



STATEMENT OF HERITAGE IMPACT

Planning Proposal
18 Lambert Street, Bathurst – Lot 12 DP 1066401
Proposed Rezoning from E4 General Industrial to
R1 General Residential

Prepared for
Lambo Property Pty Ltd
November 2025

Ref: SHI1PJB24016

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INTRODUCTION

1.1 Overview

This Statement of Heritage Impact has been prepared in support of a Planning Proposal (PP) for land located at 18 Lambert Street, Bathurst NSW. The title description is Lot 10 DP 1066401.

The PP seeks to rezone that part of the subject land that is currently zoned E4 General Industrial to R1 General Residential. The PP would facilitate development of the subject land for multi-dwelling housing.

The subject land is located within the Bathurst Heritage Conservation Area, identified as C1, Local Significance in Bathurst Regional LEP 2014.

This report provides a high level heritage impact assessment in respect of the residential concept that accompanies the PP. Assuming the proposed rezoning is adopted, a more detailed SoHI will be required at the DA stage when the final development design is known.

1.2 Concept Description

The PP is accompanied by a concept for medium density housing development comprised of 10 x 3 bedroom dwellings.

It is important to note that:

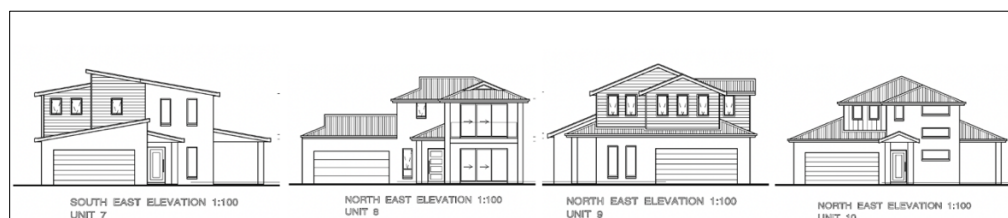
- The concept is indicative only for the high-level purpose of a Planning Proposal. It does not necessarily represent the final development.
- The final development option will be subject to analysis, design, assessment, and the Development Application process under Part 4 of the Environmental Planning and Assessment Act, 1979.
- Any future proposal is subject to application and assessment under the approvals process. At that time, a more formal SoHI will be required.

[illegible]

Architectural drawing of the street elevation for Units 1-6 of the 19-26 Lambert Street project. The drawing shows a three-story building with a central section and two side sections. The central section has a flat roof and a central entrance, while the side sections have gabled roofs and side entrances. The drawing includes various annotations such as 'MAXIMUM BUILDING HEIGHT LINE', 'STREET ELEVATION 1:100', and 'UNITS 1 - 6 (19-26 LAMBERT STREET)'. The drawing is oriented with North at the top.



The concept also provides for four 2-storey units at the rear of the site. These will not be easily seen in the streetscape and adopt a more contemporary architectural style (refer image below).



The concept indicates that the existing mid to late 20th century industrial building within the site will be demolished (refer image below).

