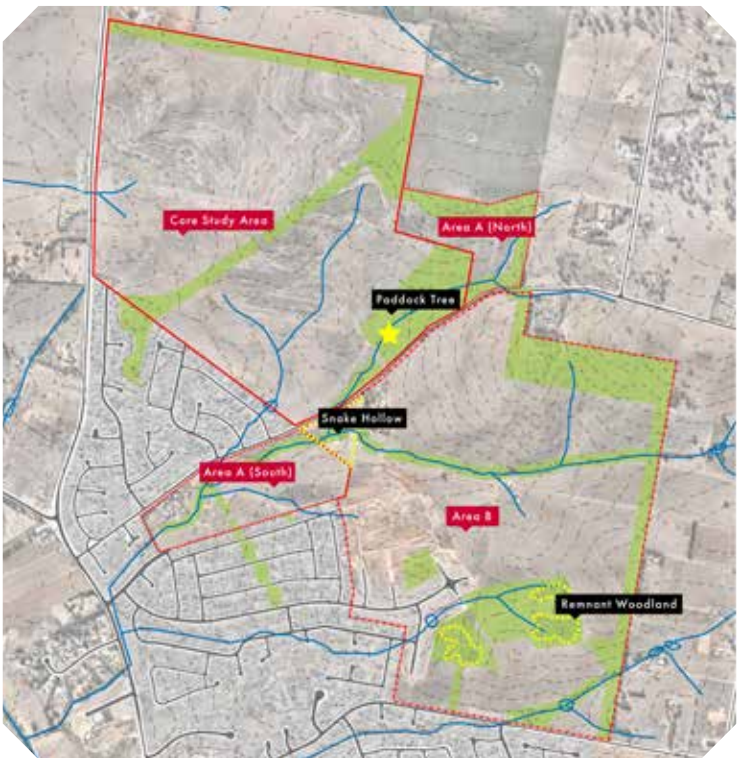


Topography, Slope, Storm water, Services & Water

### Ecological Features

The subject sites consist of mostly cleared open grassland; a modified landscape dominated by exotic flora species. Desktop research and fieldwork on the Core Study Area did not identify any threatened species of flora or fauna, although patches of vegetation in Area B were not reviewed on site. 'Snake Hollow' was identified as a mainly exotic habitat fed by storm water discharge, with limited opportunity for enhancement.

Whilst there are limited high-quality, native habitats on site, development must be carefully considered to also take into account topography and hydrology. Whilst the existing site is highly disturbed, there is an opportunity to introduce flora species that reflect the native landscape in streetscapes, parks and open space.



Summary of key ecological features established

### Demographic & Residential Market

Demographic analysis focused on the nearest immediate settlement of Kelso, which contains:

- predominantly families
- primarily owner occupied 4 bed homes
- majority Australian-born
- net migration from adjacent areas & Western Sydney

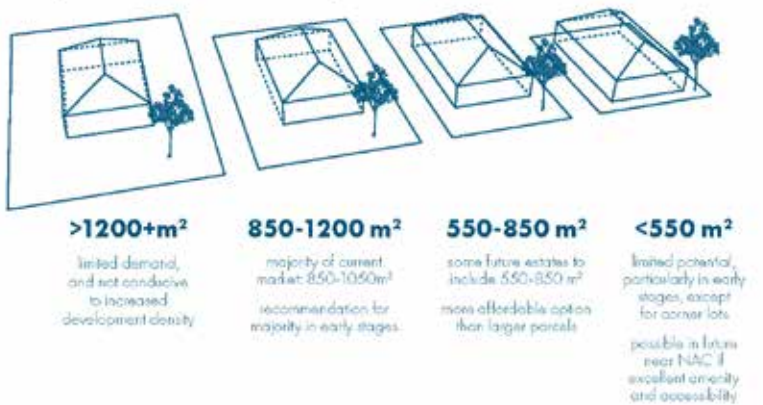


It was noted that current low density developments in the region lack:

- generous open space
- retail services & community facilities
- public transport



Lot density considerations were outlined based on the existing market, however it is noted that the master plan aims to achieve greater amenity for medium density dwellings where appropriate.

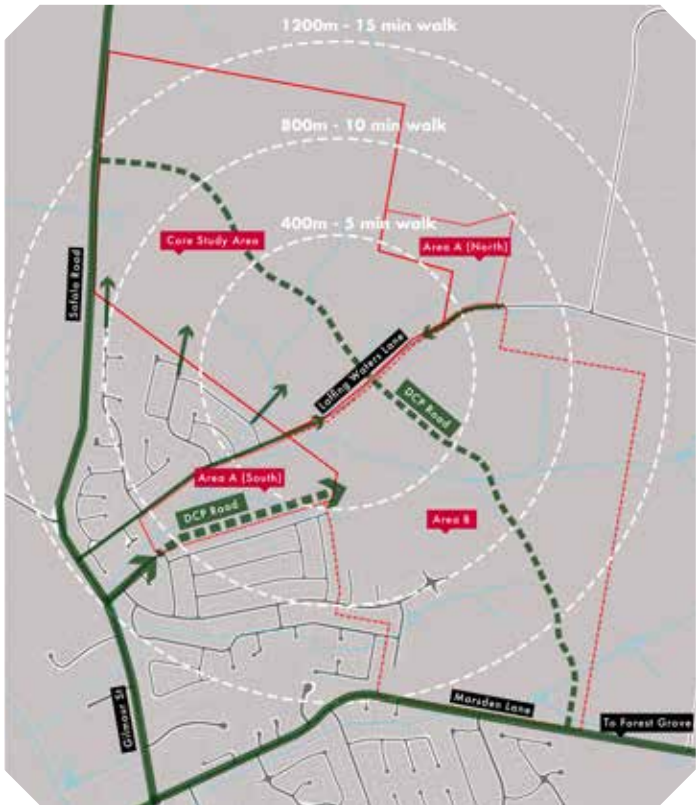




### Existing Connectivity

Access to the Core Site is via Sofala Road to the west, and Laffing Waters Lane to the south east. These roads are currently rural in nature, bordered by grass verges. Consideration should be made to connectivity with the residential development to the south, as well as linking to existing connections to the east.

The existing DCP identifies the opportunity to create a central primary road link through the site from Sofala Road, through to Marsden Lane in the south.

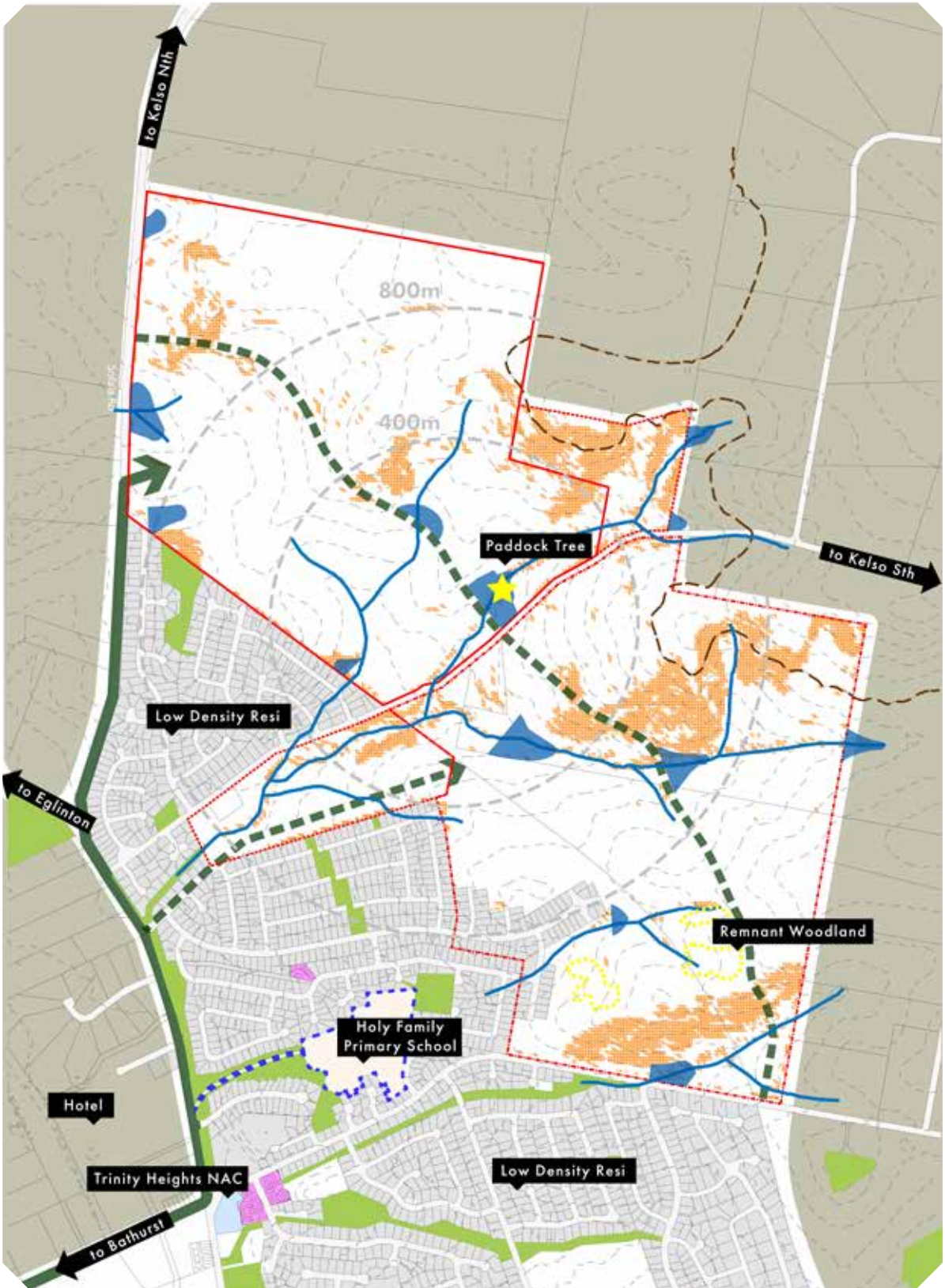


Site Connectivity

### Key Opportunities & Constraints

The key existing considerations can be summarised as:

- Existing topography and natural features
- Storm water management, taking into account existing flow paths
- Connectivity to local and future residential development
- Transition to surrounding residential development and rural land
- Access to active and passive open spaces within walk-able catchment, linking to existing surrounding green spaces
- Central location for neighbourhood activity centre and school, maximising walk-able catchment
- Connections to existing utilities, taking into account water supply constraint above 730 AHD



Key Opportunities & Constraints



## 1.2 Envisioning Laffing Waters

### 1.2.1 Vision and Objectives

## LIVING CLOSE TO NATURE



We are committed to imagining a **safe, sustainable** and **community focused** environment, where people can choose from a range of **uncompromising living options** to suit their lifestyle.

All within **highly livable neighbourhoods** with unique **local characteristics**.

It is a place where **family and community well-being** is a priority and residents enjoy a **positive lifestyle**.



Living in Laffing Waters is living in a **beautiful natural setting, with green streetscapes and sustainable parklands**, as well as enjoying open vistas across the region to Bathurst.

**High quality neighbourhood parks** will form the centre of each distinctive neighbourhood, and these will be linked by well-lit **walking & bike paths**, as well as **green links** through the development.



A **vibrant Neighbourhood Activity Centre** will provide local convenience and a meeting place at the **heart of the community**.

An integrated **destination for residents and the wider community** to come together and meet friends, hold events or enjoy a meal. It will also offer a range of amenity including a **supermarket, and specialty shops** in a pedestrian-priority environment.



Laffing Waters is envisaged as a **healthy and thriving** community, with active transport encouraged through green links and convenient **bicycle-friendly shared paths**.

Generous verges will allow for **mature street trees** to provide shade and to incorporate **water sensitive urban design**.



**LAFFING WATERS MASTER PLAN AIMS TO ...**





# 1.2 Envisioning Laffing Waters

## 1.2.2 Design Principles & Big Ideas

Laffing Waters Master Plan aspires to incorporate best practice urban design principles, for a holistically sustainable development.

The natural setting forms the anchoring basis, around which development is organised. Therefore, hydrology and green space are the first drivers of the layout, and clear green-blue links allow for connected natural systems.

The surrounding development prioritises people’s movement and access to the natural environment, with distinctive urban neighbourhoods clustered around local parks, connected by streets which prioritise pedestrians and cyclists.

Laffing Waters will be a well considered growing community with appropriate development densities clustered around the Neighbourhood Activity Centre. Public transport access and walkability will allow for a diverse variety of housing typologies close to amenity.



Water

The natural pathways of water across the landscape and underlying topography is determinant of landscape character and urban form.



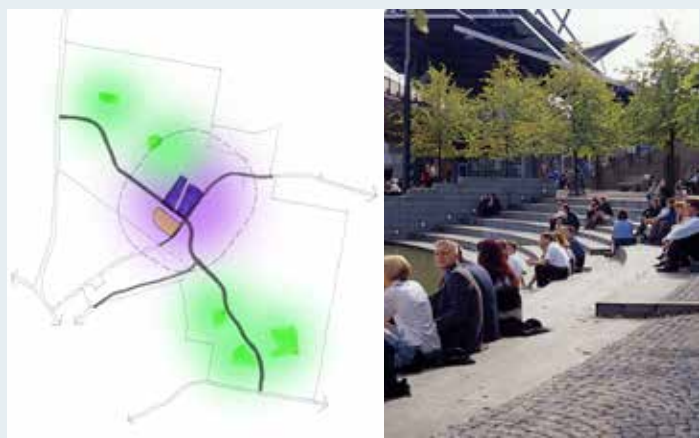
Open Spaces

Open spaces are conceived as a ‘first move’ around which development is designed. The pattern of open spaces defines neighbourhoods, underpins walkability and ensures ecological values are celebrated, as well as the rural character of Bathurst.



People Movement

A movement network that prioritises people improves the quality of daily life, stimulates social interactions and the local economy, and promotes healthy communities.



Places for People

Intimate, ‘walkable’ places provide opportunities for people to interact within their local environment. High-quality, well located places become the heart of the neighbourhood.



Distinctive Neighbourhoods

Good urban residential environments have either evolved or been organised into close-knit clusters that are clearly defined and identifiable. Those that dwell within a neighbourhood feel a sense of inclusion, which benefits the resilience of a community.



Densities

Medium densities benefit from being located adjacent to services, providing public amenities including open space, public transport, retail and community facilities. Increasing densities provide vibrance and reduces urban sprawl.



### 1.2.3 Key Stakeholders Consultation

We engaged with key stakeholders in November 2018, in order to gain an understanding of the essence of the place and their aspirations for the Master Plan. We used an initial session to refine the underpinning Vision and develop the Design Principles with the group.

In the first half of this session, the Tract design team presented to the stakeholders group with existing site findings and benchmarking project examples for discussion. A draft vision and design principles were also shared, which was endorsed by the group.

The second half of the session was more interactive with small group level discussion. Groups combined the knowledge and expertise of various Council departments, private land owners and technical experts to jointly resolve project challenges and explore options.

Our preliminary ideas in the form of a 'Concept Structure Plan' were tabled and discussed, including the natural features, desired movement access, locations for key elements of the master plan and the desired densities.

In the resulting discussions, we noted the following:

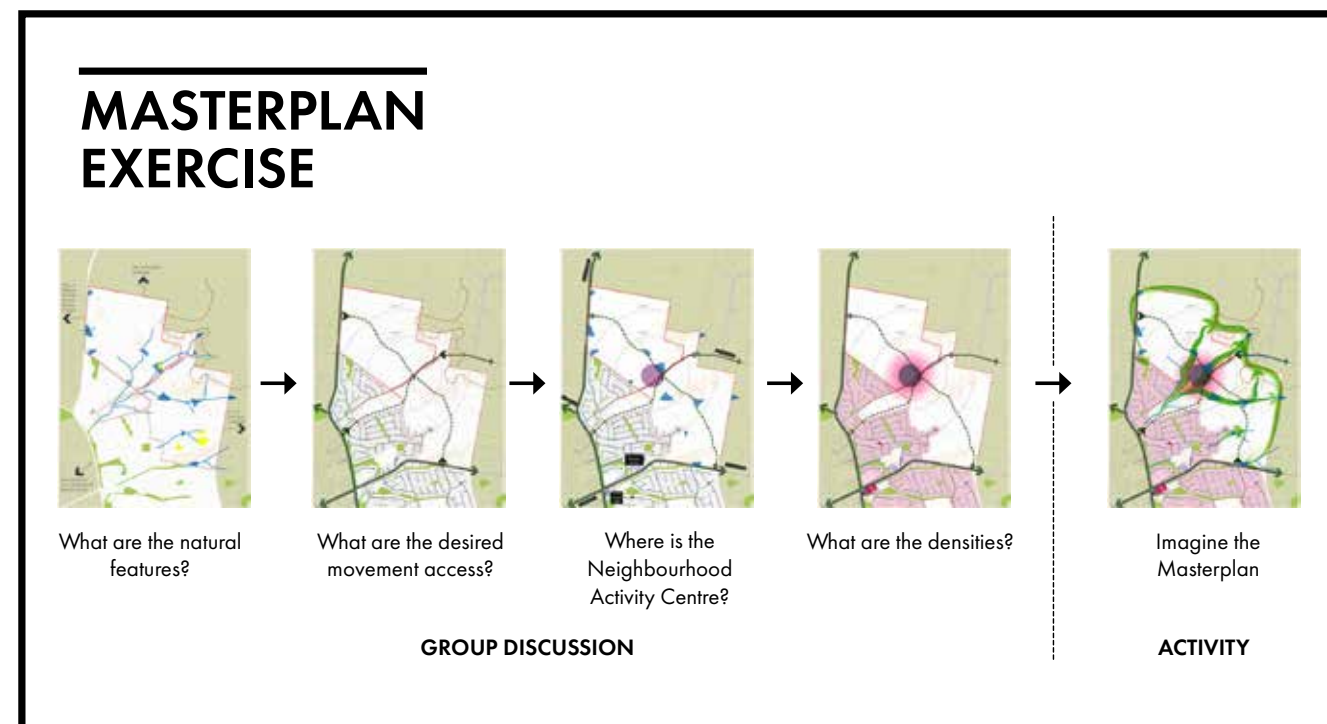
- Opportunity to enhance natural site features with additional planting
- Biodiversity Strategy proposed, e.g. to create bio-links, passive recreational corridors and a higher amenity using swales, integrated water detention ponds and green corridors for storm water management
- 9ha District Level Park for active recreation purpose is to be located close to school & Neighbourhood Activity Centre (NAC)

