



IRF26/3885

Gateway determination report – PP-2025-2557

18 Lambert Street, Bathurst

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Acknowledgment of Country

The Department of Planning, Housing and Infrastructure acknowledges the Traditional Owners and Custodians of the land on which we live and work and pays respect to Elders past, present and future.

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Table 1 Reports and plans supporting the proposal

Relevant reports and plans
Attachment A – Planning Proposal December 2025
Attachment B – Draft LEP maps
Attachment C – Statement of Heritage Impact November 2025
Attachment D – Concept Plans
Attachment E – Preliminary Site Investigation June 2024
Attachment F – DCP Amendment Request
Attachment G – Council Meeting and Minutes – 4 February 2026
Attachment E – Traffic Statement November 2025
Attachment F – Noise Impact November 2025

1 Planning proposal

1.1 Overview

Table 2 Planning proposal details

LGA	Bathurst
PPA	Bathurst Regional Council
NAME AND ADDRESS	18 Lambert Street, Bathurst
NUMBER	PP-2025-2557
LEP TO BE AMENDED	Bathurst Local Environmental Plan 2014
DESCRIPTION	Lot 12, DP 1066401
RECEIVED	6/02/2026
FILE NO.	IRF26/3885
POLITICAL DONATIONS	There are no donations or gifts to disclose and a political donation disclosure is not required
LOBBYIST CODE OF CONDUCT	There have been no meetings or communications with registered lobbyists with respect to this proposal

1.2 Objectives of planning proposal

The planning proposal (**Attachment A**) contains objectives and intended outcomes that adequately explain the intent of the proposal.

The objectives of the planning proposal are to:

- Rezone that part of the subject land that is currently zoned E4 General Industrial to R1 General Residential.
- Remove the Floor Space Ratio (FSR) from entire site.
- Apply a Minimum Lot Size (MLS) for Subdivision of 550m² for entire site.
- Apply a Minimum Lot Size for Dual Occupancy of 600m² (800m² battleaxe) for entire site.
- Apply a Minimum Lot Size for Manor Houses, Multi Dwelling Housing & Residential Flat Buildings of 900m² (1100m² battleaxe) for entire site.

The objectives of this planning proposal are clear and adequate.

1.3 Explanation of provisions

The planning proposal seeks to rezone land from part R1 General Residential and part E4 General Industrial to R1 General Residential for the entire site, remove the FSR, amend the MLS for dual occupancy and Manor Houses, Multi Dwelling Housing and Residential Flat Buildings, in line with MLS for R1 General Residential in the Bathurst Regional Local Environmental Plan (BRLEP) 2014.

The planning proposal seeks to amend the Bathurst Regional LEP 2014 per the changes below:

Table 3 Current and proposed controls

Control	Current	Proposed
Zone	Part E4 General Industrial Part R1 General Residential	R1 General Residential
Maximum height of buildings (HOB)	9m	No change
Floor space ratio (FSR)	No FSR for E4 zone FSR 1:1 for R1 zone	Remove FSR for entire site
Minimum lot size (MLS)	No MLS for E4 MLS 550m ² for R1	MLS 550m ² for entire site
Minimum lot size (MLS) for Dual Occupancy	No MLS for land in E4 zone MLS 850m ² for land in R1 zone	MLS 600m ² (800m ² battleaxe) for entire site
Minimum lot size (MLS) for Manor Houses, Multi Dwelling Housing and Residential Flat Buildings	No MLS for land in E4 zone MLS 1300m ² for land in R1 zone	MLS 900m ² (110m ² battleaxe) for entire site
Number of dwellings	N/A	10 dwellings

The planning proposal contains an explanation of provisions that adequately explains how the objectives of the proposal will be achieved.

1.4 Site description and surrounding area

The subject site is 18 Lambert Street, Bathurst (Lot 12, DP 1066401) located less than 1km south of the Bathurst CBD. The site is an irregular shape with an area of 3,763m². The site has a frontage of 57.45m along Lambert Street, depth of approximately 50m and the rear section of the site extends to the northwest (**Figure 1**).

A large warehouse is on site, currently occupied by the Town and Country Water Shop. The north-western side of the site comprises a concrete surface vehicles area used as a driveway and parking. The concrete surface leads to a mostly grassed external storage area at the rear of the site.

The south-eastern side of the site comprises a concrete surface used as a storage area. It includes a separate driveway which is subject to a right of carriageway providing access to another business (Inwood Motors) which adjoins the site to the rear.



Figure 1 Subject site (source: Planning Proposal, December 2025)

Land uses surrounding the site include residential to the north and north-east with industrial located to the east and south-east. The planning proposal notes the subject site is on the fringe or transition between the established residential neighbourhood and the industrial precinct (**Figure 2**). There are residential properties in the E4 General Industrial zone, see in **Figure 2** below marked with a red dot.

The subject site is located in the Bathurst Heritage Conservation Area. However, no heritage items are located on the site.



Figure 2 Site context (source: Planning Proposal, December 2025)

1.5 Mapping

The planning proposal includes mapping showing the proposed changes to the Zoning, Floor Space Ratio, Minimum Lots Size, Minimum Lot Size for Multi Dwelling Housing and Minimum Lot Size for Dual Occupancy maps, which are suitable for community consultation.

