

Gateway Determination

Planning proposal (Department Ref: PP-2025-2557): *To amend the Bathurst Regional LEP 2014 to rezone the industrial portion of land at 18 Lambert Street Bathurst to R1 General Residential, remove the existing floor space ratio control, and introduce minimum lot size controls to enable low and medium-density housing, including dual occupancy and multi-dwelling housing.*

I, the Director Local Planning and Council Support at the Department of Planning, Housing and Infrastructure, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Bathurst Regional Local Environmental Plan 2014 to rezone the industrial portion of land to R1 General Residential, remove the existing floor space ratio control, and introduce minimum lot size controls to enable low and medium-density housing, including dual occupancy and multi-dwelling housing should proceed subject to the following.

The Council as planning proposal authority is authorised to exercise the functions of the local plan-making authority under section 3.36(2) of the Act subject to the following:

- (a) the planning proposal authority has satisfied all the conditions of the gateway determination;
- (b) the planning proposal is consistent with applicable directions of the Minister under section 9.1 of the Act or the Secretary has agreed that any inconsistencies are justified; and
- (c) there are no outstanding written objections from public authorities.

The LEP should be completed on or before 13 January 2027.

Gateway Conditions

1. Prior to public exhibition, the planning proposal is to be updated to include an assessment against the Department's Draft Statewide Policy for Industrial Lands.
2. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:
 - (a) the planning proposal is categorised as standard as described in the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023) and must be made publicly available for a minimum of 20 working days; and
 - (b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023).

3. Consultation is required with relevant utility providers under section 3.34(2)(d) of the Act. Relevant utility providers are to be provided with a copy of the planning proposal and any relevant supporting material and given at least 30 working days to comment on the proposal.
4. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

Dated 16 April 2026



Chantelle Chow
Director, Southern, Western and
Macarthur Region
Local Planning and Council Support
Department of Planning, Housing and
Infrastructure

Delegate of the Minister for Planning and
Public Spaces