- Interim positions are to be explored when road and service access are required via private land
- NAC to be located on Council land, and should be open and welcoming, convenient and family focused
- There is a desire to intensify housing around the proposed NAC (e.g. terraces and town houses) with subdivisions from 250m<sup>2</sup> lot to 1000m<sup>2</sup>, radiating out from the NAC

Also at this stage, the outlining work done to date was presented to Bathurst's Councillors, to gain feedback prior to preparation of the Plan

Feedback included:

- Laffing Waters should be tangible, authentic and pedestrian-friendly
- Road widths should be carefully considered to avoid congestion and parking issues
- However streets should prioritise pedestrians and cyclists
- Residents at the periphery of the site should have good accessibility to amenities and facilities
- A diverse mix of housing typologies and lot sizes is encouraged



Stakeholders Consultation Workshops - November 2018



## 2. The Master Plan



Laffing Waters master plan looking south west



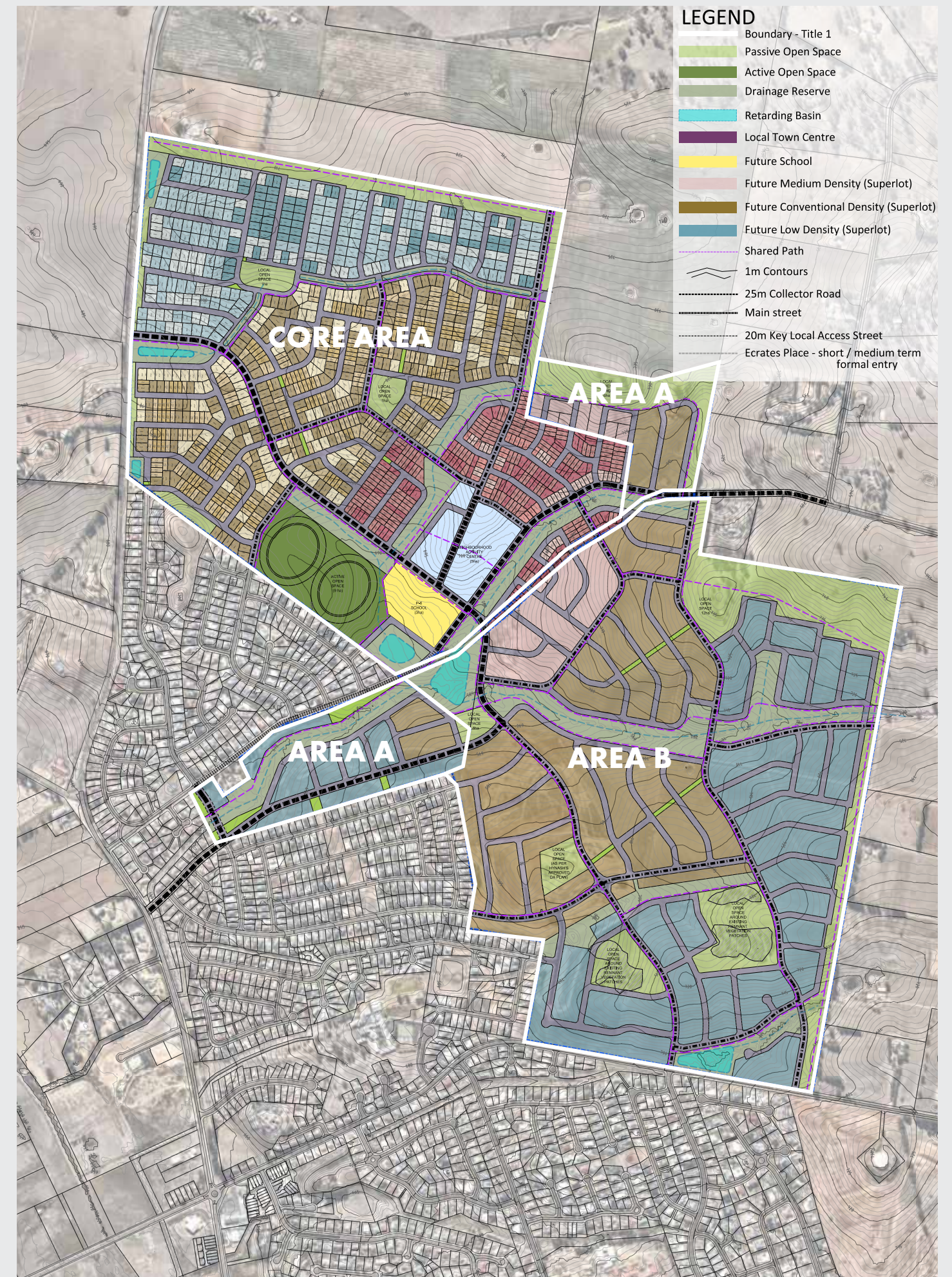
## 2.1 Master Plan Overview

This Master Plan proposes a future for the approximately 360 hectares of Laffing Waters, drawing together a mix of residential, commercial and community uses. An exemplar, high quality built environment is proposed, which is integrated with the natural environment, transport links, services and community infrastructure.

The Master Plan proposes 5 hectares of Neighbourhood Activity Centre, at the heart of the development, which is envisaged as a bustling and vibrant retail and community centre. Adjacent to the Main Street, 3 hectares is dedicated to a future school site to serve the new residents.

Integrated throughout the residential Master Plan, 52 hectares of active and passive open space serve the future community, in a series of green links, local parks and district parks.

The proposed residential growth is circa 2272 dwellings over the whole development area, which aligns with Bathurst Regional Council's planning ambition for this strategic urban release area.





# 3. Key Places





Distinctive Key Places

The public places and spaces of Laffing Waters play an essential role in facilitating the cultural, economic, social and environmental well-being of it’s residents.

This Master Plan outlines a vision for distinctive s which centre around a local park, and a centrally located Neighbourhood Activity Centre, forming a vibrant heart. It is important that future residents feel connected and involved with these spaces, and can take ownership over their future success as celebrated social places.

This chapter outlines our intent for the Neighbourhood Activity Centre within the overall master plan, as well as one local park as an example of the type of high-quality landscape treatment proposed for the centre of the neighbourhood.

Ensuring that these spaces are well connected and located to maximise their potential for enlivenment has been an important consideration. The intricacies of their distinctive treatment and future growth will be an ongoing process with the eventual residents.





### 3.1 Neighbourhood Activity Centre





Vibrant Heart

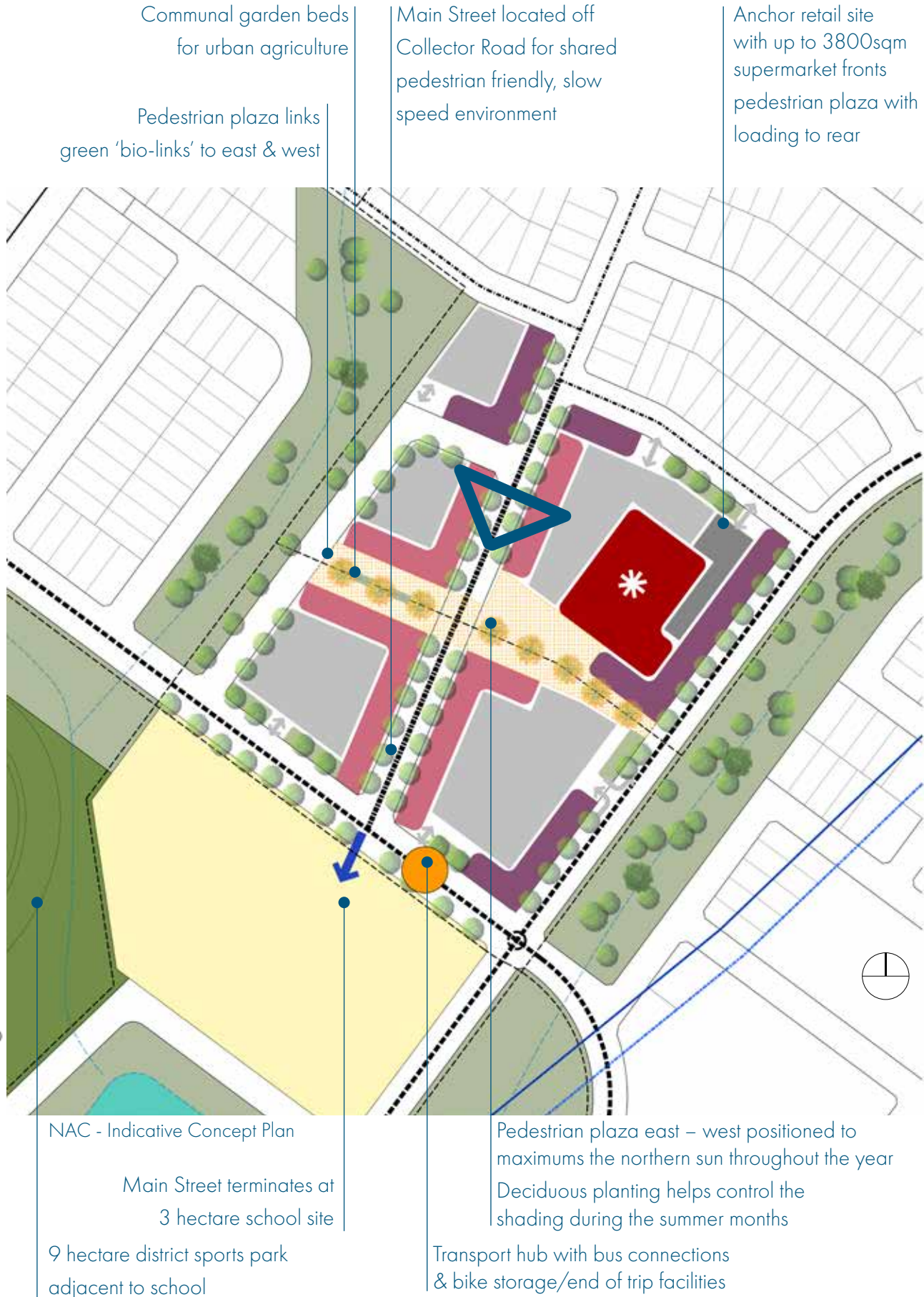
Located along the Main Street at the heart of the Laffing Waters development, the 5 hectare Neighbourhood Activity Centre (NAC) will become the vibrant heart of the community, where people come to meet, gather and engage. Centrally located within the development, the NAC will provide local employment and key services.

A pedestrian-priority retail street is intersected by a pedestrian plaza connecting key green links, encouraging active transport to the surrounding neighbourhoods. The plaza is envisaged as a welcoming and inclusive space, accessible to a variety of users day and night. Community markets and events can be held in this space, as well as facilities such as communal garden beds and seating areas or small play spaces.

The Activity Centre is co-located with the school, at the terminus of the Main Street. This provides for a concentration of community meeting points, and allows for the school facilities to be potentially opened up to community use out-of-hours.



- LEGEND**
- Land Boundary
  - Anchor Retail - Supermarket
  - Carpark Access
  - Car Parking
  - NAC Landscaping
  - Loading Dock
  - Mixed Use
  - Speciality Retail
  - School Site
  - Plaza - Pedestrian/Cycle Access
  - Active Open Space
  - Passive Open Space
  - Drainage Reserve
  - Floodway
  - 3m Shared Path
  - Main Street - Slow Zone
  - 20m Key Local Access Street (Secondary)
  - 25m Collector Road (Primary)
  - Transport Hub





3.2 Local Park



Concept Design for a Local Park in Laffing Waters



## Centre of Neighbourhood

The local park plays an important role as the centre of each distinctive neighbourhood within the Laffing Waters development. This concept design demonstrates the intended treatment and function of the local 1 hectare parks, with a series of formal and informal spaces that celebrate the unique topography and hydrology of the land.

The local park is centrally located, and captures views along many of the surrounding neighbourhood's local streets. The parks are well connected with green corridors and shared paths, and are designed to be passed-by on daily journeys, to become places of community interaction. The green-blue street which adjoins the park contains a storm water swale, and this is incorporated through the park in a dry creek landscape setting.

Feature planting highlights the social hub of the park, with playground equipment and BBQ & picnic areas, adjacent to a larger area of flexible open space for gatherings and local events, or just an evening kick-about.





# 4. An Integrated System

Underlying the Laffing Waters Master Plan are a number of key driving principles, that when combined create an integrated network of natural and urban elements.

These can be grouped under five key design themes: Ecology, Access, Place, Health and Economy. The diagrams opposite illustrate the major systems across the Master Plan area, whilst the following pages provide greater detail on how these principles underpin the project.

Access - Connected Community



Access - Street Hierarchy



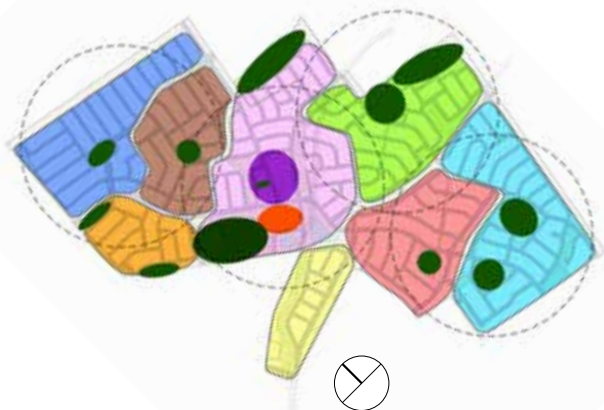
Ecology - Vegetation Conservation & Water Sensitive Urban Design



Health - Accessible Open Space



Place - Inclusive Centre & Distinctive Neighbourhoods



Economy - Intensified Density & Housing Variety



## 4.1 Ecology

### Vegetation Conservation & Water Sensitive Urban Design

Laffing Waters aims to preserve and improve the site's ecological performance through the following interconnected strategies.

#### Biodiversity Strategy

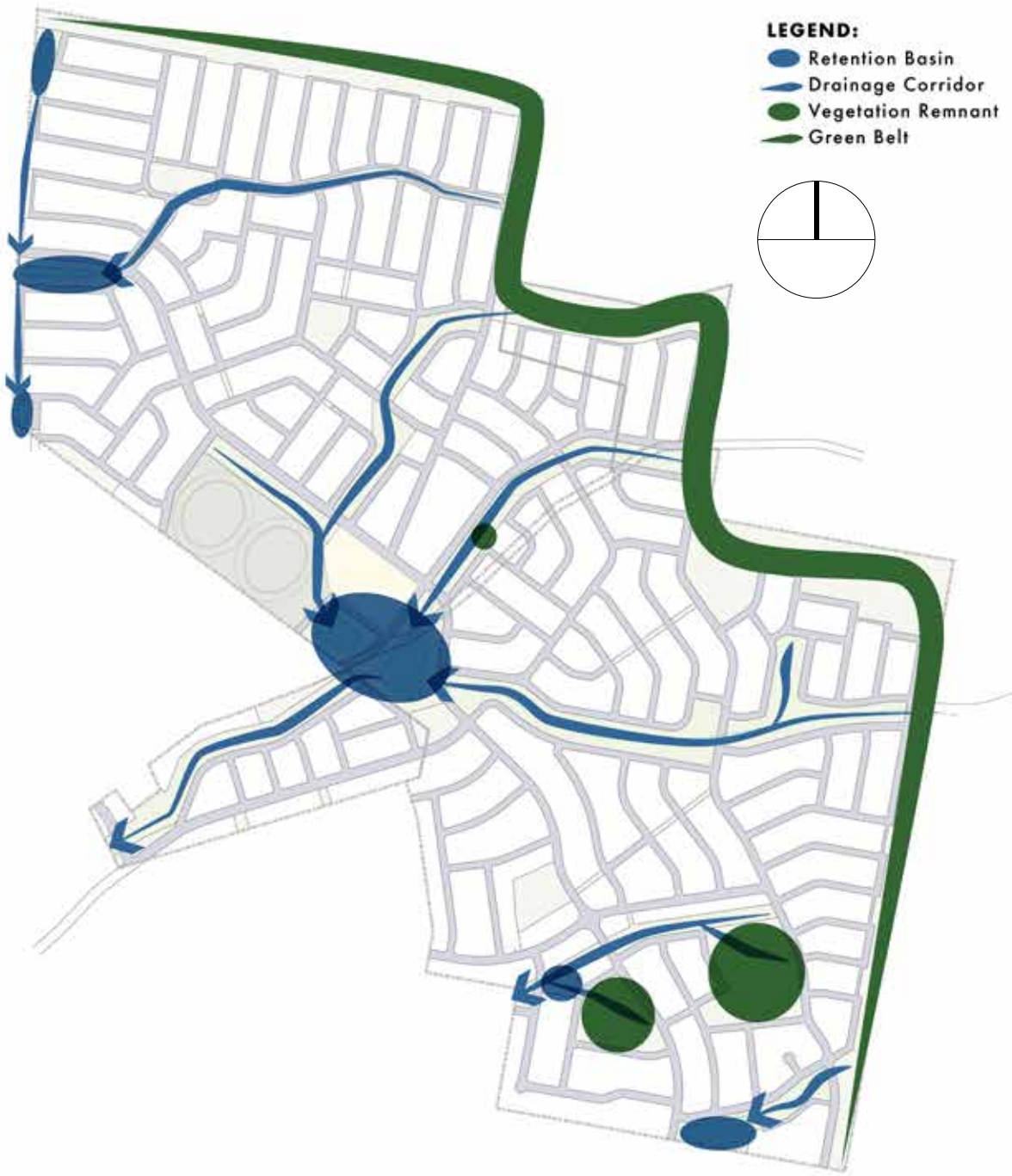
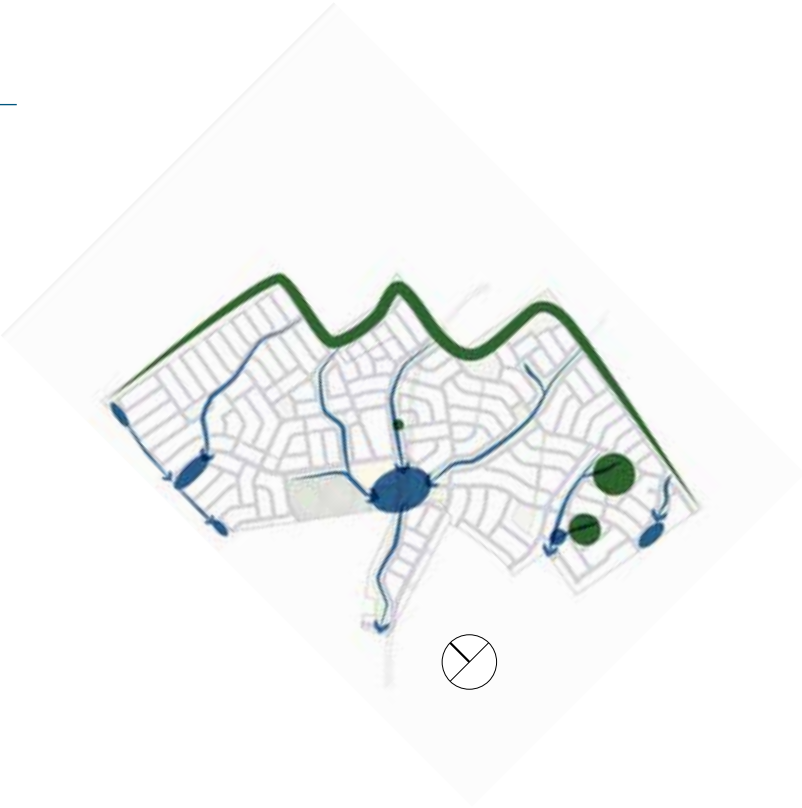
The ecological field survey identified some existing vegetation remnants on site. These are preserved and connected through the proposed open space, providing an opportunity to protect and re-introduce native flora, and retain wildlife habitat connectivity.