The planning proposal has provided draft LEP maps (**Attachment B**).

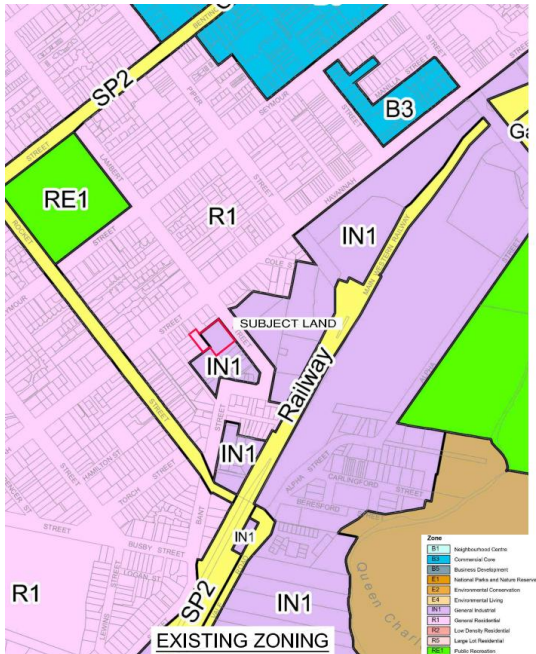


Figure 3 Current Zoning Map (source: Planning Proposal, December 2025)



Figure 4 Proposed Zoning Map (source: Planning Proposal, December 2025)

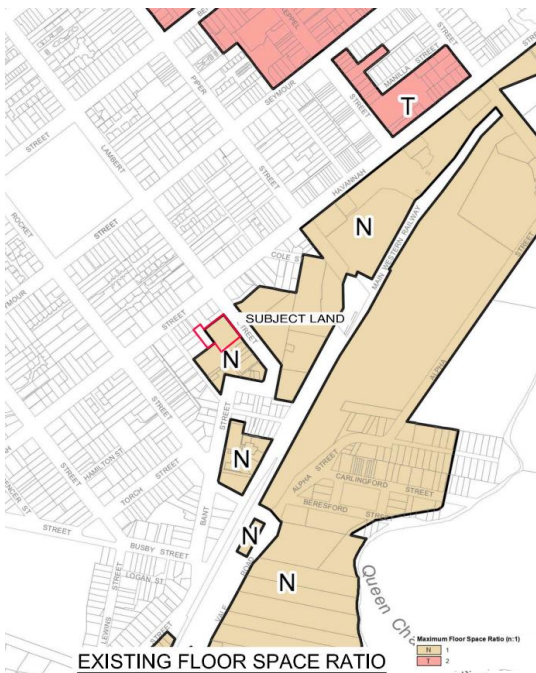


Figure 5 Current Floor Space (source: Planning Proposal, December 2025)

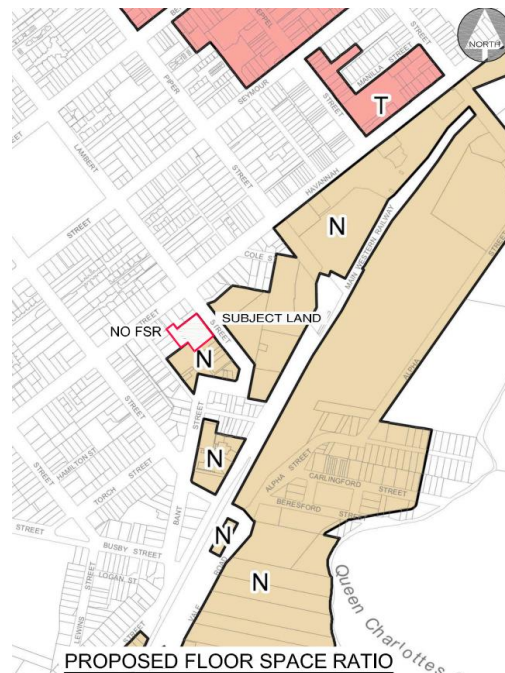


Figure 6 Proposed Floor Space (source: Planning Proposal, December 2025)

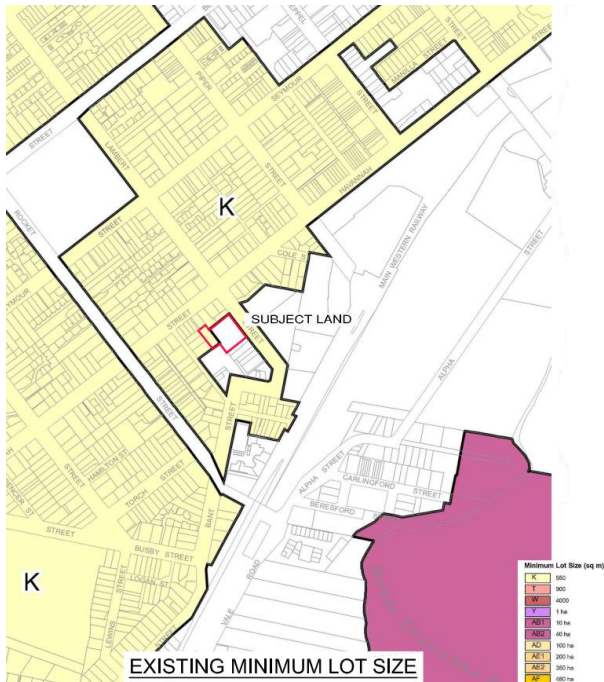


Figure 7 Current Minimum Lot Size (source: Planning Proposal, December 2025)

