



11 November 2022

NBN Co.  
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Dear Sir/Madam

**Planning Proposal – Laffing Waters Master Plan**  
**Introduction of Medium Density Residential Zone and Amendments to Current Zoning**  
**Configurations, Minimum Lot Sizes, Height of Buildings and Floor Space Ratio**

In 2014, the Laffing Waters precinct was zoned for residential development under *Bathurst Regional Local Environmental Plan 2014* (LEP 2014).

Notice is hereby given that Council has placed on public exhibition a Planning Proposal that seeks to introduce the R3 Medium Density Residential zone and amend the current LEP planning provisions and mapping series that apply to the land, including:

- Land Zoning Map
- Lot Size Map
- Floor Space Ratio Map
- Height of Buildings Map
- Land Reservation Acquisition Map
- Minimum Lot Size—Dual Occupancy Map
- Minimum Lot Size—Manor Houses, Multi Dwelling Housing and Residential Flat Buildings Map
- Urban Release Area Map
- Clause 4.1 – Minimum subdivision lot size

The purpose of the Planning Proposal is to implement the recommendations of the *Laffing Waters Master Plan* which was adopted by Council in May 2019.

The Planning Proposal applies to the Laffing Waters Master Plan Precinct which comprises of the following land:

Lot and DP	Property Address	Ownership
Lot 231 DP 1177478	151 Laffing Waters Lane Laffing Waters	Bathurst Regional Council
Lot 12 DP 857116	183 Laffing Waters Lane Laffing Waters	Privately owned

Reference: FC:LMW:20.00303  
Enquiries: Mrs F Coles 02 6333 6215  
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Lot 401 DP1285473	Marsden Lane Kelso	Privately owned
Lot 2 DP 716660	130 Laffing Waters Lane Kelso	Privately owned
Lot 8 DP 788492	Laffing Waters Lane Kelso	Privately owned

### **Housing Needs**

The Laffing Waters Master Plan provides an opportunity to bring together best practice urban design principles to create place and community, with the delivery of some 2,270 new dwellings housing a population of approximately 5,200 residents. The Planning Proposal includes the designation of a future school site (SP2 Infrastructure zoning).

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

The Planning Proposal is supported by the following Strategic Plans and Strategies, previously completed and adopted by Council:

- The *Vision Bathurst 2040: Bathurst Regional Local Strategic Planning Statement*
- The *Bathurst 2036 Housing Strategy*
- The *Laffing Waters Master Plan*

### **Public Exhibition**

The Planning Proposal is on public exhibition between **14 November 2022** and **12 December 2022**. You are invited to lodge a written submission with Council in relation to the Planning Proposal by **12 December 2022**. Comments in relation to the proposal are encouraged.

Please find **enclosed** an explanation in relation to the Planning Proposal. A copy of the Planning Proposal and associated documentation is available on Council's Yoursay website (<https://yoursay.bathurst.nsw.gov.au/LEPAamendments>).

If you have any queries please contact Mrs Fern-Alice Coles of Council's Environmental Planning & Building Services Department on 02 6333 6215.

Yours faithfully



J E Bingham  
**MANAGER STRATEGIC PLANNING**