Significant mature tree planting is proposed along streetscapes, within neighbourhood parks and along passive recreation corridors. Street trees provide shade, additional habitat for fauna and improve air quality as well as contributing to street character and amenity.

A green buffer is proposed at the interface between the new urban development and surrounding rural land to provide a transition zone, and a 'green edge' for passive recreation.

#### Water Sensitive Urban Design

Responding to the site's topography and natural hydrology, a series of interconnected bioswale links are proposed. These passive recreational corridors link to detention basins and wetlands to capture, retain and in part re-use storm water runoff. This system aims to ensure that the proposed development will not have an adverse impact on downstream environments.





## 4.2 Health

### Accessible Open Space & Urban Agriculture

**Laffing Waters Master Plan aims to foster community health by designing for active transport and easily accessible open space.**

The Master Plan places residents and community members within a five minute walk of accessible and quality public open space. Pedestrian and cycle shared routes are well connected, linking public open spaces.

Well-designed local parks provide opportunities for recreational physical activities, and other health and well-being benefits such as improved community cohesion and restorative landscapes for mental health. Public open spaces should be accessible to people of all ages, genders and cultures, including those with disabilities and limited mobility.

The proposed public open space include:

- one 9ha district sports park, which is co-located with the future school site and close to the NAC
- two district community parks of 6ha and 12ha, on hilltop above 730 AHD, near the northern boundaries
- two district community parks of 2.5ha and 5ha, accommodating existing vegetation remnants
- three local community parks of approx. 1ha

### Urban Agriculture

Laffing Waters Master Plan also aims to integrate urban agriculture at different scales of the project:

- communal vegetable gardens centrally located within the Neighbourhood Activity Centre
- neighbourhood specific community gardens integrated into local parks
- privately owned yard vegetable gardens



### 4.3 Access

#### Connected, Walkable Community

The existing streets in Bathurst’s suburbs are designed for vehicles, with minimal focus on pedestrian and cyclist movement. This context results in a car dominant neighbourhood environment.

The Laffing Waters Master Plan seeks to establish a connected and walk-able community. Safe and convenient travel is facilitated within neighbourhoods through accessible and connected walking, cycling and public transport routes.

#### Pedestrian and Cycle Network

Shared pedestrian and cycle paths are proposed throughout the development precinct. The proposed pedestrian and cycle network is:

- safe and well-lit
- separated from vehicular traffic
- connected to local destinations.

#### Public Transport

Key bus routes are proposed along the connector streets, which are centrally located throughout the development precinct and link to the surrounding suburbs of Bathurst. The majority of residents will be within five-minute walk of bus stops.





## 4.4 Access

### Street Hierarchy

The Laffing Waters Master Plan has a clear defining street hierarchy; the subsequent street typologies define the character and capacity of each type.

Different streets have different conditions, and require differing design considerations. The overall road reserve varies, along with the positioning of street trees, green verges and water sensitive urban design features. Whilst pedestrian and cyclist movements are considered as a priority throughout the Master Plan, particular streets will provide greater prominence to these movements where appropriate.

The street typologies proposed include:

- Main Street
- Connector Street
- Key Local Street
- Local Access Street
- Blue-Green Spine
- Green Mews
- Green Link



## 4.5 Place

### Inclusive Centre & Distinctive Neighbourhoods

The Laffing Waters Master Plan proposes a 5 hectare Neighbourhood Activity Centre (NAC), which is co-located with a 3 hectare future school site and a 9 hectare district sports park. Together, they provide an inclusive local centre, which becomes a defining anchor point.

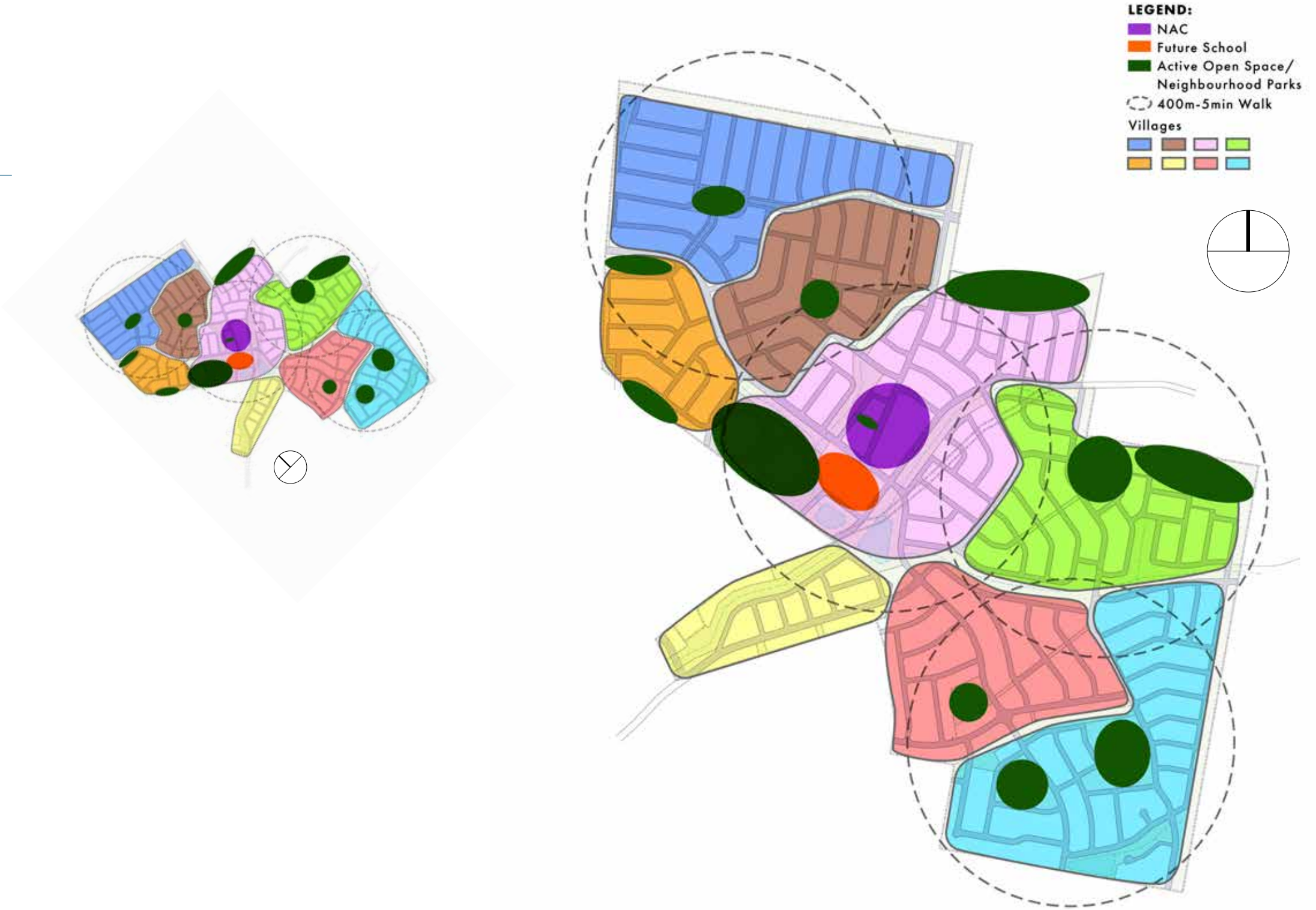
The Main Street is an intimate and walk-able place providing a diverse mix of goods and services. It is a place for people to meet and interact, facilitating social connection. It is also the centre-stage of local events and experiences.

### Distinctive Neighbourhoods

The proposed Laffing Waters residential environments are organised into close-knit small neighbourhoods. These neighbourhoods are clearly defined and identifiable. They resonate at a cognitive level with the people who live in them.

Laffing Waters will consist of eight neighbourhoods underpinned by the following place attributes:

- contextual response to topography, water basins, drainage corridors and vegetation remnants
- diverse housing types for a range of residents
- a defined centre and edge, by proposed Neighbourhood Activity Centre, neighbourhood parks, roads and drainage corridors





## 4.6 Economy

### Intensified Density & Housing Varieties

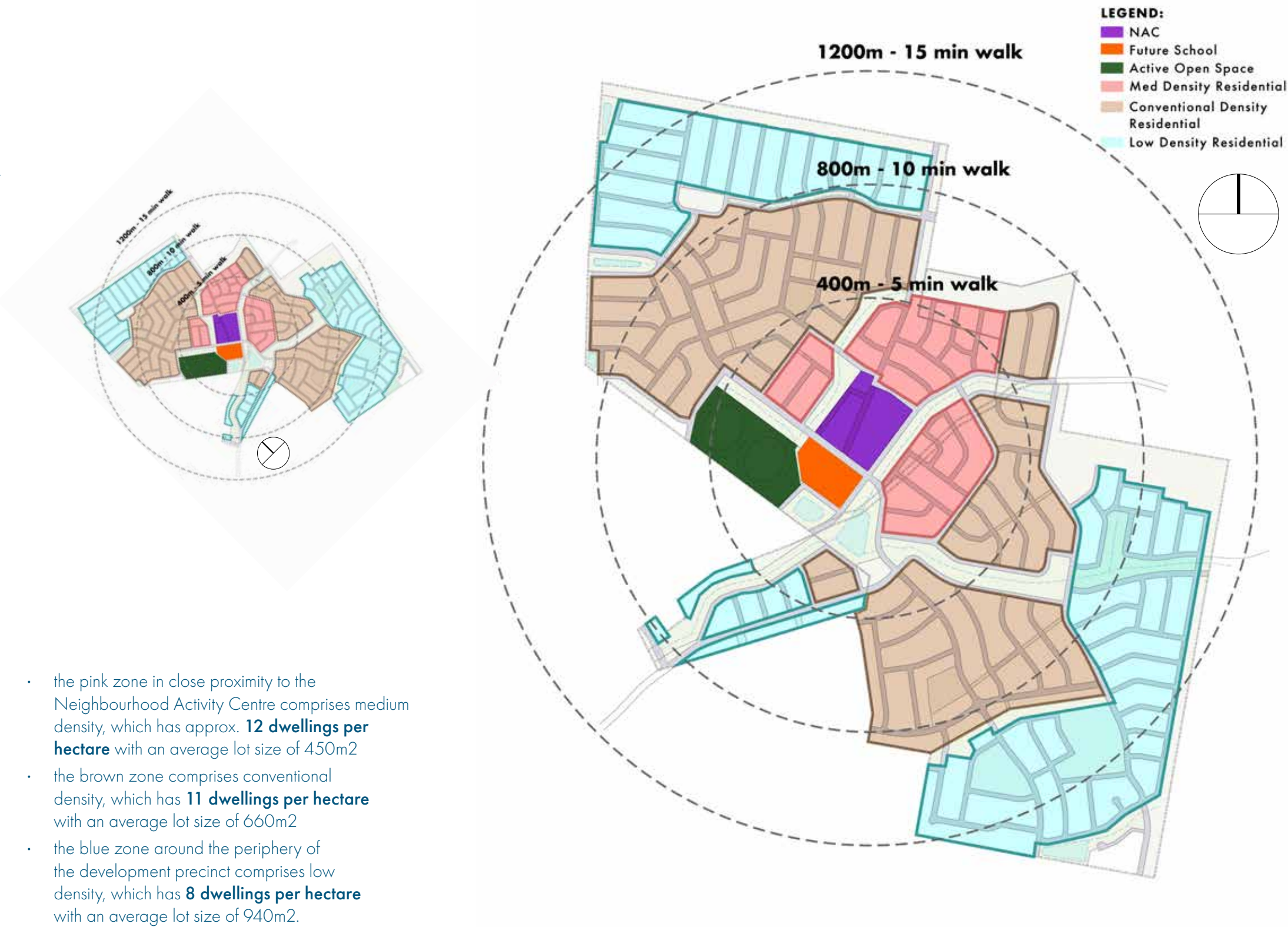
Fully established, Laffing Waters will have a population of around 5,200 people. An appropriate mix of retail, commercial and community services will be required to serve the increased population, as well as a diverse range of housing options.

A wide choice of housing and lifestyles attracts a diverse range of people to a location. Smaller lots and the mixing of housing types within the local centre creates higher densities, which are supported by the destinations and services within walking and cycling distance.

Benefits of intensified density and housing variety include:

- higher residential density close to centre supports the local economy
- higher residential density near the centre and public open space encourages passive surveillance
- public transport hub at Neighbourhood Activity Centre links areas of higher residential density and forms a network of conveniently accessible destinations.

The residential density is measured by the number of dwellings in the net residential area (NRA). NRA only includes the area of roads and residential lots. The opposite diagram indicates the proposed distribution of the residential densities:





### Diverse Housing Options

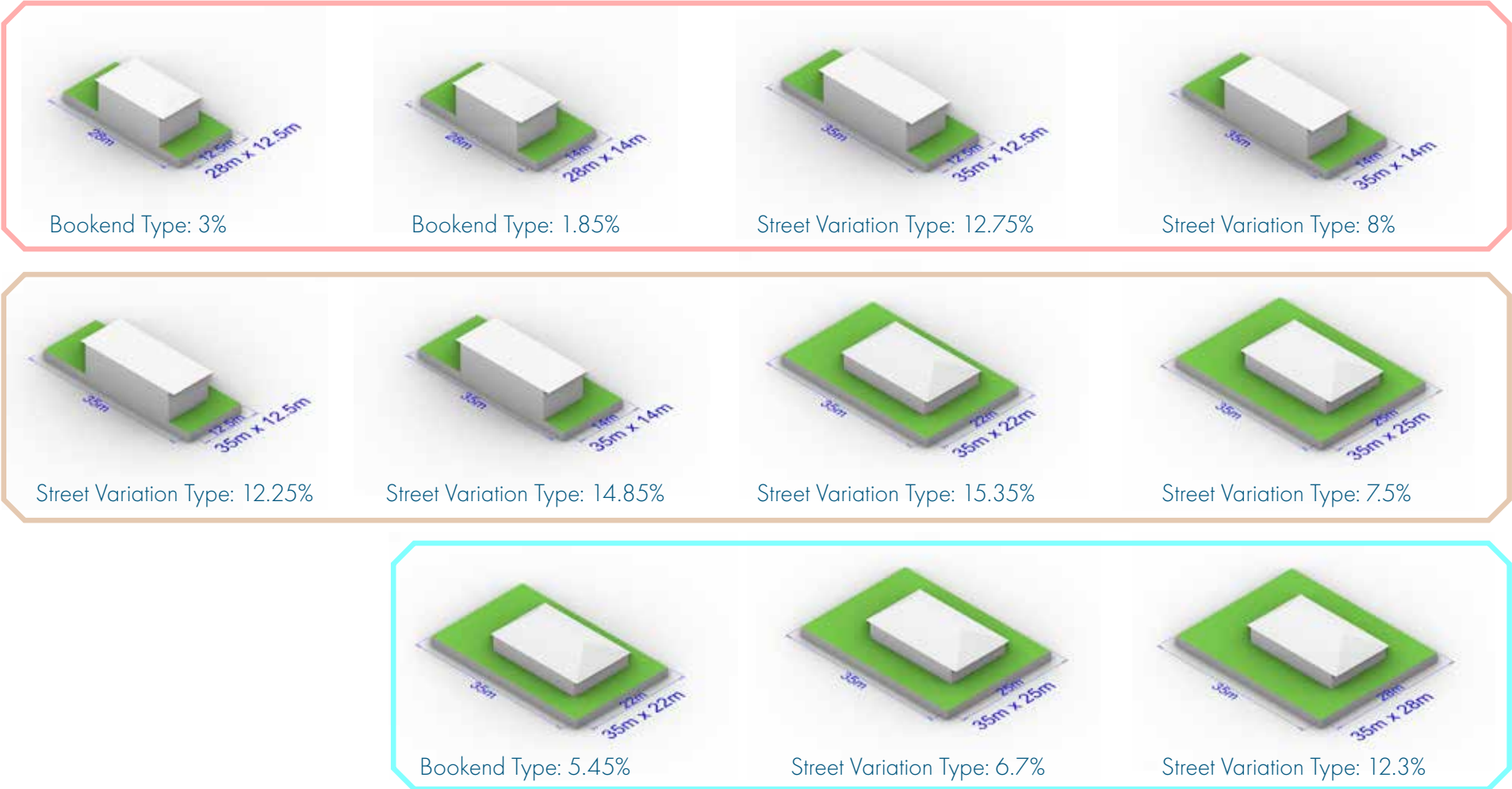
By providing greater housing choice, Laffing Waters Master Plan aims to meet the housing needs of diverse residents and household types, including young families, professionals, students, retirees and sole occupants, across all life stages.

Diverse neighbourhoods are proposed, with various different lot sizes and dwelling types to create different character zones within the neighbourhoods, and to accommodate a range of lifestyle choices for life-long communities.

There are a total of seven lot types proposed for the Core Area of Laffing Waters, including:

- two bookend types for medium density, i.e. 12.5m x 28m and 14m x 28m
- one bookend type for low density, i.e. 22m x 35m, and
- four typical lots for street variation across different densities, i.e. 12.5m x 35m, 14m x 35m, 25m x 35m and 28m x 35m.

The opposite table indicates the lot mix as percentages of all housing lots.