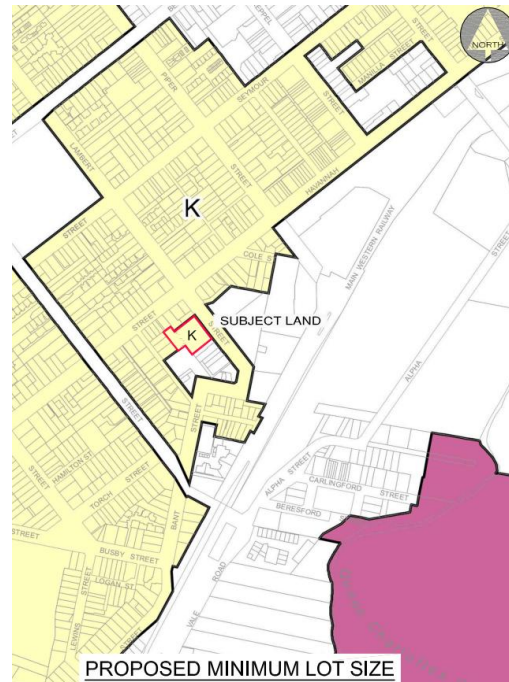


Figure 8 Proposed Minimum Lot Size (source: Planning Proposal, December 2025)

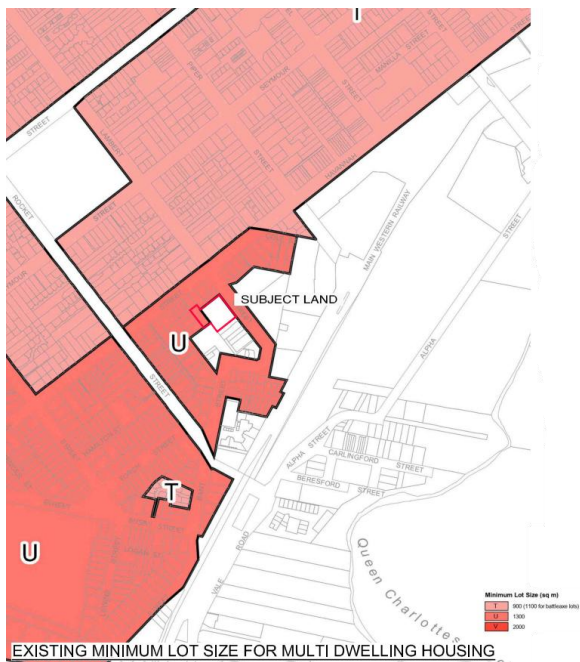


Figure 9 Current Minimum Lot Size for Multi Dwelling Housing (source: Planning Proposal, December 2025)

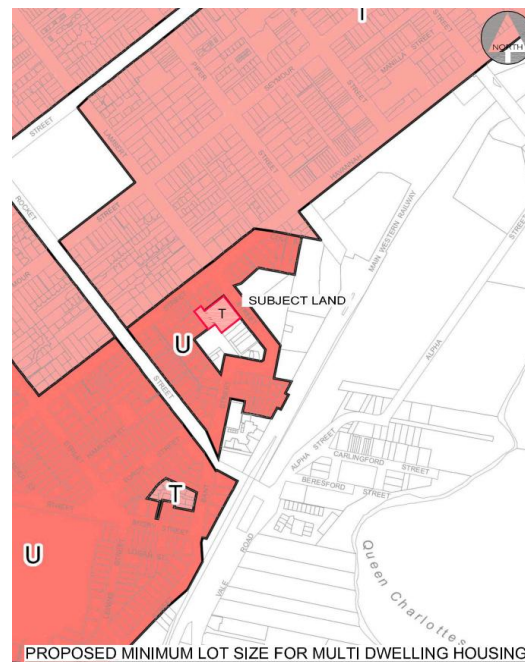


Figure 10 Proposed Lot Size for Multi Dwelling Housing (source: Planning Proposal, December 2025)