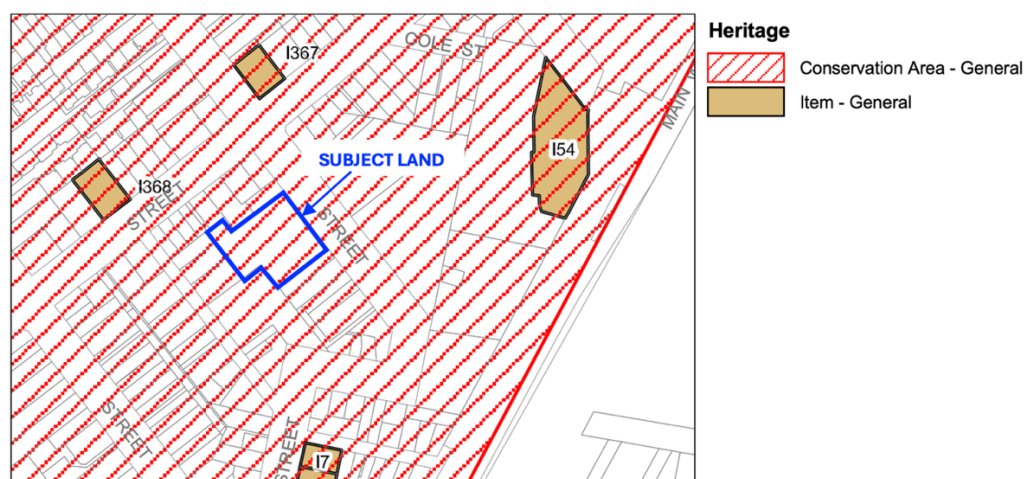


THE HERITAGE ITEM OR PLACE

2.1 Bathurst Conservation Area

According to Regional Bathurst LEP 2014 *Heritage Map - Sheet HER_011BB* the subject land is within the Bathurst Heritage Conservation Area.

It is not identified as a heritage item and it is not within the vicinity of any heritage items that would be affected by future development within the site (refer LEP map extract below).



2.2 Significance

The Bathurst Heritage Conservation Area is identified as C1, Local Significance in Bathurst Regional LEP 2014.

According to Bathurst Regional DCP 2014:

The conservation area of Bathurst City is historically significant because it includes the commercial and civic heart of Bathurst and reflects the nineteenth century development of this important NSW provincial centre. Bathurst was the first town founded west of the Blue Mountains and it was a place that developed a high level of prosperity during the latter half of the nineteenth century, particularly as a consequence of the gold rushes of the central west region as well as the pastoral and other industries of the Bathurst district. Additionally, much of the conservation area is of integral social importance for the community because of its lengthy association with various themes in Bathurst's history.

Incorporating a wide range of building forms and types and styles, the area has a richness of cultural features. It includes a number of excellent examples of particular architectural styles from the Victorian and Federation eras, and these include Classical, Gothic and Romanesque styles among others.

With its historic character, the cohesiveness created by the red brick used in many of the buildings, the landmark qualities of the spires, domes, massing and other attributes of a number of buildings, the inherent qualities of the architectural styles represented, and the fine parks and streets, the conservation area is part of Bathurst that strong streetscape and other aesthetic qualities.

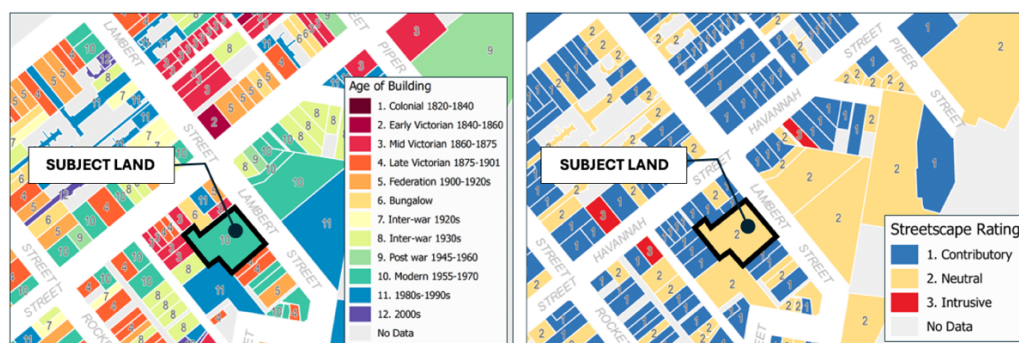
2.3 Ratings – Bathurst Conservation Area Management Strategy

The existing building which would be removed to facilitate future development of the site is not important in terms of building age or streetscape rating.

According to Bathurst Conservation Area Management Strategy (BCAMS):

- The building age is Modern (1955-1970); and
- The Streetscape Rating is 2 (Neutral)

(see extracts below)



HERITAGE IMPACT ASSESSMENT

3.1 Matters for Consideration

Section 4 of *Guidelines for Preparing a Statement of Heritage Impact* requires certain matters to be considered. These are addressed below.

General Considerations

Do the proposed works include removal of unsympathetic alterations and additions? How does this benefit or impact the heritage item and its significance?