# 5. Implementation

Once approved and implemented the Laffing Waters Master Plan will result in a unique site specific example of best practice approaches in many disciplines including urban design, subdivision, water sensitive urban design, open space and recreation provisions as well as social focused neighbourhood activity centres.

Laffing Waters will be a “whole-of-community” development project that will achieve the principles outlined in this Master Plan, reinforce the vision for the Bathurst region as well as reflect State government policies such as the NSW’s Government Architect’s ‘*Better Placed*’ Policy. Flexibility and longevity is incorporated into the staging of the Master Plan to adapt to future local real estate market, State wide economic conditions and social trends in housing and lifestyle choices.

5.1 Indicative Staging

Laffing Waters Master Plan accommodates approximately 2270 dwellings and a population of 5,200 people, at the household size of 2.3 people per dwelling, on completion.

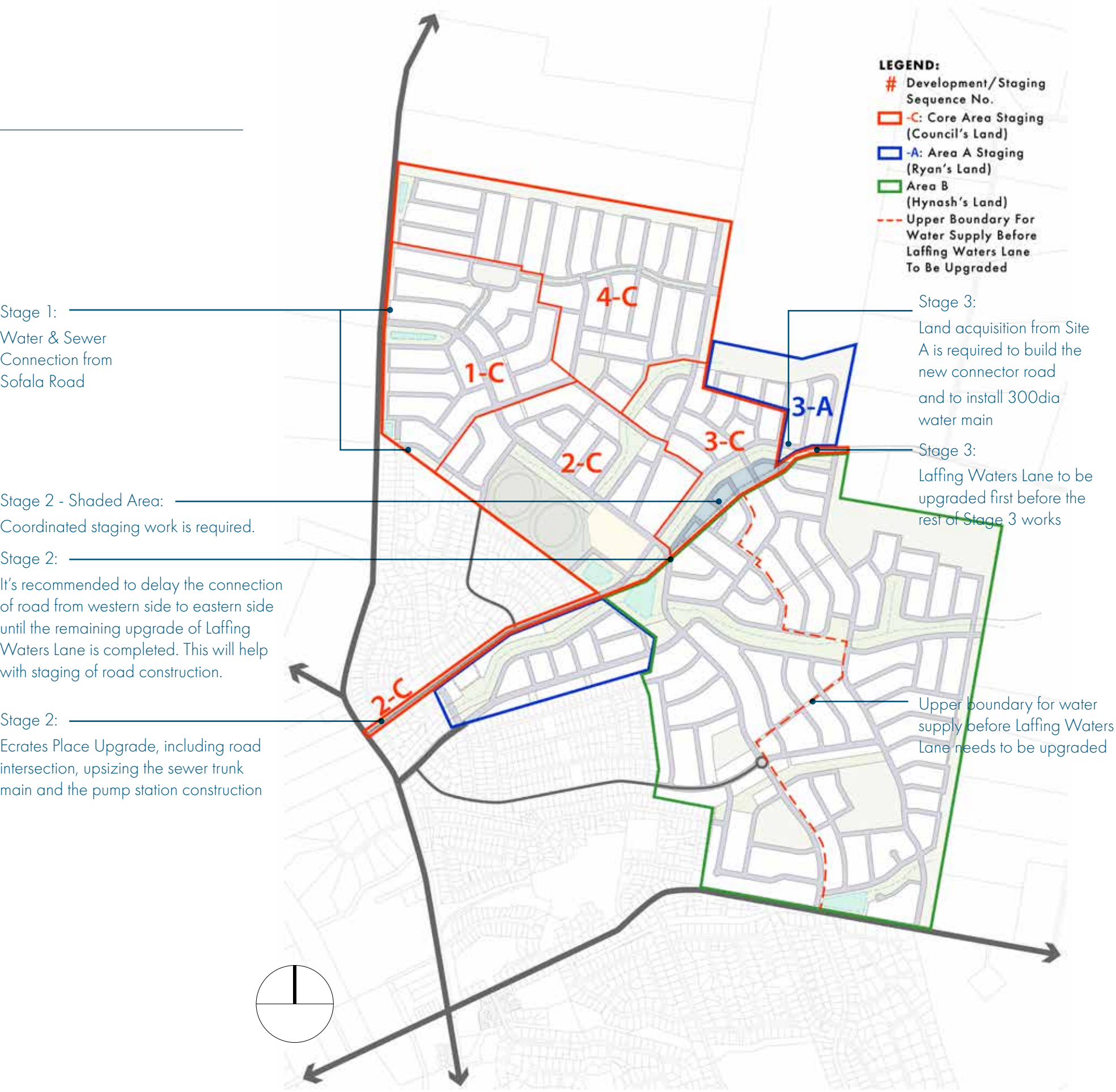
The staged development of land for residential purposes will be accompanied by the commensurate provision of infrastructure, community facilities and local employment in response to the needs of the future population.

Factors influencing development staging include the services and road connections, land ownership and market demands for both current and future conditions.

The first stages of development will occur near both north and south ends of the precinct, adjacent to existing development and infrastructure.

The diagram provides an indicative guide to the progressive release and development of the land at the Laffing Waters precinct, focusing on the Core Area. Area B is privately owned and will be developed in separate stages. Coordinated staging work will be required near the site boundary between the Core Area and Area B.

Each stage can be further sub-staged. The first few stages will contain approximately 300 lots. Depending on the market conditions, between 100 to 150 lots could be released annually.



# 6. Appendices

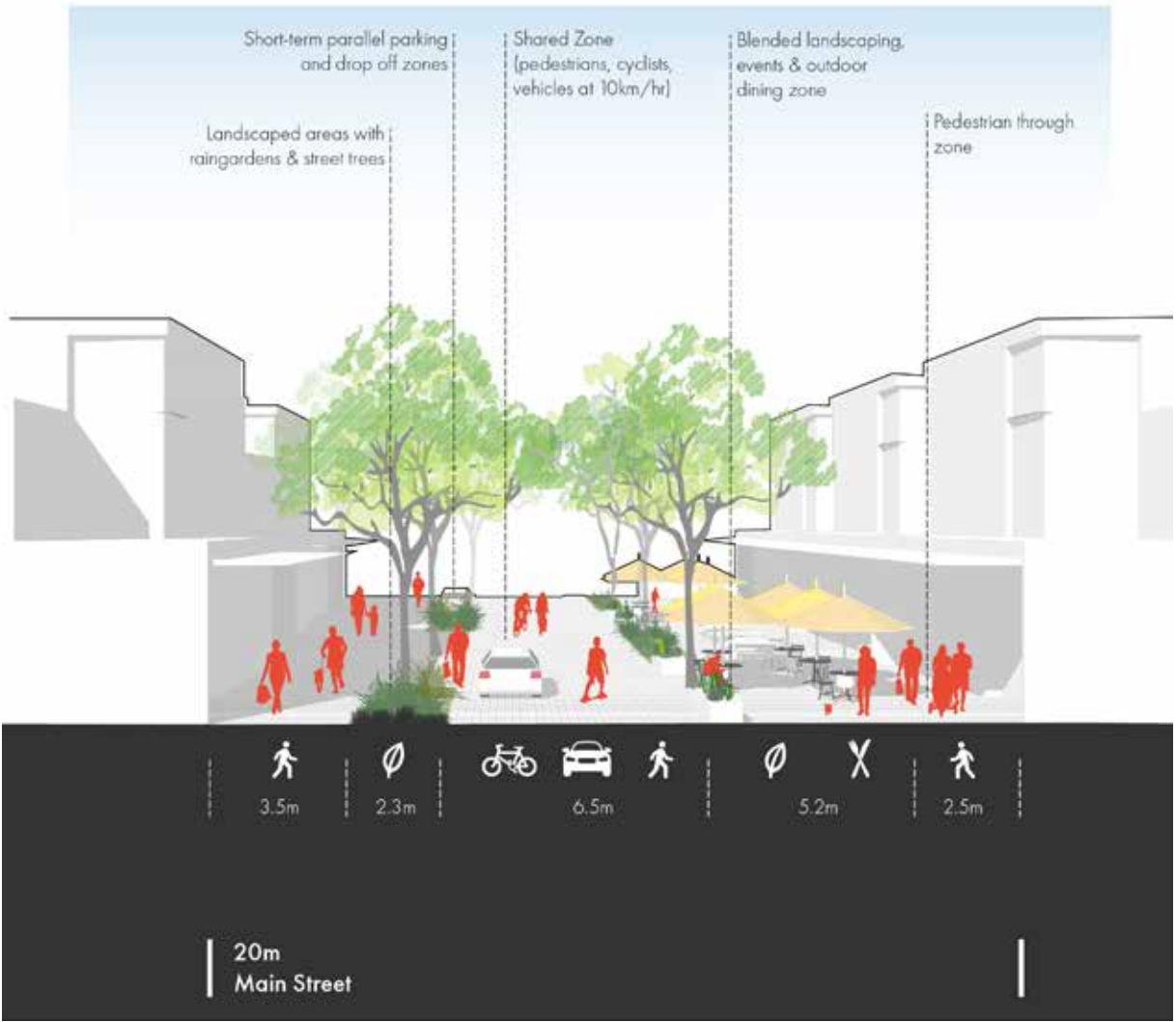
Appendix A	Indicative Street Sections	23
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Main Street

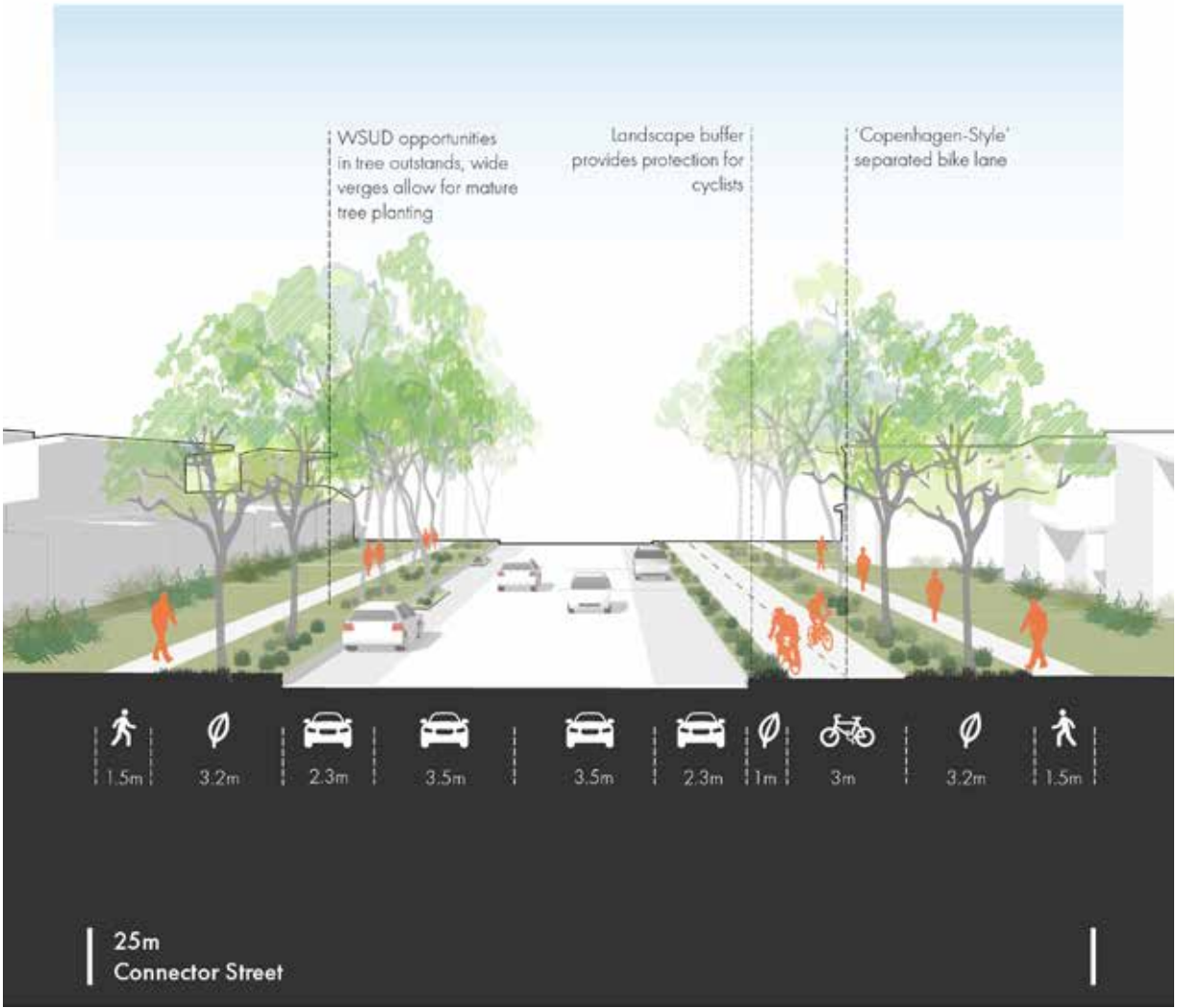
- 20m wide road reserve
- Centrally located within Neighbourhood Activity Centre
- Flush shared zone: pedestrians and cyclists prioritized, vehicles at low speed of 10km/hr
- Full of street frontage activities, e.g. shops, cafe dining



Indicative Cross Section: 20m Main Street

### Connector Street

- 25m wide road reserve
- The primary thoroughfare connecting the Laffing Waters development site to surrounding suburbs
- Capacity of accommodating public transport, i.e. Bus route
- Dedicated two-way bicycle lane
- Street tree lined
- WSUD opportunities in the wide landscape verges and tree pits



Indicative Cross Section: 25m Connector Street



Key Local Street

- 20m wide road reserve
- The secondary main street within the Laffing Waters development precinct connecting to both the existing and proposed connector streets
- 3m wide shared path along one side of the key local street forming shared path network
- Street tree lined
- WSUD opportunities in tree pits



Indicative Cross Section: 20m Key Local Access Street

Local Access Street

- 17m wide road reserve
- Typical local street within residential neighbourhoods
- Street tree lined
- WSUD opportunities in the wide landscape verges and tree pits
- Wide carriage way to allow for bicycle riding

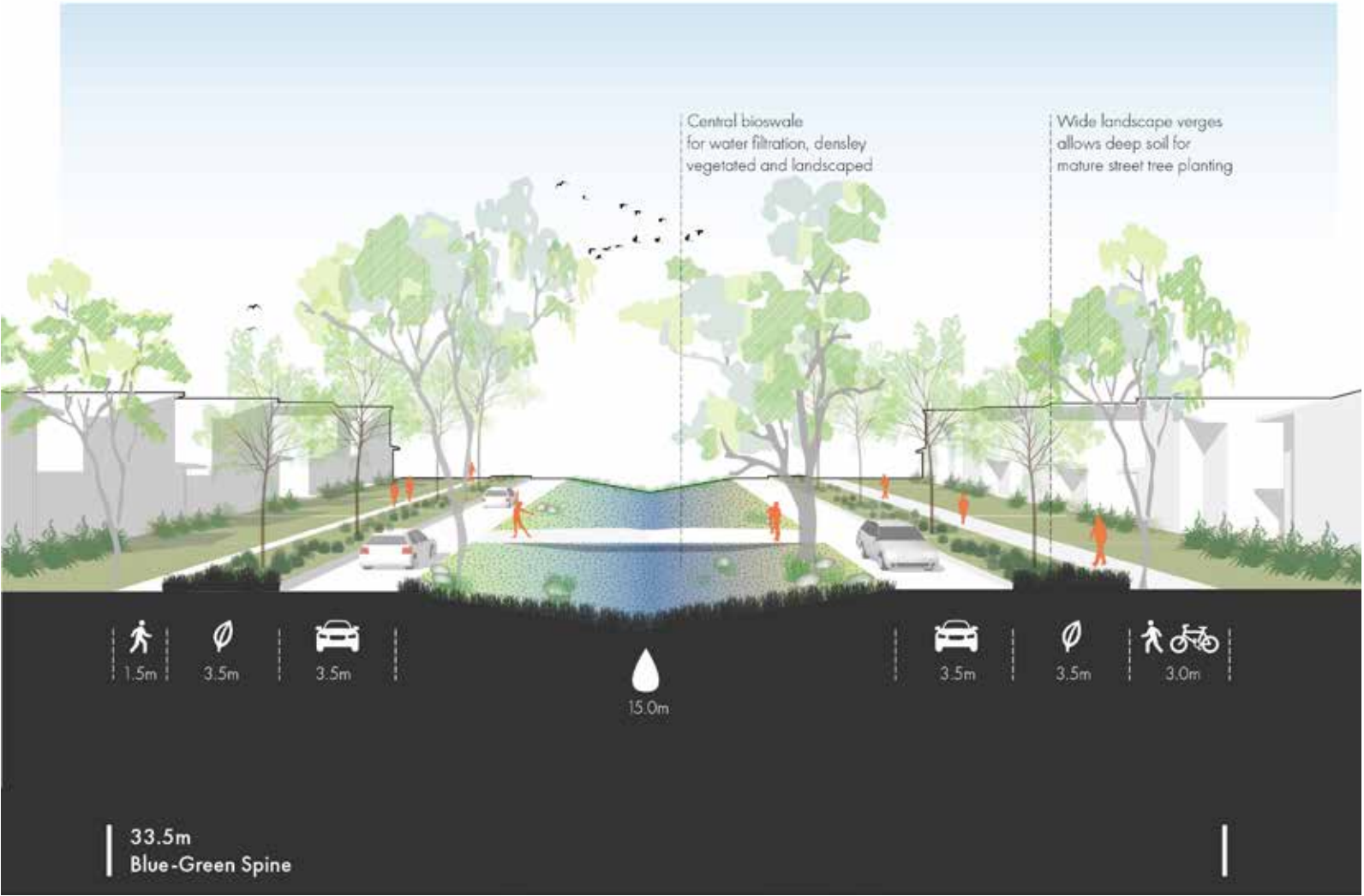


Indicative Cross Section: 17m Local Access Street



Blue-Green Spine

- 33.5m wide road reserve
- 15m wide central bio-swale for water filtration as part of WSUD system, densely vegetated and landscaped
- 3m wide shared path along one side of the Blue-Green Spine forming shared path network
- Wide landscape verges allowing for mature street tree planting