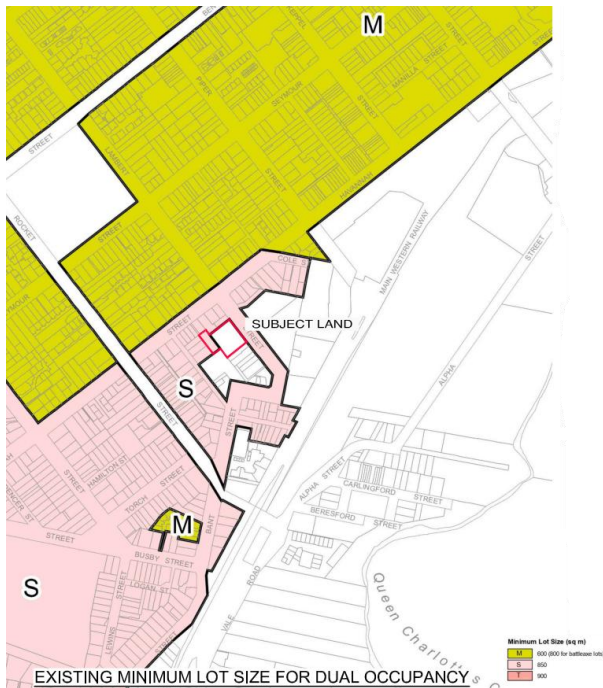


Figure 11 Current Minimum Lot Size for Dual Occupancy (source: Planning Proposal, December 2025)

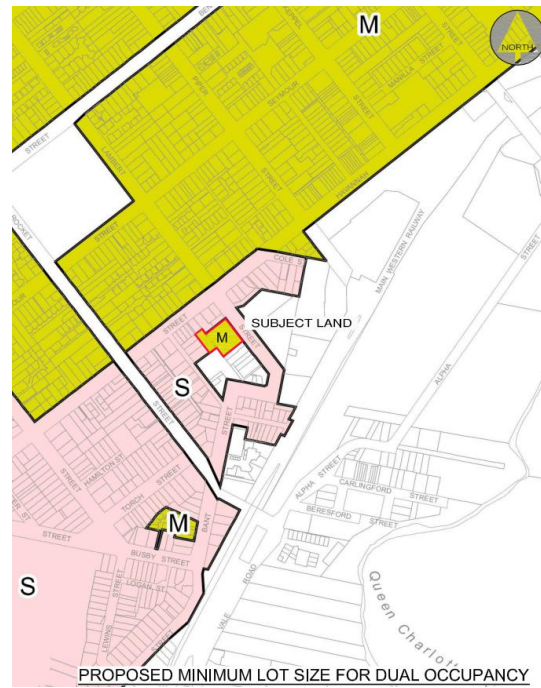


Figure 12 Proposed Minimum Lot Size for Dual Occupancy (source: Planning Proposal, December 2025)

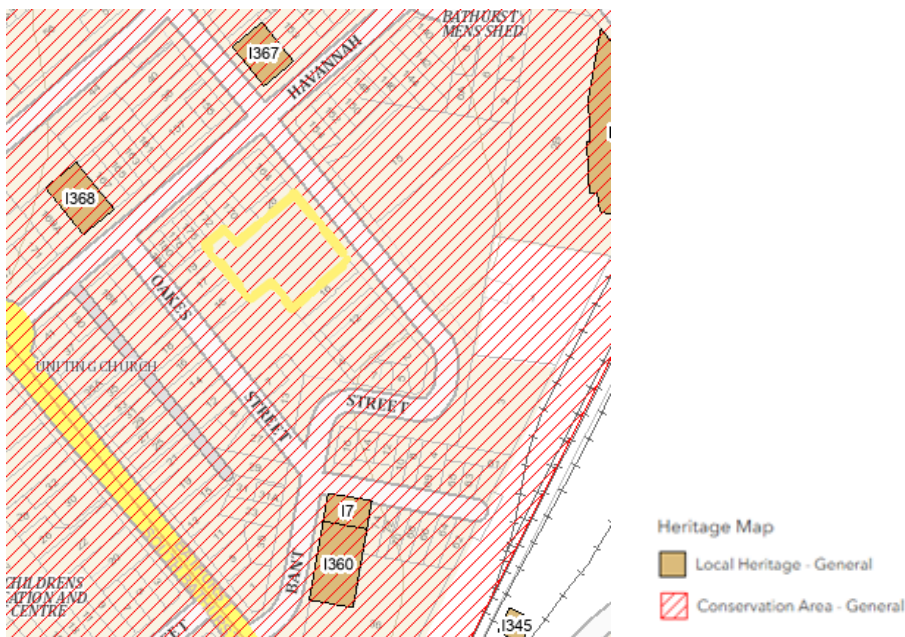


Figure 13 Current Heritage map (source: Planning Portal Spatial Viewer)

2 Need for the planning proposal

Q1. Is the planning proposal a result of an assured local strategic planning statement, or Department approved local housing strategy, employment strategy or strategic study or report?

The planning proposal is not the result of a local strategic planning statement, strategic study or report.

The planning proposal is the result of a proponent-initiated planning proposal to expand the land uses permissible on the site to accommodate medium density residential development.

Q2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes, the planning proposal seeks to implement and amend LEP provisions within the Bathurst Regional LEP 2014. There are no other mechanisms other than a planning proposal to amend statutory planning controls to facilitate the intended outcome.

3 Strategic assessment

3.1 Regional Plan

The following table provides an assessment of the planning proposal against relevant aspects of the Central West and Orana Regional Plan 2041.