The concept does not involve the removal of unsympathetic alterations and additions from a heritage item.

Do the proposed works affect the setting of the heritage item, including views and vistas to and from the heritage item and/or a cultural landscape in which it is sited? Can the impacts be avoided and/or mitigated?

The concept does not relate to a heritage item.

However, the concept involves the removal of a modern industrial building that does not contribute positively to the Bathurst Heritage Conservation Area. The concept provides an opportunity to reinstate a more sympathetic and traditional building form and thus improve the streetscape and broader setting.

Are the proposed works part of a broader scope of works?

The concept represents the full extent of works/development contemplated by the PP for the site. It does not form part of a broader scope of works.

Does this proposal relate to any previous or future works? If so, what cumulative impact (positive and/or adverse) will these works have on the heritage significance of the item?

The concept does not relate to any previous or future works to a heritage item.

Are the proposed works to a heritage item that is also significant for its Aboriginal cultural heritage values? If so, have experts in Aboriginal cultural heritage been consulted?

The proposed works do not relate to a heritage item and particularly not an item that is significant for its Aboriginal or cultural heritage values.

The subject site within the Bathurst Heritage Conservation Area is not known to be significant in terms of Aboriginal cultural heritage values.

Has the applicant checked if any other approvals or a separate process to evaluate the potential for impacts is required?

The concept does not require approvals or involve a separate process to evaluate potential heritage impacts. The Bathurst Heritage Conservation Area is listed in Schedule 5 of Bathurst Regional LEP 2014 as having Local significance.

The conservation area is not listed under the NSW Heritage Act. Accordingly the proposal does not represent Integrated Development.

Do the proposed works trigger a change of use classification under the National construction code that may result in prescriptive building requirements? If so, have options that avoid impact on the heritage values been investigated?

The concept contemplates new residential buildings to replace an industrial building. As such, it does not trigger a change of use under the National Construction Code.

If the proposed works are to a local heritage item, are the requirements of the development control plans or any local design guidelines that may apply to the site considered?

The concept does not involve works to a local heritage item.

However, the concept relates to a site within the Bathurst Heritage Conservation Area. The relevant requirements of *Bathurst Development Control Plan 2014* for infill development are considered later in this assessment.

Will the proposed works result in adverse heritage impact? If so, how will this be avoided, minimised or mitigated?

As outlined in this assessment, the proposed works will not result in adverse heritage impact.

Demolition

If demolition is proposed, why is it necessary?

The concept does not involve demolition of a heritage item. However, it involves demolition of a building of little to no heritage significance on a large site within the Bathurst Heritage Conservation Area. Demolition of the building is necessary. It will facilitate future residential development of the site with potential to reinstate a more sympathetic and traditional building form that will contribute positively to the streetscape and broader heritage setting.

Have options for retention and adaptive re-use been explored? If yes, set out why these options have been discarded?

The subject site does not contain a heritage item and the subject building has been assessed as not being significant enough to warrant retention. As per the BCAMS ratings, the existing building is not important in terms of building age or streetscape rating.

The integrity of this streetscape is not dependent upon retention of the building. Demolition allows for future development (such as that indicated in the concept) to improve the contribution that this site will make to the HCA.

Has technical advice for demolition been obtained?

It is recommended that technical advice be obtained at the DA stage to ensure that the demolition works do not adversely affect the adjacent traditional dwellings that adjoin the site to the north and south.

Identify and include advice about how significant elements, if removed by the proposal, will be salvaged and reused.

Due to the low heritage significance of the building, the salvage or reuse of existing building elements is not warranted.

There are no known archaeological deposits. Should relics be found they would be subject to the provisions of the Heritage Act of NSW.

Works adjacent to a heritage item or within the Heritage Conservation Area

Will the proposed works affect the heritage significance of the adjacent heritage item or the heritage conservation area?

Will the proposed works affect views to, and from, the heritage item? If yes, how will the impact be mitigated?