Indicative Cross Section: 33.5m Blue-Green Spine

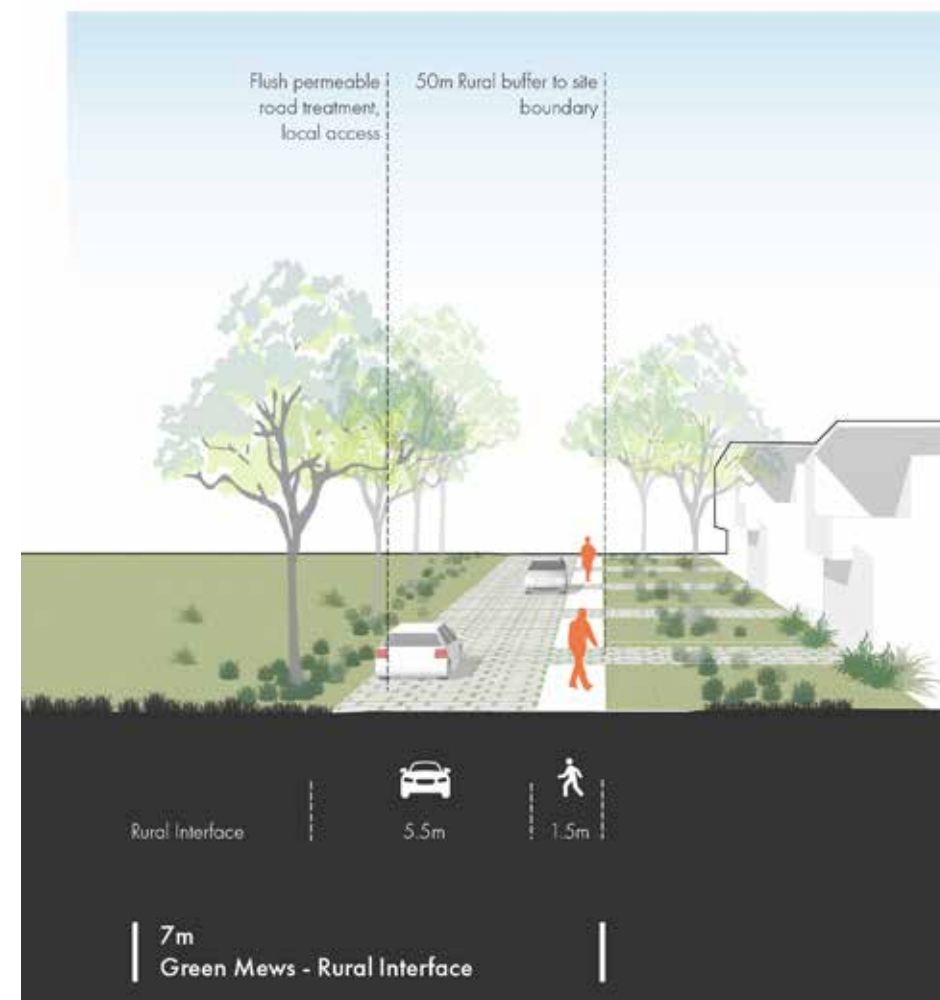
### Green Mews

- 7m wide road reserve
- Located within 50m Green Belt (rural buffer zone) adjacent to residential lot boundary
- 1.5m wide pedestrian walk path
- 5.5m drive lane for local access, with flush permeable road treatment



### Green Link

- 12m wide green link reserve
- Informal pedestrian connectivity provided between the residential lots
- WSUD opportunities integrated with the landscape



Indicative Cross Section: 7m Green Mews



Indicative Cross Section: 12m Green Link





## Attachment 4





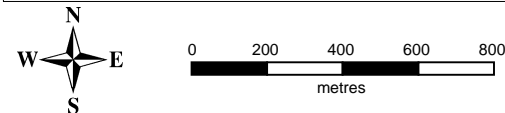
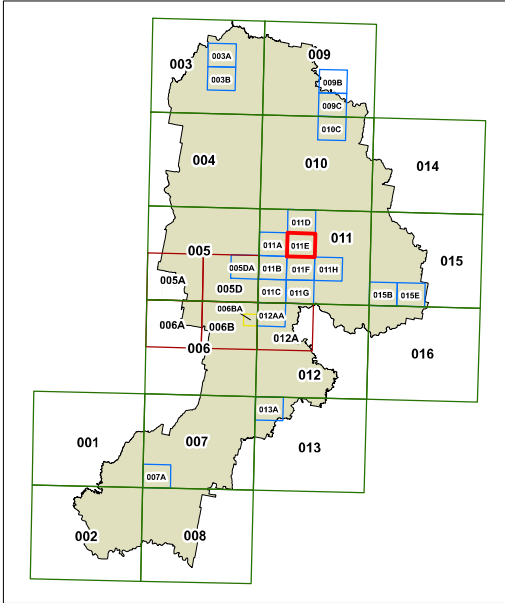
# Bathurst Regional Local Environmental Plan 2014

## Land Zoning Map - Sheet LZN\_011E

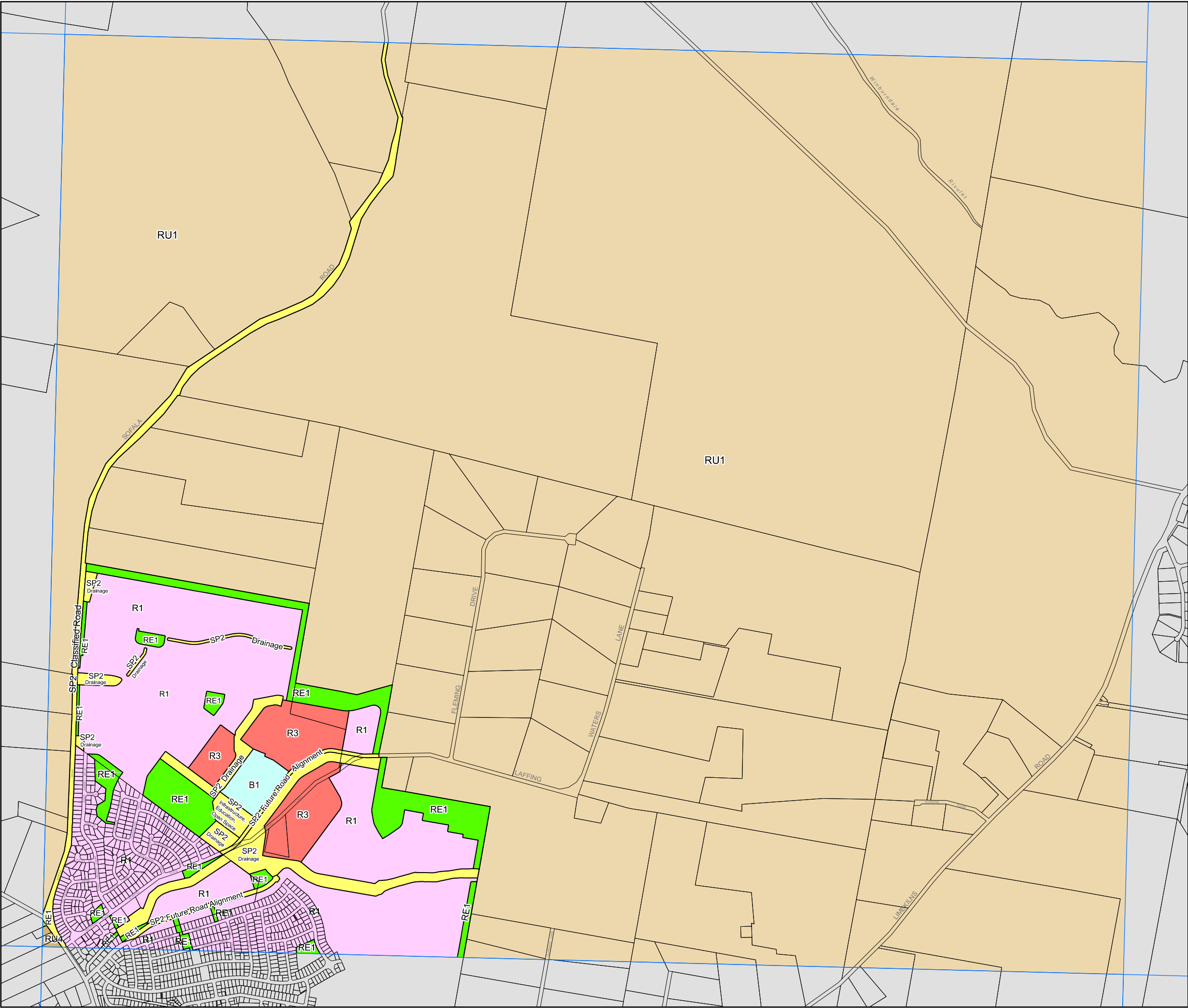
- Zone**
- B1 Neighbourhood Centre
  - B3 Commercial Core
  - B5 Business Development
  - E1 National Parks and Nature Reserves
  - E2 Environmental Conservation
  - E4 Environmental Living
  - IN1 General Industrial
  - R1 General Residential
  - R2 Low Density Residential
  - R3 Medium Density Residential
  - 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)  
Addendum data 12/05/2020 © Bathurst Regional Council



Projection: GDA 1994  
MGA Zone 55  
Map identification number:  
0470\_COM\_LZN\_011E\_020\_20200723



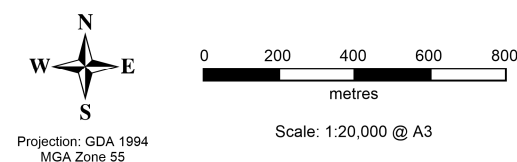
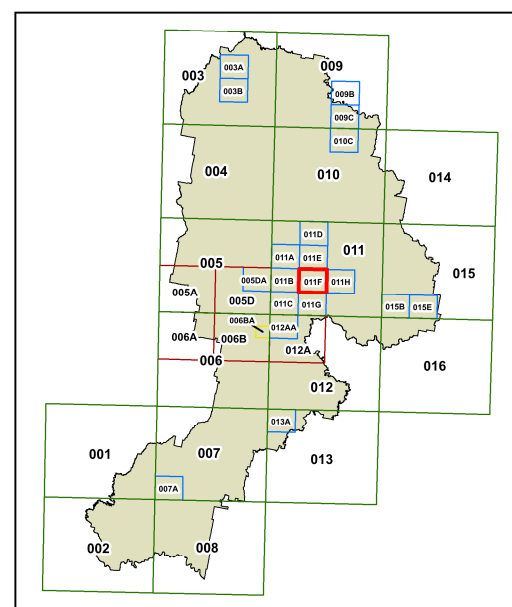
**Land Zoning Map - Sheet LZN\_011F**

**Zone**

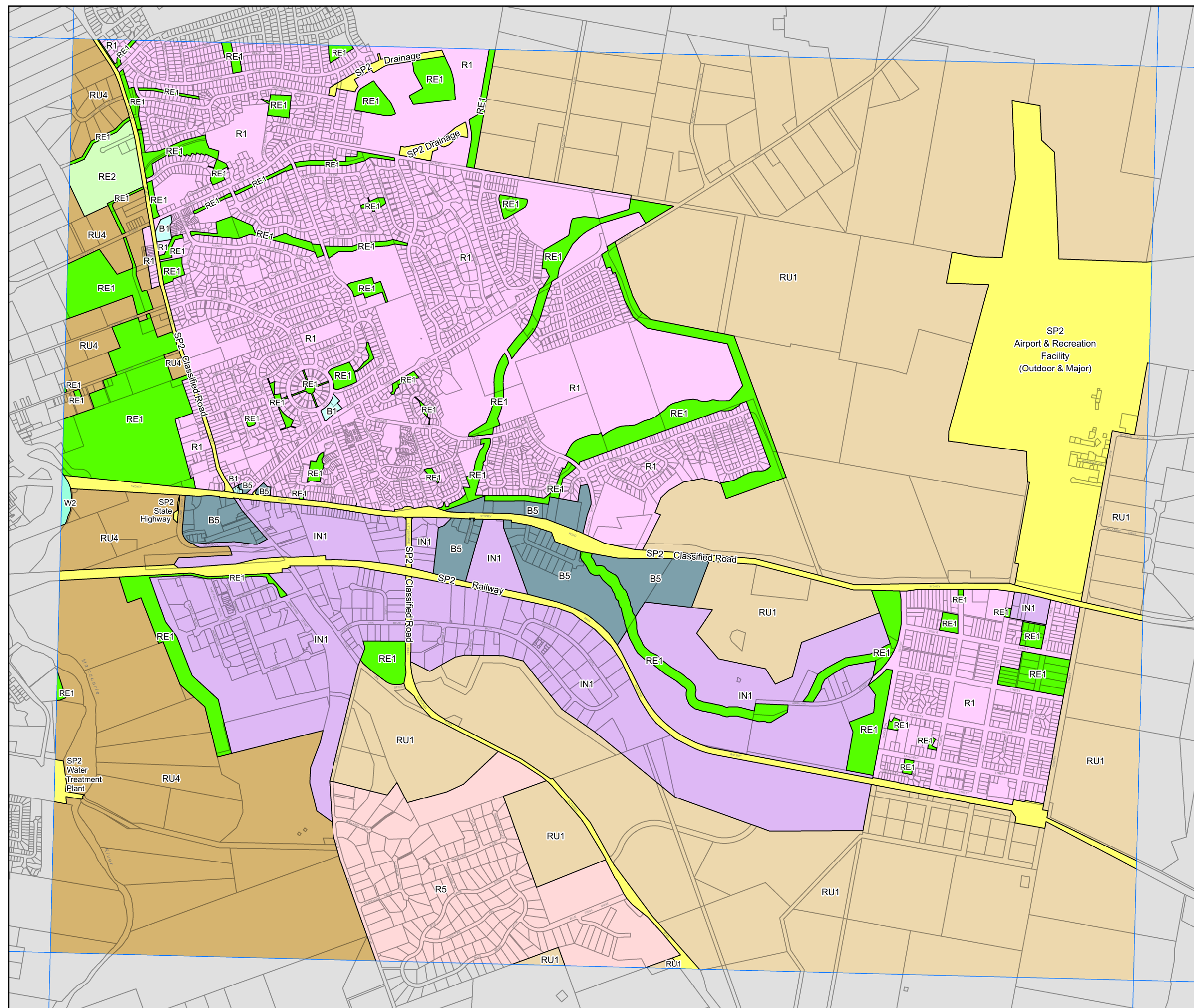
B1	Neighbourhood Centre
B3	Commercial Core
B5	Business Development
E1	National Parks and Nature Reserves
E2	Environmental Conservation
E4	Environmental Living
IN1	General Industrial
R1	General Residential
R2	Low Density Residential
R5	Large Lot Residential
RE1	Public Recreation
RE2	Private Recreation
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)  
Addendum data 12/05/2020 © Bathurst Regional Council



Map identification number:  
0470\_COM\_LZN\_011F\_020\_20200723







# Bathurst Regional Local Environmental Plan 2014

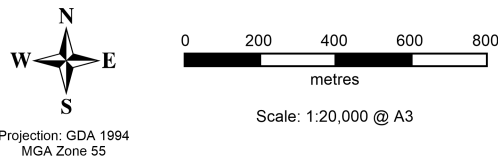
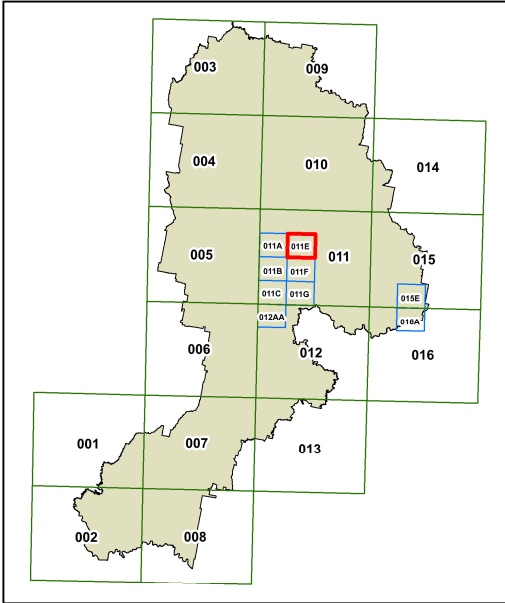
## Lot Size Map - Sheet LSZ\_011E

### Minimum Lot Size (sq m)

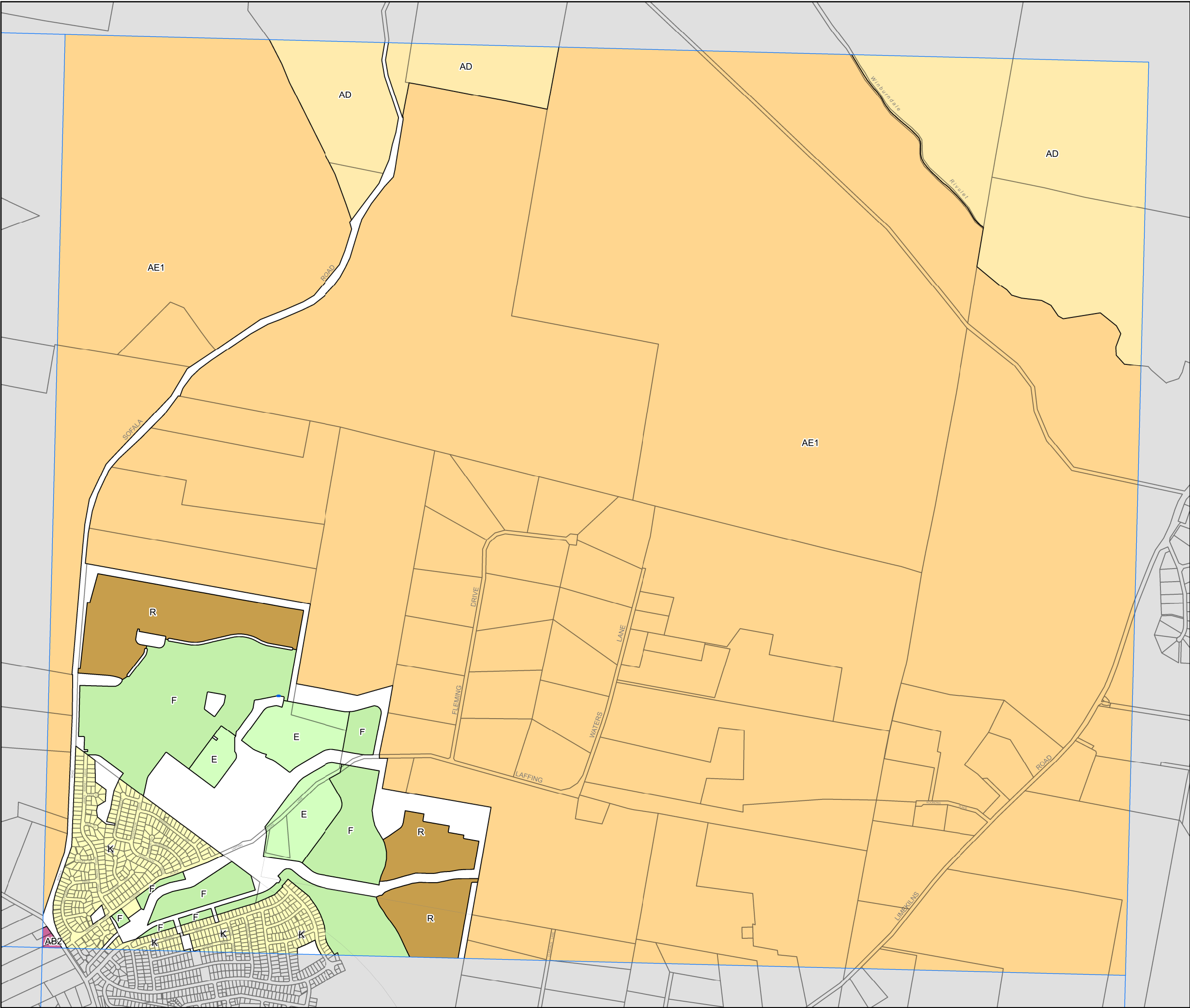
E	350
F	435
K	550
R	770
T	900
W	4000
Y	1 ha
AB1	10 ha
AB2	40 ha
AD	100 ha
AE1	200 ha
AE2	350 ha
AF	480 ha
	Refer to Clause 4.1 (3B)