Table 4 Regional Plan assessment

Regional Plan Objectives	Justification
Objective 13 Provide well located housing options to meet demand	Consistent. The proposal will implement the Bathurst Local Housing Strategy which includes recommendations responding to population dynamics, community needs, and infrastructure capacity. The proposal will enable additional residential land in a logical location where services are accessible with minimal environmental impacts
Objective 14 Plan for diverse, affordable, resilient and inclusive housing	Consistent. Objective 14 seeks to deliver a diversity of housing, including affordable housing, student housing, shop top housing, more dense housing types and housing choices for seniors close to existing services. The R1 General Residential zone of the BRLEP 2014 permits a broad range of housing types and the amendments to MLS, MLS for dual occupancy and MLS for multi-dwelling housing and residential flat buildings is considered to compliment the densities available in the surrounding residential area.
Objective 17 Coordinate smart and resilient utility infrastructure	Consistent. The information provided with the proposal supports the efficient delivery of infrastructure.

3.2 Draft Statewide Policy for Industrial Lands

The Draft Statewide Policy for Industrial Lands (December 2025) (SPIL) follows on from the Industrial Lands Action Plan (January 2025) and was exhibited by the NSW Government from 10 December 2025 to 27 February 2026. The SPIL is underpinned by six key objectives, which include to: secure, intensify and actively manage industrial lands; support a pipeline of development ready industrial lands to meet future needs; and plan for new industrial lands that are close to transport and freight networks and where land use conflicts can be minimised and mitigated.

The SPIL notes alternative uses for industrial land can be considered differently across the three industrial land categories. This alternative use must consider criteria outline in Technical Note 2 of the SPIL, see assessment against these criteria below.

Table 3 Considering alternative land uses assessment

Criteria	Assessment
Strategic alignment <i>(including alternative use strategic alignment and alternative used alignment with zone objectives)</i>	The proposal demonstrates strategic alignment for an alternative non-industrial use at a local scale. The site is located on the fringe of the Bathurst CBD and sits within a transition area between established residential neighbourhoods and an industrial precinct, with residential uses already occurring within the E4 General Industrial zone in the immediate vicinity. While the proposal is not the result of a Department-approved housing or strategic study, it aligns with multiple local strategic documents, refer to Section 7.1 of this report, particularly policies supporting infill development, housing diversity and managed change within inner-city areas. The site is identified within the 'Inner City Precinct – Change Areas' of the <i>Bathurst 2036 Housing Strategy</i>, where infill and redevelopment are anticipated, subject to heritage considerations. The proposal seeks to rezone land from E4 General Industrial to R1 General Residential, resolving an existing split-zone and enabling land use outcomes that better reflect the surrounding residential context. The R1 zone objectives are met by the proposal's intent to deliver medium-density residential development close to the CBD, public transport and services. The proposal demonstrates appropriate alternative use strategic alignment, particularly in its transition-zone context and consistency with local housing and settlement objectives.
Economic alignment <i>(including supply and demand of industrial land, and economic contribution and proximity)</i>	As discussed further in Section 7.1, the <i>Bathurst 2036 Housing Strategy</i> indicates that there is sufficient zoned residential land to meet projected housing demand and does not identify the subject site as required industrial land or as essential to future employment supply. However, the site is considered constrained for ongoing industrial use due to size, location and proximity residential dwellings and other sensitive development, such as a nearby childcare facility. From an economic contribution perspective, the proposal supports local workforce housing and residential options close to employment, education and commercial services within the Bathurst CBD. This proximity reduces travel demand and supports economic participation by improving access to jobs and services.

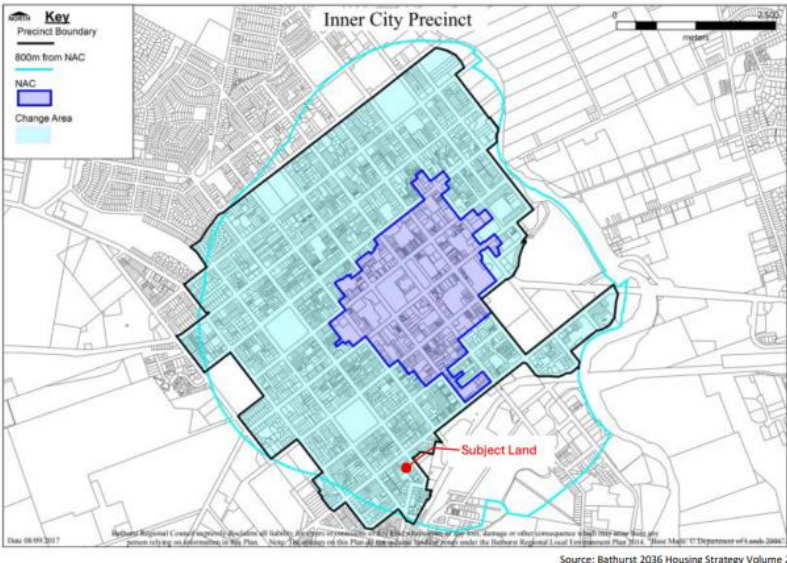
Criteria	Assessment
	Given the minor reduction of industrial land and employment loss, and the economic benefits associated with well-located infill housing, the proposal demonstrates acceptable economic alignment under the SPIL framework.
Viability and connectivity <i>(including viability and connectivity assessment, and adjoining industrial land impact assessment)</i>	The site's ongoing viability for industrial purposes is limited due to land use conflicts associated with surrounding residential development and sensitive uses. The planning proposal instead enables redevelopment that better reflects the site's urban context. In terms of connectivity, the site benefits from good access to existing infrastructure, including: • Proximity to the Bathurst CBD (less than 1 km) • Public bus services along Havannah Street • Walking and cycling connections • Proximity to the Bathurst Railway Station Impacts of residential use on the site would not significantly disrupt surrounding industrial operations. Noise and amenity impacts from nearby industrial workshops and rail infrastructure were assessed and found to comply with relevant standards, with no significant constraints identified for future residential use. The proposal demonstrates that the site is more viable and connected for residential use than for continued industrial use, with acceptable outcomes for adjoining industrial land.
Public benefit <i>(public benefit assessment)</i>	The proposal delivers a clear public benefit through the facilitation of approximately 10 additional dwellings in an accessible inner-city location. This contributes to broader State and local objectives relating to housing supply, diversity, and liveability. The reuse of a partially industrial site for residential purposes is identified as a sustainable housing delivery outcome, making efficient use of existing infrastructure and reducing urban sprawl. Additional public benefits include: • Improved streetscape outcomes within the Bathurst Heritage Conservation Area through a more sympathetic residential built form • Increased housing choice close to services, public transport and employment Minimal long-term environmental, social or infrastructure impacts as identified in the assessment