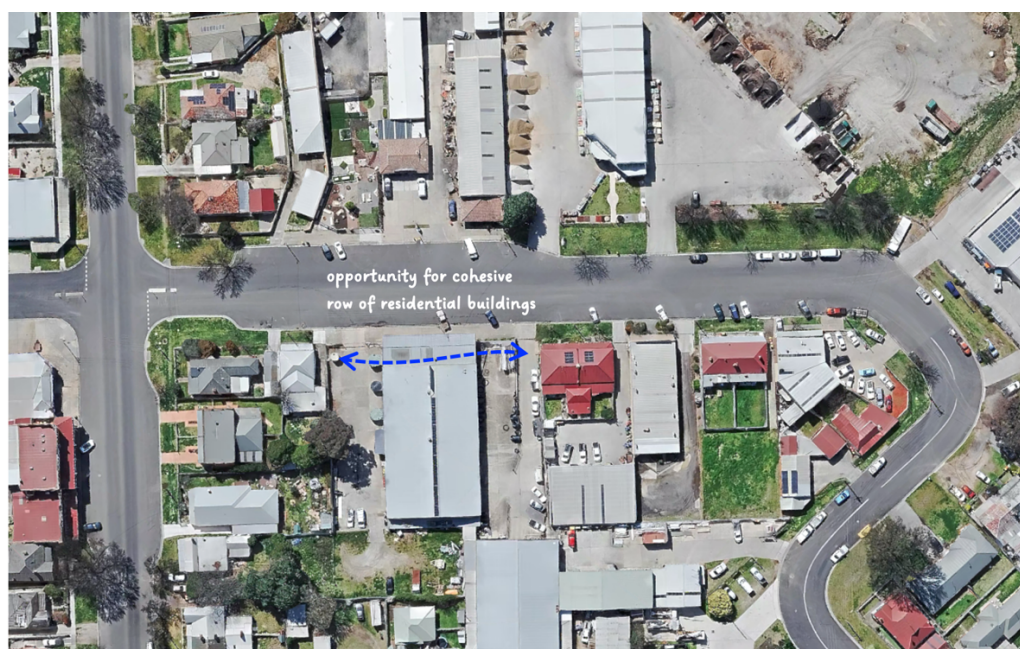
Will the proposed works impact on the integrity or the streetscape of the heritage conservation area?

The site is not adjacent to or near a heritage item.

The physical separation between the site and the identified heritage items is generous with little to no visual relationship. The intervening area comprises roads, buildings and other elements of a well-established urban area. As such, there are no aspects of the concept that would materially affect the structure or integrity of the identified heritage items.

On this basis, further assessment of potential impacts upon the heritage items is not warranted. This heritage assessment will focus on the potential impacts on the Bathurst Heritage Conservation Area.

The site allows appropriate infill development. The concept illustrates an opportunity to establish a cohesive row of residential buildings along this side Lambert Street in place of an intrusive and unsympathetic modern industrial building and its open areas.



The concept demonstrates that future development of the site can contribute positively to the heritage conservation area as outlined below.

The dwelling design can reference traditional forms of residential development while remaining legible as a contemporary element. Traditional parapet and verandah treatments are characteristic of the HCA and sympathetic to other buildings facades in this precinct.



As shown in the concept, the street facing buildings should adopt the same front alignment as the adjacent dwellings. This, with appropriate architectural design would reinstate a more sympathetic and traditional building form and streetscape.



Building materials and finishes can be selected to reflect the existing residential elements of the neighbourhood.

The site arrangement allows for more contemporary styled residential buildings to be located at the rear of the site. These would be obscured by the street facing (front) buildings and would not be easily detected in the streetscape.



Further, these rear dwellings have the potential to enliven or activate the uninspiring rear section of an inner city site that is presently used for parking, loading and back-of-house.

Generally, the concept demonstrates that the architectural design for a new residential development is capable of meeting the expectations for the proposed land use and would not have a detrimental impact on the heritage conservation area.

3.2 Bathurst DCP 2014 Part 10.4 – Infill Development

At the DA stage for future development it will be necessary to address certain requirements under Part 10.4 of Bathurst DCP 2014 – Infill Development.