### Cadastre

Base data 23/04/1997 © Land and Property  
Information (LPI)  
Addendum data 12/05/2020 © Bathurst Regional  
Council



Map identification number:  
0470\_COM\_LSZ\_011E\_020\_20200723





# Bathurst Regional Local Environmental Plan 2014

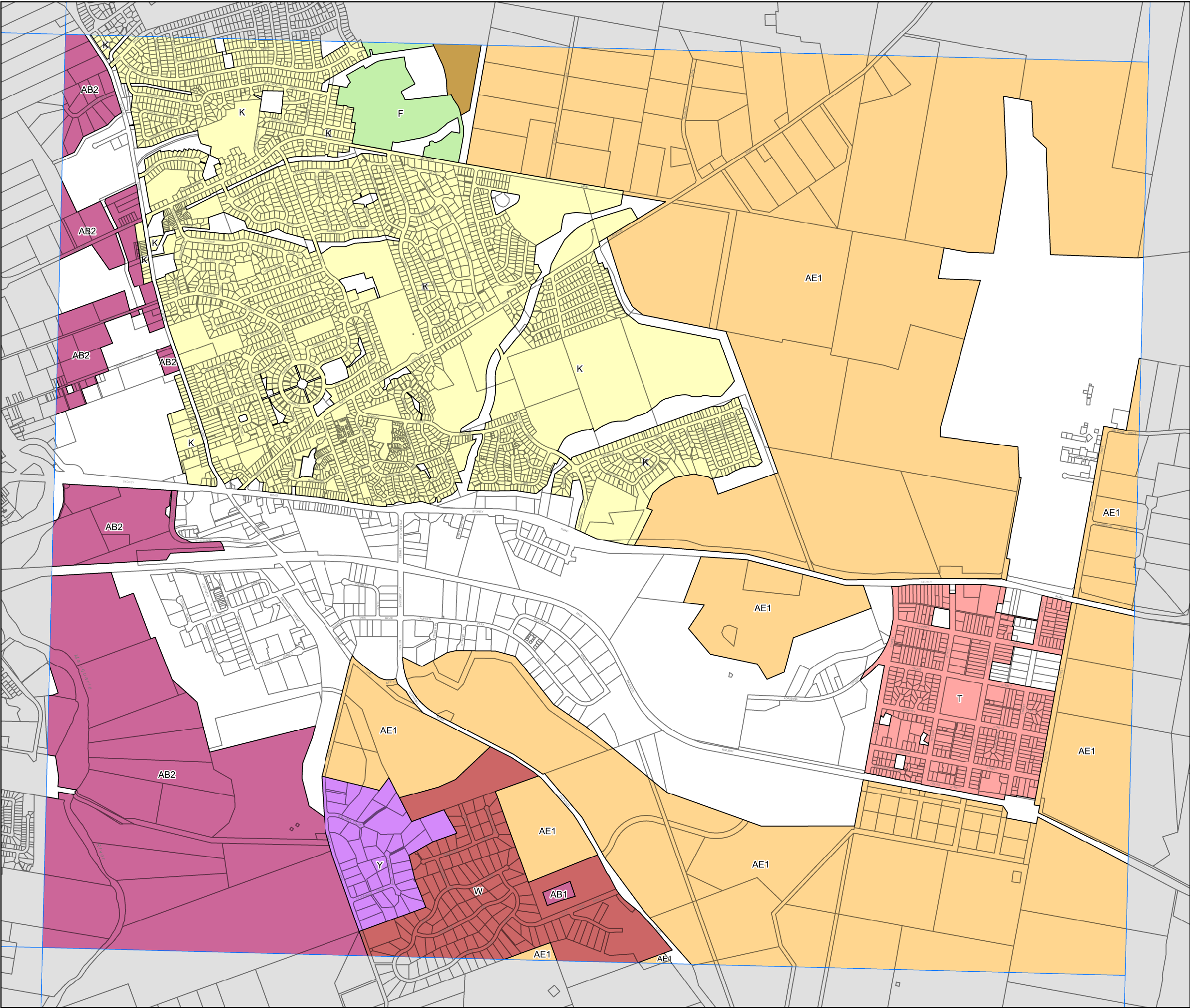
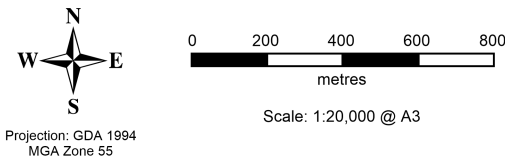
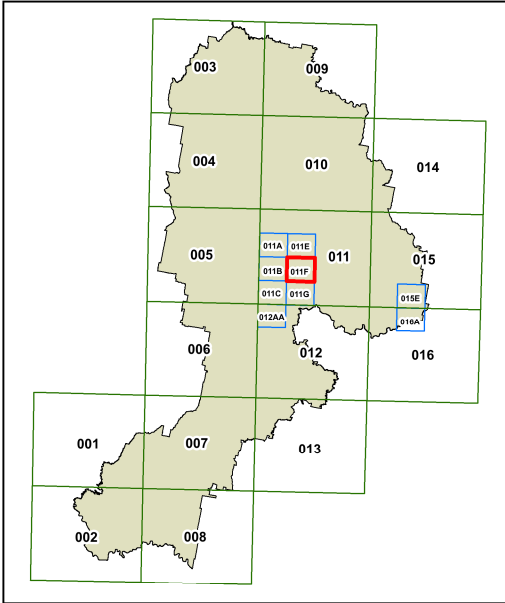
## Lot Size Map - Sheet LSZ\_011F

### Minimum Lot Size (sq m)

E	350
F	435
K	550
R	770
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 4.1 (3B)

### Cadastre

Base data 23/04/1997 © Land and Property  
Information (LPI)  
Addendum data 12/05/2020 © Bathurst Regional  
Council







# Bathurst Regional Local Environmental Plan 2014

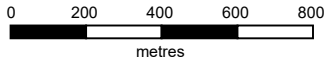
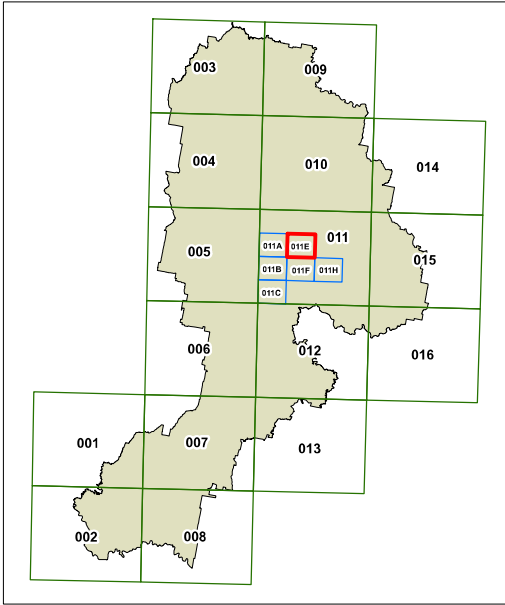
Floor Space Ratio Map - Sheet FSR\_011E

**Maximum Floor Space Ratio (n:1)**

N	1
T	2

**Cadastre**

Base data 23/04/1997 © Land and Property  
Information (LPI)  
Addendum data 12/05/2020 © Bathurst Regional  
Council



Scale: 1:20,000 @ A3

Projection: GDA 1994  
MGA Zone 55





# Bathurst Regional Local Environmental Plan 2014

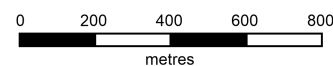
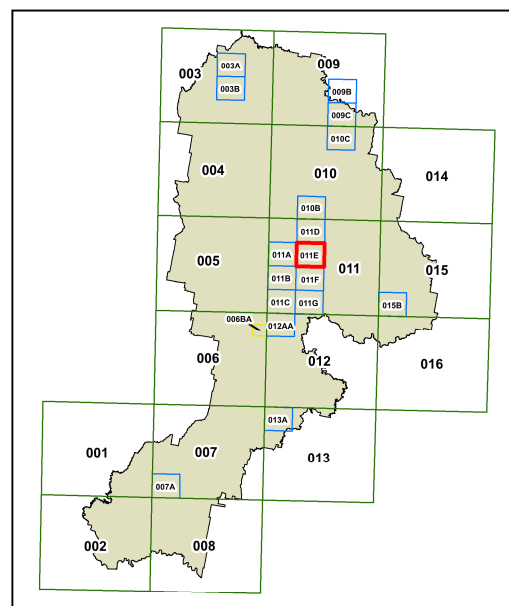
Height of Buildings Map - Sheet HOB\_011E

## Maximum Building Height (m)

E	6
G	7
J	9
M	12
N	14

## Cadastre

Base data 23/04/1997 © Land and Property  
Information (LPI)  
Addendum data 12/05/2020 © Bathurst Regional  
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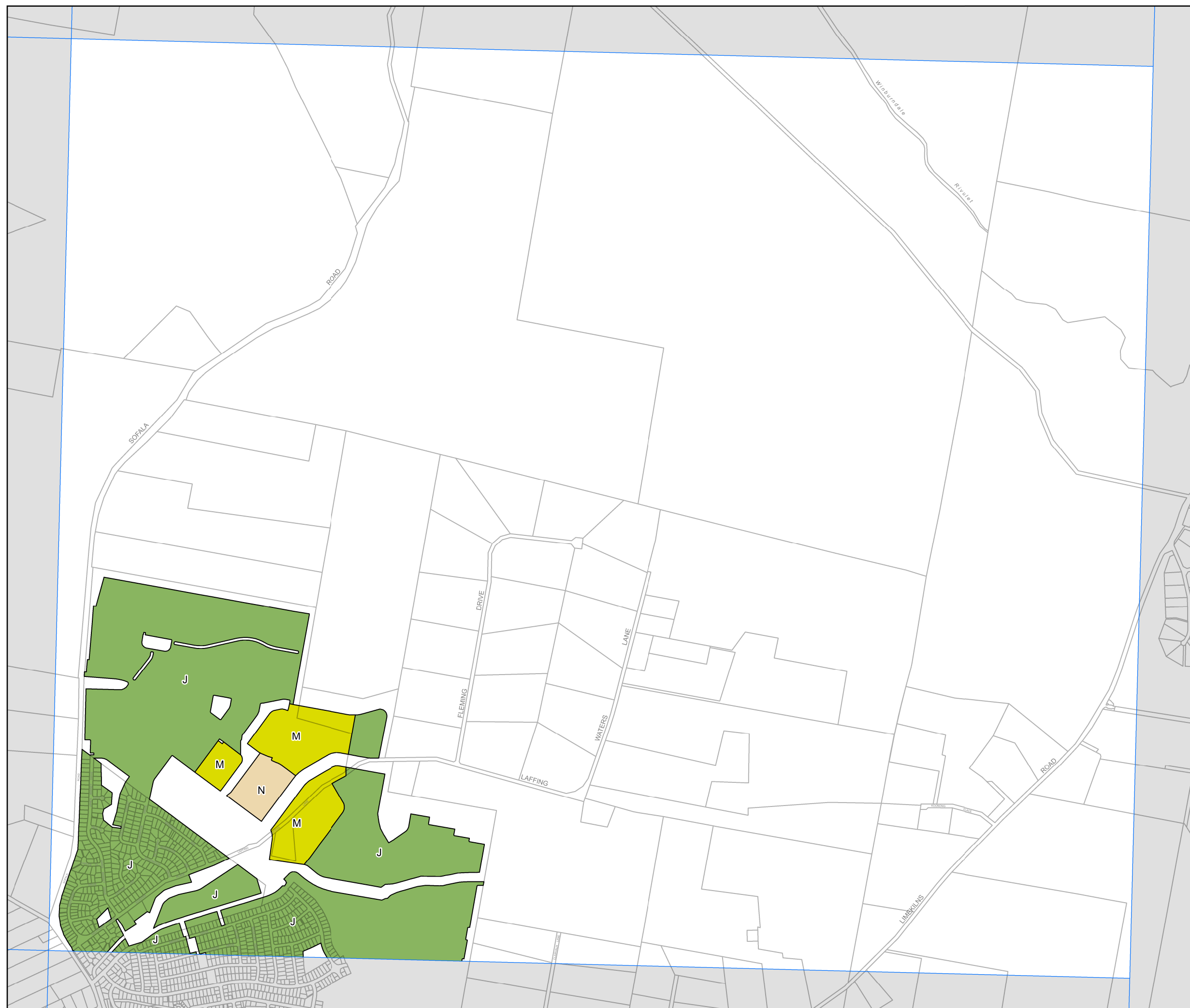


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Projection: GDA 1994  
MGA Zone 55

Map identification number:

0470\_COM\_HOB\_011E\_020\_20200723





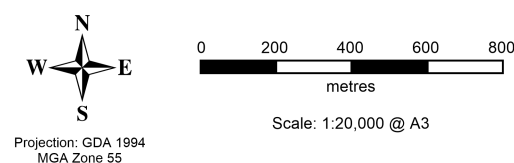
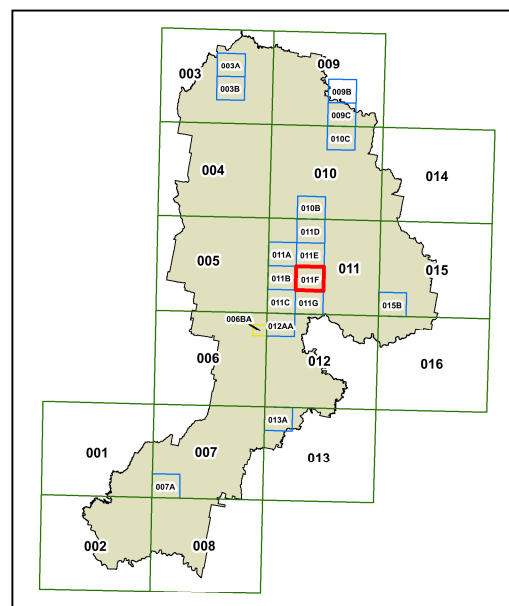
Height of Buildings Map - Sheet HOB\_011F

**Maximum Building Height (m)**

E	6
G	7
J	9
M	12
N	14

**Cadastre**

Base data 23/04/1997 © Land and Property  
Information (LPI)  
Addendum data 12/05/2020 © Bathurst Regional  
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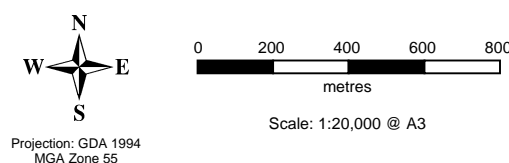
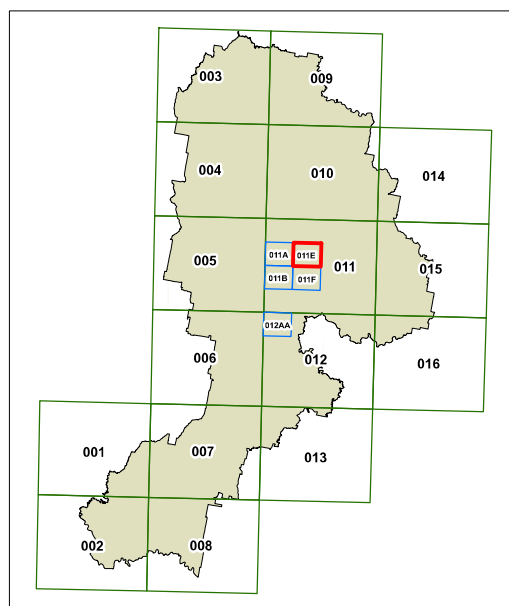
# Bathurst Regional Local Environmental Plan 2014