3.3 Local

The proposal states that it is consistent with the following local plans and endorsed strategies. It is also consistent with the strategic direction and objectives, as stated in the table below:

Table 6 Local strategic planning assessment

Local Strategies	Justification
Vision Bathurst 2040 (LSPS)	Vision Bathurst 2040 is the Local Strategic Planning Statement (LSPS) and outlines the region economic, social and environmental land use needs over 20 years as the region grows and changes. The planning proposal presents a unique opportunity for housing diversity that is close to the existing town centre and infrastructure. Council considered that the planning proposal is consistent with the objectives of Vision Bathurst 2040. Overall, the proposal is consistent with the LSPS by giving effect to the following priorities: • Planning Priority 2: Align development, growth and infrastructure • Planning Priority 14: Create a sustainable Bathurst Region • Planning Priority 16: Provide new homes
Bathurst 2036 Housing Strategy	The Bathurst 2036 Housing Strategy guides anticipated population growth for the LGA. The Implementation Plan (Volume 2) of the Strategy identifies the strategic context for the future supply of housing, opportunities for growth and change as well as impacts for future infrastructure. The Implementation Plan seeks to: • Extend the life of the existing vacant land stocks. • Improve housing diversity and choice, particularly as household size declines and the population ages. • Address the key messages identified by the community in the visioning process. The planning proposal identified that the site is located within the Change areas of the 'Inner City Precinct' identified in the Implementation Plan. The Strategy states that the intent of the 'Inner City Precinct' is to enable managed change and growth within inner-city areas, consistent with the

Local Strategies	Justification
	Bathurst Heritage Conservation Area (HCA) and largely through infill development.  Figure 14: Inner City Precinct – Implementation Plan (source: Planning Proposal) The Department notes the strategy does not identify the site for housing supply or identify the need to rezone industrial land. The strategy acknowledges there is sufficient land to cater for the expected growth at current lot yields within the zoned residential land. However, the strategy also considers sustainable land use and notes 'building on land which has previously been used for industry or housing (brown-field) is considered more sustainable than green-field developments'. Although the planning proposal would rezone some industrial land and result in a minor reduction in industrial/employment land, it would enable the delivery of sustainable housing within the 'Inner City Precinct', close to the Bathurst CBD, public transport, education, employment and commercial facilities.
Bathurst Community Strategic Plan (CSP) 2025-20245	The Bathurst Community Strategic Plan 2025-2045 identifies the community's most important priorities and aspirations while also identifying the strategic direction for achieve the long-term visions and goals of the LGA. The planning proposal supports the vision and objectives of the CSP, in particular: • Outcome 1.3.2 Council continues its land development functions to provide quality residential, business and industrial lands. • Outcome 1.3.4 Support housing supply that enables workforce retention and key worker accommodation. • Outcome 3.1.3 The right growth in the right locations to protect the environment with diverse and affordable housing options.
Bathurst Region Community Heritage Plan 2025-2029	The Bathurst Community Heritage Plan 2025-2029 seeks to protect, enhance and promote the Bathurst Region's rich heritage in all its forms – European,

Local Strategies	Justification
	Aboriginal, Non-European, places, objects, natural environment, people and their embedded stories. Given the site is located within the Bathurst HCA, the planning proposal has demonstrated consistency with the Community Heritage Plan and aligns with actions: • 2.1.3 Undertake regular review of the Local Environmental Plan in relation to listed heritage items, heritage conservation areas and heritage provisions to manage, protect and enhance our heritage buildings, streetscapes, vistas, natural environments and objects. • 2.2.5 Develop planning strategies and studies that: Consider heritage values; manage growth and change with due regard to the region's heritage assets and values, particularly in relation to the key challenges of building height and density change. • 2.210 Support projects that activate and beautify heritage streetscapes, views, vistas and natural landscapes. The planning proposal notes that it seeks to facilitate residential development that will reinstate a more sympathetic and traditional building form to improve the streetscape.