For the purpose of this high level assessment for the PP, the following matters have been considered based on the concept.

Infill Development Form

An infill development form is to be submitted at the DA stage once the final proposed development is resolved.

Character

The character of the precinct is mixed use. The western side of Lambert Street (including the site) comprises dwellings of traditional style and scale interspersed with larger modern industrial buildings. The eastern side of Lambert Street is dominated by larger industrial sites and associated buildings.

The character of the area to the west of the site is also mixed use (with some industrial uses) but dominated by dwellings on the fringe of an expansive residential area that commences on the opposite side of Oakes Street.

The site allows appropriate infill development. There is an opportunity to establish a cohesive row of residential buildings along this side Lambert Street in place of an intrusive and unsympathetic modern industrial building and its open areas.

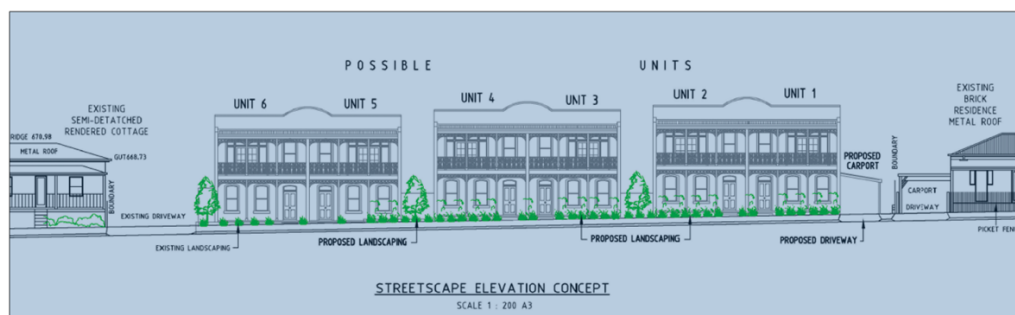
It should also be noted that the concept does not really change the land use interface in relation to the development pattern to the west. The rear of the site is already zoned R1 General Residential and therefore permits residential development.

Scale

Although the majority of development is at a single storey scale, taller buildings occur across the precinct as 2-storey dwellings; or as 2-storey scale industrial buildings.

The concept demonstrates that future development can fit with the existing scale of the area.

The new dwellings are able to accord with the underlying natural landform and be established at a level that is commensurate with the adjacent buildings. As indicated in the streetscape diagram below, future development at a 2-storey scale would not overwhelm adjacent buildings or the streetscape (noting that future development would replace a large modern industrial building).



Form

The concept demonstrates that future dwellings can achieve appropriate building form to sit well next to the neighbours and within the broader streetscape.

The design does not seek to mimic the architecture of adjacent buildings. It does however offer elements such as building width, parapet form and overall silhouette that are characteristic of the broader precinct. The concept design approach is reflective of the following extract from the Statement of Significance for the Bathurst Heritage Conservation Area.

Incorporating a wide range of building forms and types and styles, the area has a richness of cultural features. It includes a number of excellent examples of particular architectural styles from the Victorian and Federation eras, and these include Classical, Gothic and Romanesque styles among others.

Siting

The concept shows that future development of the site should include street-facing dwellings that adopt a zero boundary setback to Lambert Street, consistent with adjacent residential development.

Whilst the Lambert Street facing dwellings have a footprint width that is perhaps wider than others in the neighbourhood; the streetscape impact is considered acceptable. They maintain a similar pattern or rhythm of building to space along the street and adopt a more traditional residential design.

The site arrangement allows for more contemporary styled residential buildings to be located at the rear of the site. These would be obscured by the street facing (front) buildings and would not be easily detected in the streetscape.

Materials and Colours

For the high level purpose of the PP, the concept suggests the following intent in terms of materials and colours:

- Custom orb metal roofing
- Traditional quad profile gutters
- Round down pipes.
- Timber verandah posts
- Powder coated aluminium verandah/balustrade screens.
- Powder coated aluminium window and door frames.
- Face brick walls in a tone that is characteristic of the broader Bathurst Heritage Conservation Area; (or possibly painted brick walls as found on other residential development in this streetscape).
- Overall colour scheme in tones appropriate to the heritage conservation area.