## Land Reservation Acquisition Map - Sheet LRA\_011E

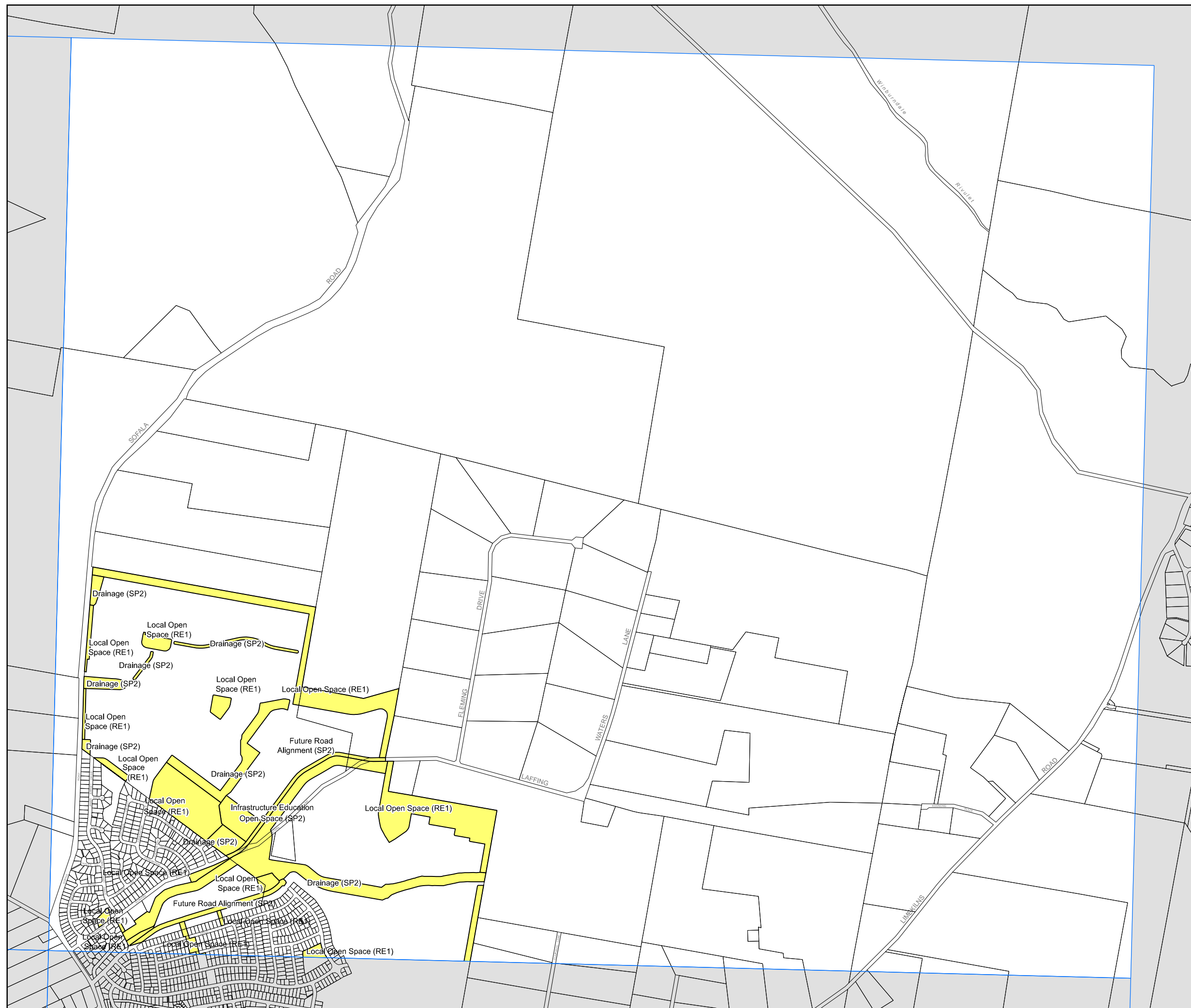
- Local Open Space (RE1)
- Classified Road (SP2)
- Future Road Alignment (SP2)
- Drainage (SP2)

### Cadastre

Base data 23/04/1997 © Land and Property  
Information (LPI)  
Addendum data 12/05/2020 © Bathurst Regional  
Council



Map identification number:  
0470\_COM\_LRA\_011E\_020\_20200723







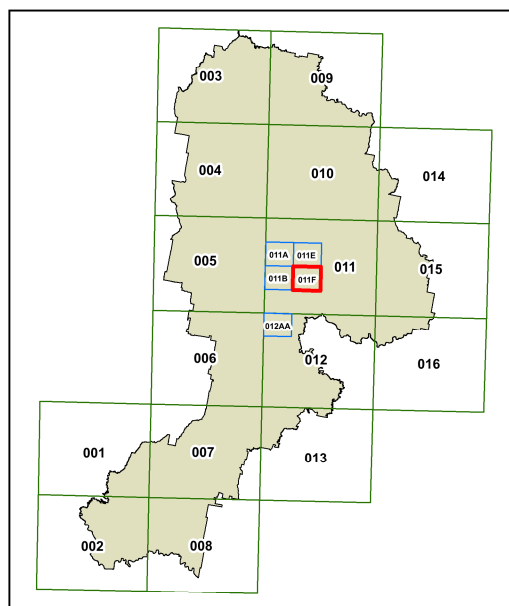
# Bathurst Regional Local Environmental Plan 2014

## Land Reservation Acquisition Map - Sheet LRA\_011F

Local Open Space (RE1)  
Classified Road (SP2)

### Cadastral

Base data 23/04/1997 © Land and Property  
Information (LPI)  
Addendum data 12/05/2020 © Bathurst Regional  
Council



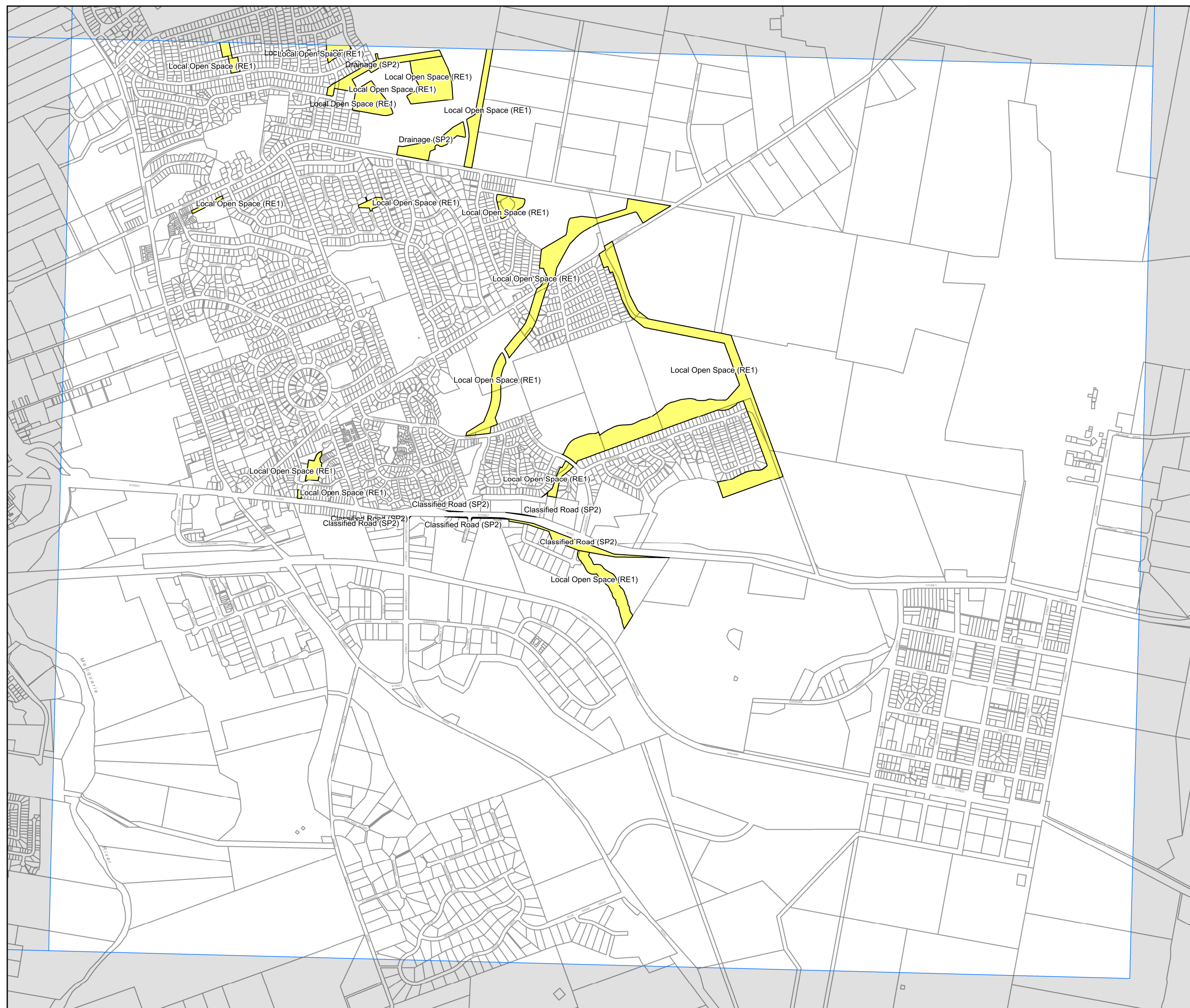
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Scale: 1:20,000 @ A3

Projection: GDA 1994  
MGA Zone 55

Map identification number:

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# Bathurst Regional Local Environmental Plan 2014

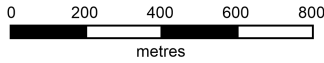
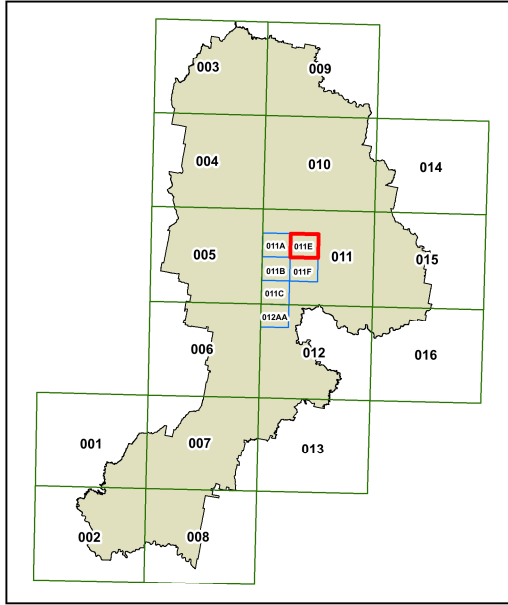
## Minimum Lot Size - Dual Occupancy Map - Sheet LSD\_011E

### Minimum Lot Size (sq m)

M	600 (800 for battleaxe lots)
S1	850
S2	870
T	900
U	1600

### Cadastral

Base data 23/04/1997 © Land and Property Information (LPI)  
Addendum data 12/05/2020 © Bathurst Regional Council

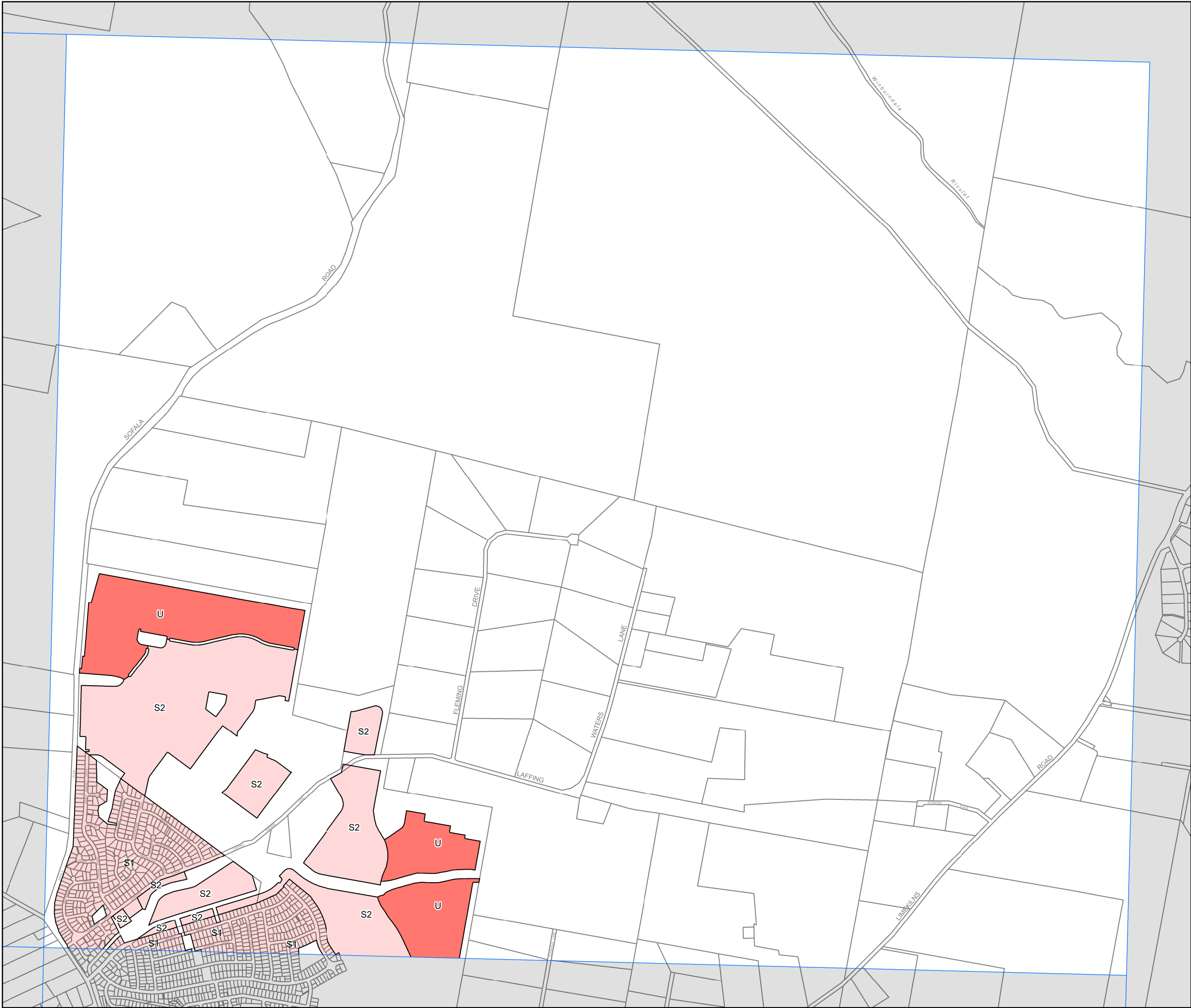


Scale: 1:20,000 @ A3

Projection: GDA 1994  
MGA Zone 55

Map identification number:

0470\_COM\_LSD\_011E\_020\_20200723







# Bathurst Regional Local Environmental Plan 2014

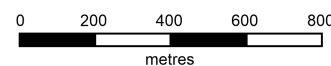
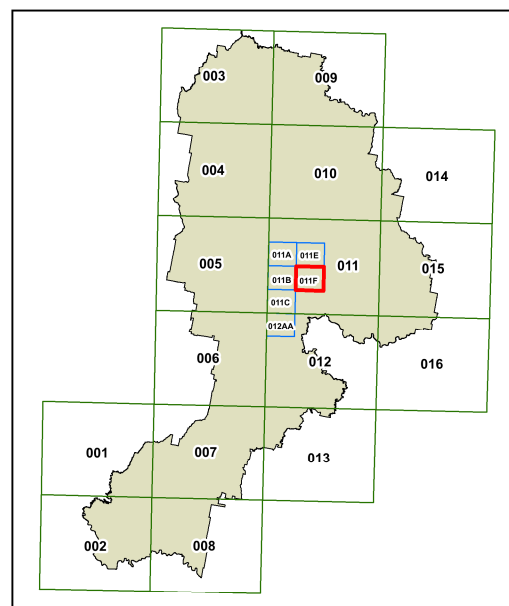
## Minimum Lot Size - Dual Occupancy Map - Sheet LSD\_011F

### Minimum Lot Size (sq m)

M	600 (800 for battleaxe lots)
S1	850
S2	870
T	900
U	1600

### Cadastre

Base data 23/04/1997 © Land and Property  
Information (LPI)  
Addendum data 12/05/2020 © Bathurst Regional  
Council

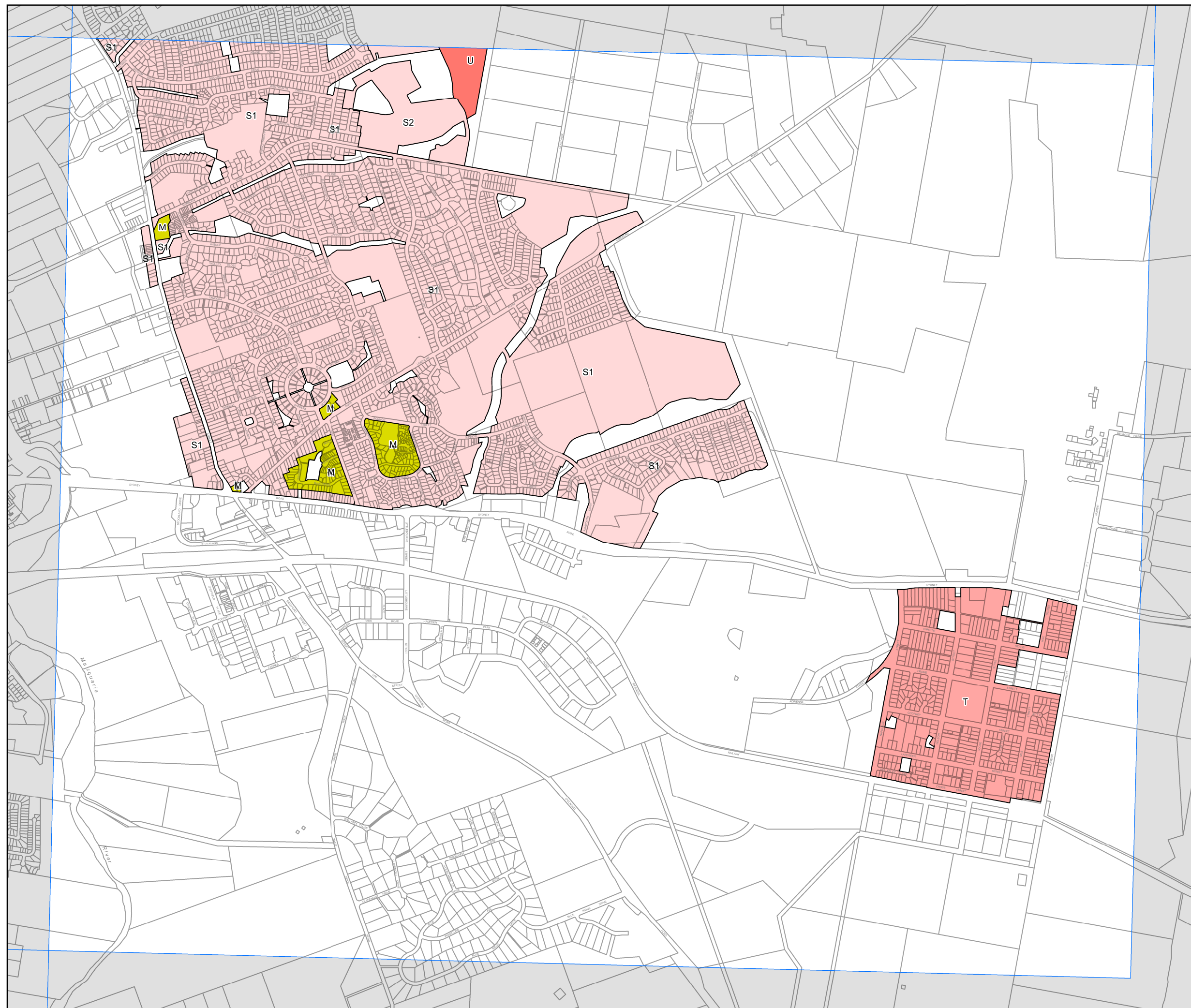


Scale: 1:20,000 @ A3

Projection: GDA 1994  
MGA Zone 55

Map identification number:

0470\_COM\_LSD\_011F\_020\_20200723





# Bathurst Regional Local Environmental Plan 2014

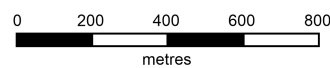
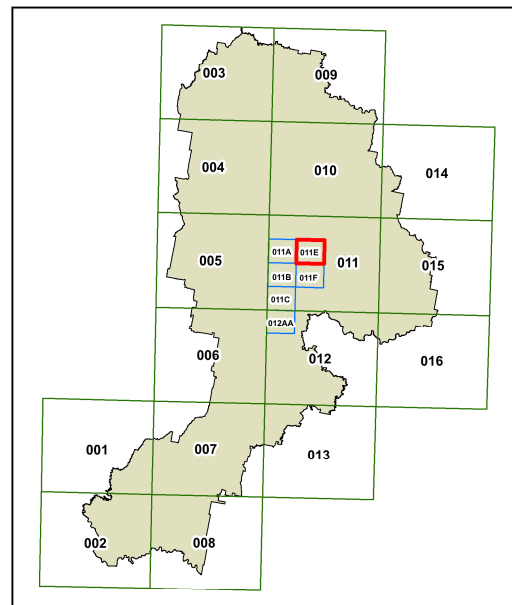
Minimum Lot Size - Manor Houses,  
Multi Dwelling Housing & Residential  
Flat Buildings Map - Sheet LSM\_011E

## Minimum Lot Size (sq m)

Q	700
S	870
T	900 (1100 for battleaxe lots)
U	1300
V1	2000
V2	2300

## Cadastre

Base data 23/04/1997 © Land and Property  
Information (LPI)  
Addendum data 12/05/2020 © Bathurst Regional  
Council

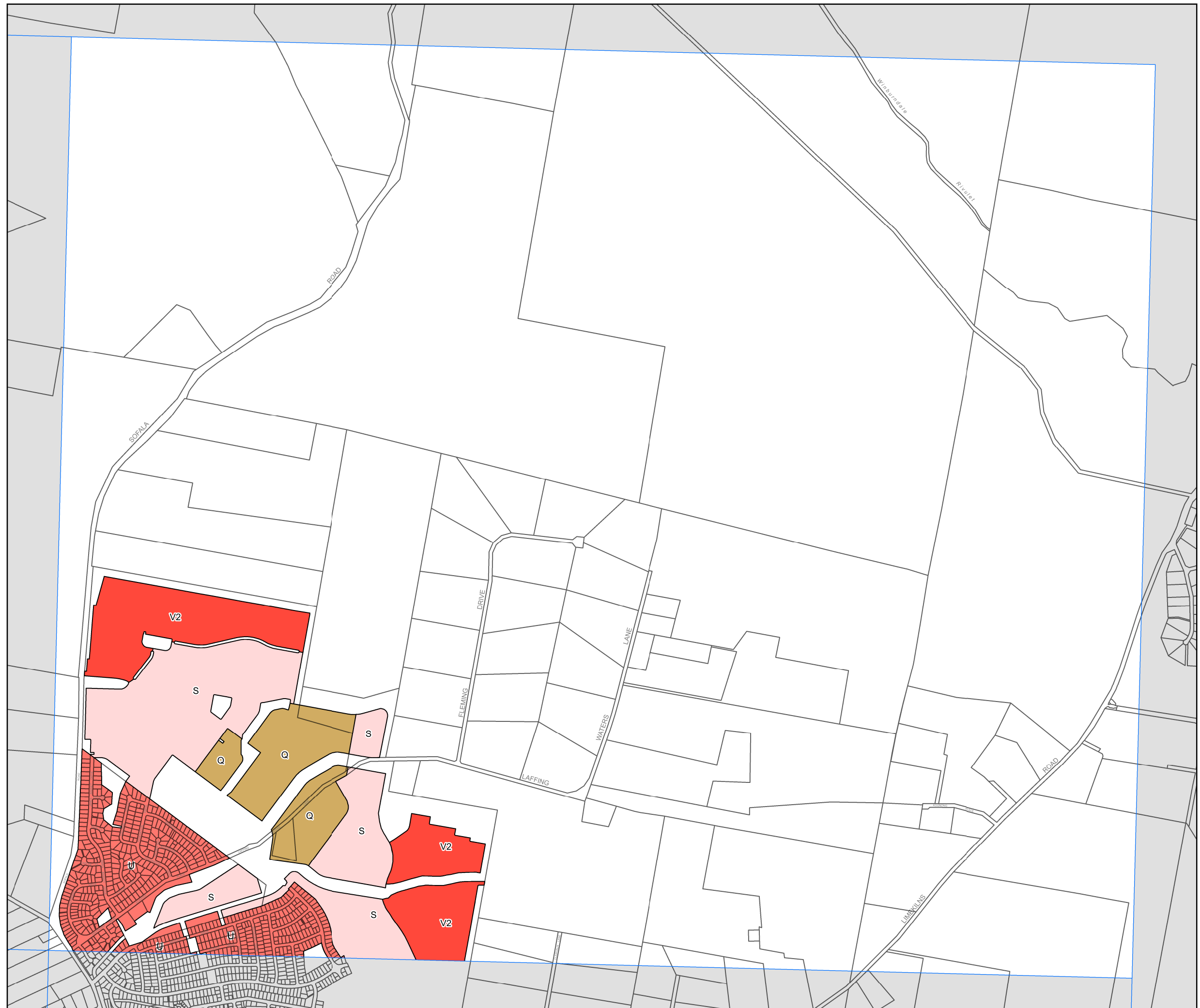


Scale: 1:20,000 @ A3

Projection: GDA 1994  
MGA Zone 55

Map identification number:

0470\_COM\_LSM\_011E\_020\_20200723







# Bathurst Regional Local Environmental Plan 2014

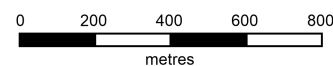
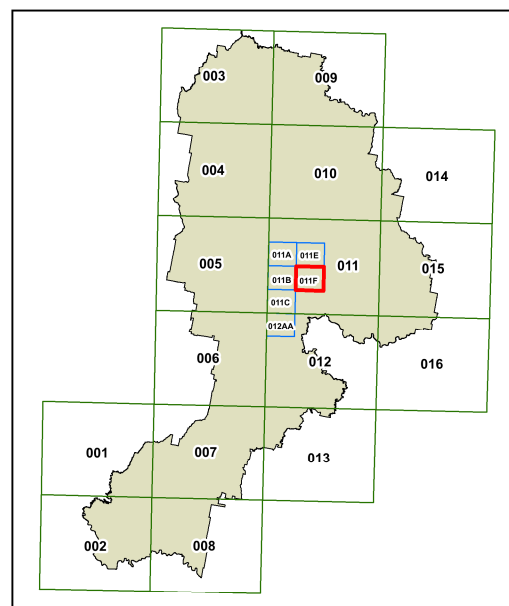
Minimum Lot Size - Manor Houses,  
Multi Dwelling Housing & Residential  
Flat Buildings Map - Sheet LSM\_011F

## Minimum Lot Size (sq m)

Q	700
S	870
T	900 (1100 for battleaxe lots)
U	1300
V1	2000
V2	2300

## Cadastre

Base data 23/04/1997 © Land and Property  
Information (LPI)  
Addendum data 12/05/2020 © Bathurst Regional  
Council

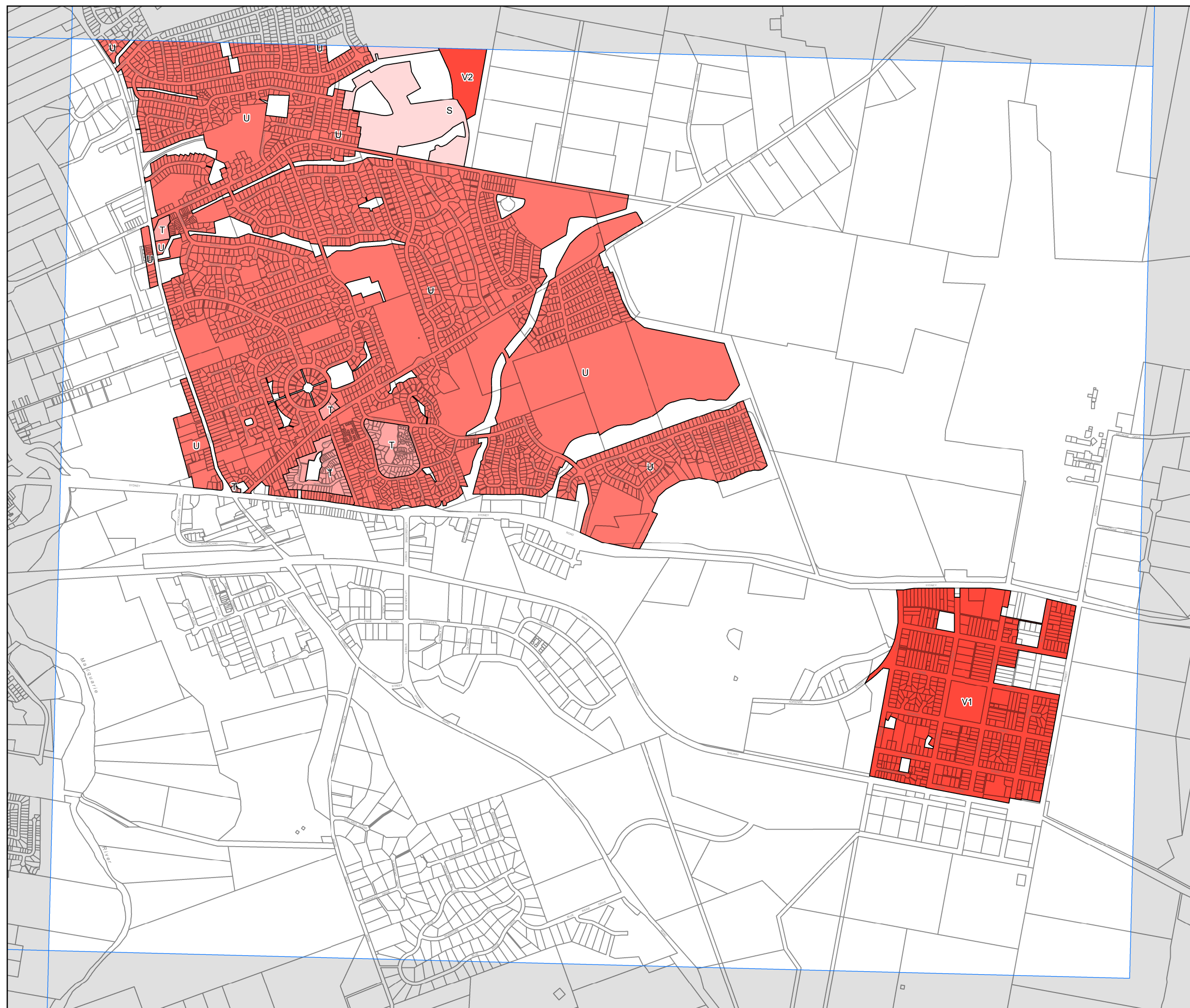


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Projection: GDA 1994  
MGA Zone 55

Map identification number:

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**Bathurst Regional  
Local  
Environmental  
Plan 2014**

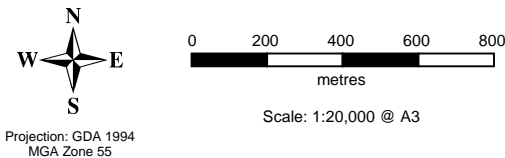
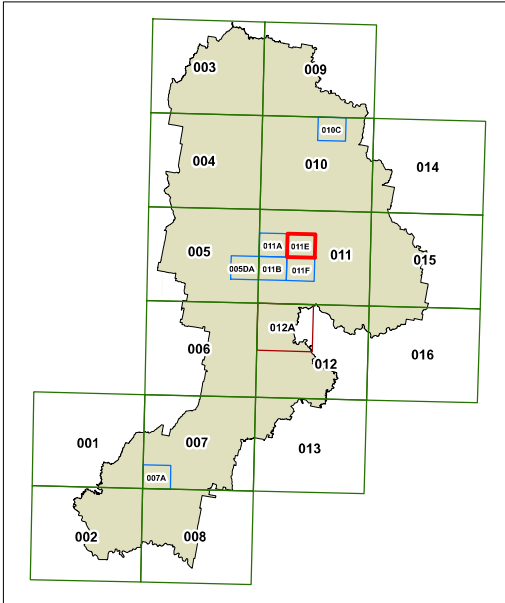
Urban Release Area Map - Sheet URA\_011E

**Urban Release Area**

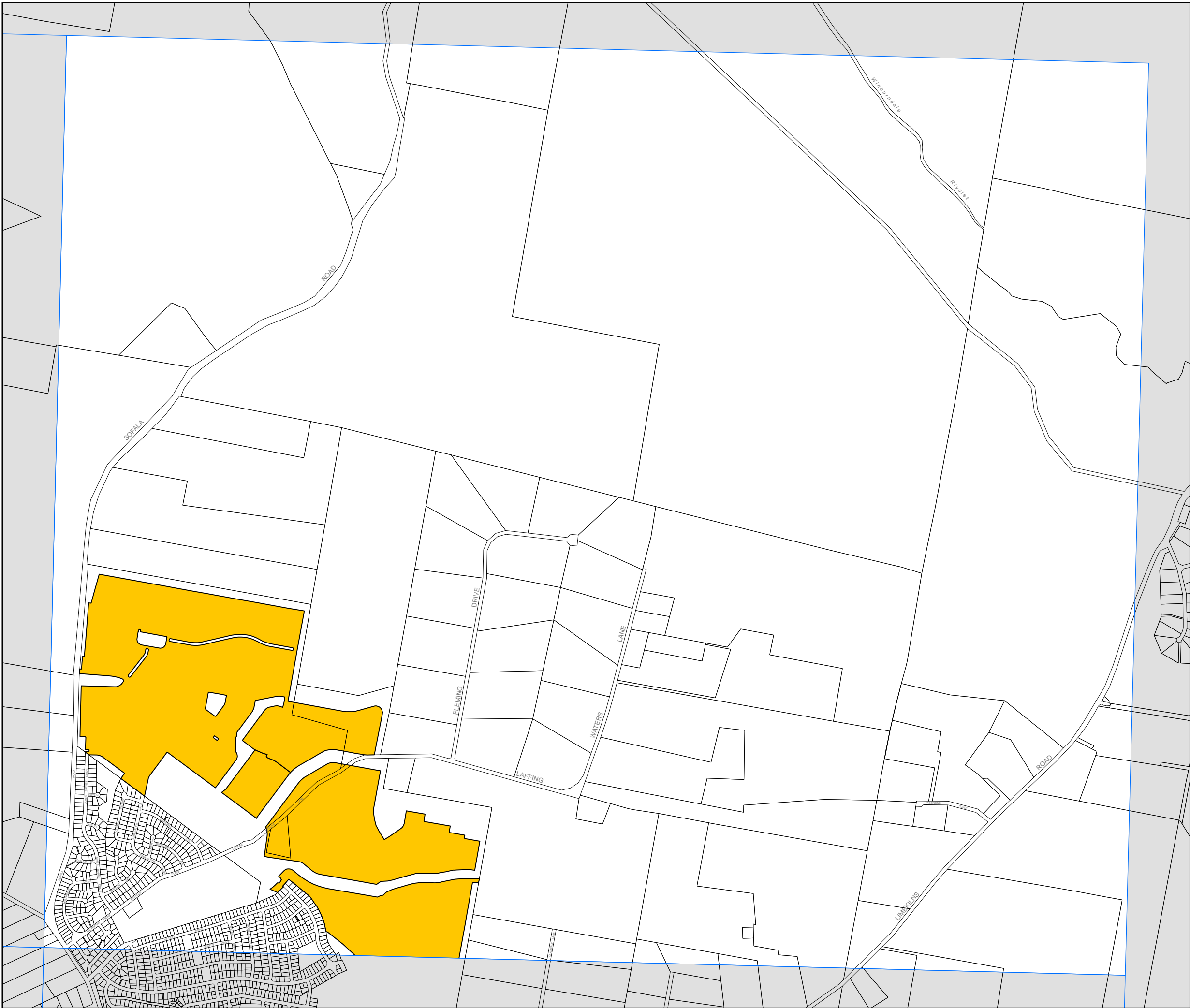
 Urban Release Area

**Cadastre**

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 Addendum data 12/05/2020 © Bathurst Regional Council



Map identification number:  
0470\_COM\_URA\_011E\_020\_20200723







# Bathurst Regional Local Environmental Plan 2014

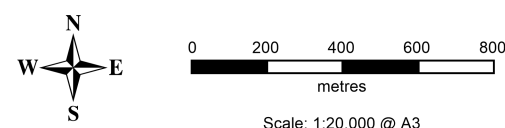
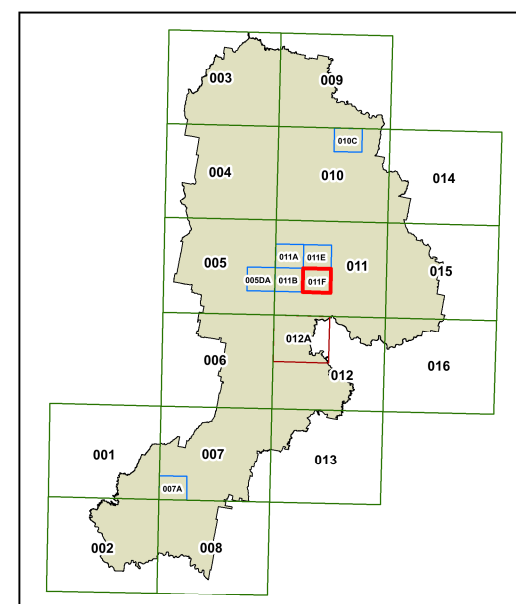
Urban Release Area Map - Sheet URA\_011F

## Urban Release Area

 Urban Release Area

## Cadastre

Base data 23/04/1997 © Land and Property  
Information (LPI)  
Addendum data 12/05/2020 © Bathurst Regional  
Council



Projection: GDA 1994  
MGA Zone 55

Map identification number:

0470\_COM\_URA\_011F\_020\_20200723