3.4 Section 9.1 Ministerial Directions

The planning proposal's consistency with relevant section 9.1 Directions is discussed below:

Table 7 9.1 Ministerial Direction assessment

Directions	Consistent/ Not Applicable	Reasons for Consistency or Inconsistency
Focus area 3: Biodiversity and Conservation		
3.2 Heritage Conservation	Consistent	The objective of this Direction is to conserve items, areas, objects and places of environmental and indigenous heritage significance. This direction applies as the site is located within the Bathurst HCA, identified as C1, Local Significance in the BRLEP 2014 The planning proposal is supported by a Statement of Heritage Impact (Attachment C). The report provides a high-level impact assessment of the proposed residential concept (Attachment D) and potential impacts to the Bathurst HCA and concluded that any potential impacts can be managed through relevant planning and heritage planning controls at development application stage. The planning proposal is consistent with the Direction.

Directions	Consistent/ Not Applicable	Reasons for Consistency or Inconsistency
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Focus area 4: Resilience and hazards

4.4 Remediation of Contaminated Land	Consistent	The objective of this Direction is to reduce the risk of harm to human health and the environment by ensuring that contamination and remediation are considered by planning proposal authorities. The planning proposal is supported by a Preliminary Site Investigation (Attachment E) which identified that levels of benzo(a)pyrene exceeded Ecological Screening Levels (ESLs) across the site and levels of all other contaminants of concern were less than the adopted thresholds across the general site. The site investigation concluded that the site can be made suitable for residential land-use following additional investigation and remediation. The planning proposal notes additional investigation, and remediation will be undertaken prior to the lodgement of a future development application (DA). A future DA will need to consider the mediation requirements of Chapter 4 of the SEPP (Resilience and Hazards) 2021. The planning proposal is consistent with the Direction.
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Focus area 5: Transport and Infrastructure

5.1 Integrating Land Use and Transport	Consistent	This Direction seeks to improve access to housing, jobs and services by walking, cycling and public transport and reducing dependency on private vehicles. The planning proposal is consistent with the Direction given the site location on the fringe of the Bathurst CBD. The site benefits from paths for walking and cycling, public bus routes and proximity to the Bathurst Railway Station.
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Focus area 6: Housing

6.1 Residential Zones	Consistent	The objectives of this Direction are to encourage a variety and choice of housing types to provide for existing and future housing needs, make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and minimise the impact of residential development on the environment and resource lands. The planning proposal seeks to rezone land currently zoned E4 General Industrial to R1 General Residential in order to broaden the choice of available residential accommodation in Bathurst. The rezoning of the site will enable the delivery of approximately 10 additional dwellings in an area already served by existing
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Directions	Consistent/ Not Applicable	Reasons for Consistency or Inconsistency
		infrastructure and services. The detailed design of the development will be assessed at development application stage. The planning proposal is consistent with the Direction.

Focus area 7: Industry and employment

7.1 Employment Zones	Inconsistent, justified	The objectives of this Direction are to encourage employment growth in suitable locations, protect employment land in employment zones, and support the viability of identified centres. The planning proposal is inconsistent with this Direction as the proposal seeks to reduce land for industrial uses and rezone the site from E4 General Industrial to R1 General Residential. Currently, the site is partially zoned R1 General Residential and is surrounded by R1 zoned land to the north and north-west. The rezoning of the remainder of the site to R1 will accommodate residential development without a significant impact or disruption to the surrounding industrial uses. The planning proposal will result in a minor reduction of employment land but has considered the mixed character of the area and aims to deliver an appropriate transition between the residential and industrial setting by improving the streetscape. The reduction of employment land is considered to be minor given the site is somewhat constrained due to its proximity with adjoining residential development and other sensitive development including a childcare facility located on Havannah Street. As such, the inconsistency with the Direction is considered minor.
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3.5 State environmental planning policies (SEPPs)

The planning proposal is generally consistent with relevant SEPPs, and notes further consideration of SEPPs will occur at the development application stage.

4 Site-specific assessment

4.1 Environmental

The following table provides an assessment of the potential environmental impacts associated with the proposal.

Table 9 Environmental impact assessment

Environmental Impact	Assessment
Built form	The development concept illustrates up to 10 dwellings on site each with three bedrooms. The planning proposal notes this can be achieved in alignment with the Bathurst Regional DCP 2014 – 4 Residential Development. Council intends to complete a concurrent amendment to the DCP (Attachment F) to include the site within residential ‘Precinct No. 1’ under Schedule 6. This would set a maximum residential density of 88 persons per site hectare (for a lot less than 4,000m²). Given the site has an area of 3,763m², the maximum site density would be 33 persons. In its report (Attachment G), Council noted that application of ‘Precinct 1’ to the site is acceptable give the site’s size, established urban location and proximity to the CBD, services and public transport. The Department considers the indicative built form to be appropriate and notes the proposed MLS controls are consistent with R1 General Residential controls, resolving the existing split zone on the site.
Traffic, transport and parking impact	The planning proposal is supported by a Traffic Statement (Attachment H). This statement concludes the rezoning of the site to allow medium density residential development is satisfactory in terms of traffic impact given: • The site is close to public transport options. • Medium density development of the site at the scale identified in the concept development would generate modest volume of traffic and therefore likely to have minimal impact on the road network. • The site is capable of compliance with the parking requirements for medium density residential under the Bathurst Regional DCP 2014. • The site can accommodate suitable access, servicing and layout arrangements for medium density residential development. The Department notes that traffic, transport and parking impacts of the proposed development will be further considered during the detailed development assessment stage.
Heritage	As discussed in Section 1.4 and Section 3.9, the site is located within the Bathurst HCA. The planning proposal is supported by a Statement of Heritage Impact (Attachment B) which provides a high-level assessment of the proposed development concept and potential impact on the HCA. The report concludes that the potential impact resulting from future medium density residential development can be mitigated through development planning and heritage planning controls.
Visual and noise impact	The planning proposal is supported by a Noise Impact Assessment (Attachment I) of the potential noise impacts of existing transportation (rail) and industrial operations on future residential use. The report notes the existing background noise levels on site are low and well within the range of typical background noise levels in the proposed rezoning. It states that it was unlikely significant noise impacts would be experienced by future residential dwellings.

Environmental Impact	Assessment
	Noise impacts from adjacent industrial mechanical work shops were also assessed, and the noise levels also comply with recommended amenity levels. The planning proposal also includes an assessment of the visual impact of future medium density residential development. The Statement of Heritage Impact (Attachment B) considered the visual impacts and character of the streetscape. It is unlikely significant visual or noise impacts will be experienced on site or by surrounding properties.

4.2 Social and economic

The planning proposal aligns with State and local government objectives relating to housing supply, housing diversity, local economic activity, and liveability. The proposed rezoning from R4 General Industrial to R1 General Residential and the application of MLS requirements across the site will enable low to medium density housing typologies.

The Department notes the site is suitable and appropriate for residential accommodation given its close proximity to public transport, local shops and services such as medical centres. The planning proposal states the rezoning has the potential to generate a number of positive impacts and is unlikely to generate any long term negative social impacts.

4.3 Infrastructure

The following table provides an assessment of the adequacy of infrastructure to service the site and the development resulting from the planning proposal and what infrastructure is proposed in support of the proposal.

Table 11 Infrastructure assessment

Infrastructure	Assessment
Public Transport	The site is located in close proximity to a number of bus stops along Havannah Street serviced by bus route 528 (West Bathurst – South Bathurst – Town Loop). The Bathurst Train Station, which runs services to Sydney and Broken Hill, is also located approximately 1km from the site.
Utilities	The site is within an established urban area, and it is anticipated that servicing is available. The overall increase in residential density of the site is not expected to significantly differ from what can be achieved under the current controls. However, consultation will be required with relevant utilities providers.

5 Consultation

5.1 Community

Council proposes a community consultation period of 20 days.

The exhibition period proposed is considered appropriate, and forms to the conditions of the Gateway determination.

5.2 Agencies

The proposal does not specifically identify which agencies will be consulted.

It is recommended that agency consultation is undertaken with relevant utility providers to ensure appropriate servicing is available and given 30 working days to comment.

6 Timeframe

Council proposes a 8 month time frame to complete the LEP.

The LEP Plan Making Guidelines (August 2023) establishes maximum benchmark timeframes for planning proposal by category. This planning proposal is categorised as standard

The Department recommends an LEP completion date of 13 January 2027 in line with its commitment to reducing processing times and with regard to the benchmark timeframes. A condition to the above effect is recommended in the Gateway determination.

It is recommended that if the gateway is supported it is accompanied by guidance for Council in relation to meeting key milestone dates to ensure the LEP is completed within the benchmark timeframes.

7 Local plan-making authority

Council has advised that it would like to exercise its functions as a local plan-making authority.

Given the nature of the planning proposal the Department recommends that Council be authorised to be the local plan-making authority for this proposal.

8 Assessment summary

The planning proposal is supported to proceed with conditions for the following reasons:

- The planning proposal is generally consistent with the strategic planning framework including the Central West and Orana Regional Plan 2041.
- The planning proposal is consistent with the Vision Bathurst 2040 (LSPS).
- The planning proposal is generally consistent with the relevant section 9.1 Directions.
- The planning proposal is generally consistent with relevant SEPPs.
- The planning proposal has considered the likely environmental, social and economic and infrastructure impacts.
- The planning proposal will enable additional medium density residential close to the Bathurst CBD.

9 Recommendation

It is recommended the delegate of the Secretary:

- Agree that any inconsistencies with section 9.1 Directions 7.1 Employment Zones are minor and justified.

It is recommended the delegate of the Minister determine that the planning proposal should proceed subject to 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 is 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).

Given the nature of the planning proposal, it is recommended that the Gateway authorise council to be the local plan-making authority and that an LEP completion date of 13 January 2027 be included on the Gateway.



(Signature)

8 April 2026 (Date)

Suzanne Wren

Manager, Southern, Western and Macarthur Region



16/4/2026

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Director, Southern, Western and Macarthur Region

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