Final details in this regard would be provided at the DA stage.

Detailing

The concept demonstrates that future residential development can be detailed appropriately to contribute positively to the streetscape and remain compatible with surrounding architectural forms.

With particular reference to the street facing dwellings, the proposed verandah elements reflect the architectural detailing of other buildings in this street (and indeed the broader heritage conservation area). The arrangement, size and vertical proportion of the front windows remain sympathetic with traditional residential architecture across the heritage conservation area.

The concept suggests a façade treatment that is detailed sufficiently to add visual interest and avoid the appearance of excessive bulk.

Garages are accessed from the internal driveway and are concealed at the rear of the site and built form. This arrangement ensures that garages and parking areas do not appear in the Lambert Street frontage or detract from the presentation of the dwellings to the public domain.

The concept also allows for installations such as air conditioning units and the like, to be provided towards the rear of each dwelling so as to not be easily seen in streetscape views.

Importantly, the concept introduces a finer grain of built form into a large commercial site that might otherwise accommodate bulky buildings, expansive footprints, and extensive hardstand areas. In contrast, the proposal suggests a more human-scaled and sensitive design outcome, enhanced by appropriate design that will suit the proposed residential use of the site.

3.3 Bathurst DCP 2014 Part 10.5 – Development within the Bathurst and Kelso Heritage Conservation Areas

At the DA stage for future development it will be necessary to address certain requirements under Part 10.5 of Bathurst DCP 2014 relating to residential development.

For the purpose of this high level assessment for the PP, the following matters have been considered based on the concept.

Building Design

- The development concept demonstrates consistency with the Infill Development requirements of the DCP (see above).

- Due to the terrace style and parapet design for the street facing dwellings, it is not possible to adopt a 30° roof pitch as encouraged by the DCP. It is suggested that the other design attributes of these dwellings make a positive contribution to the streetscape and would off-set the need for a steeper roof pitch.
- The dwellings at the rear of the site would not require a 30° roof pitch. They will be at the rear of the site behind the street facing dwellings. They will not be easily seen in streetscape views.
- As encouraged by the DCP, the arrangement, size and vertical proportion of the front windows remain sympathetic with traditional residential architecture. While it is a matter to be addressed at the DA stage, the use of powder coated aluminium window frames in an appropriate section width and colour can be shown to be a reasonable alternative to traditional timber window frames.
- Consistent with the DCP, the concept shows that roof plumbing would adopt traditional forms including quad gutters and round downpipes.
- As encouraged by the DCP, the concept shows proposed verandah elements along the dwelling facades to reflect the architectural detailing of other buildings in this street and indeed the broader conservation area.
- The DCP encourages use of good quality second hand and local and vernacular materials. Material selection will be a matter to be addressed at the DA stage.
- The DCP encourages the use of face bricks to blend with surrounding development. The concept acknowledges the potential to use a face brick but also suggests that a painted brick finish may be an alternative given the finish on adjacent dwellings. In any case, this is a matter to be addressed at the DA stage.
- As encouraged by the DCP, the concept allows for installations such as air conditioning units and the like, to be provided towards the rear of each dwelling so as to not be easily seen in streetscape views.

Garages and Outbuildings

Consistent with the DCP, the concept shows that garages are accessed from the internal driveway and concealed at the rear of the site and built form.

This arrangement ensures that garages and parking areas do not appear in the Lambert Street frontage or detract from the presentation of the dwellings to the public domain.

Front Fences

The concept adopts a zero front setback so that the new dwellings would align with existing adjacent development.

Utility Services

There is potential for solar panels to be provided on the dwellings in a manner that is not easily detected in the streetscape.

The concept site arrangement allows for water tanks to be located at the rear of dwellings so as to not be easily seen in streetscape views.

All other utility services required for future development would be underground.

CONCLUSION

This Statement of Heritage Impact supports a Planning Proposal (PP) to rezone the subject land to facilitate its development for multi-dwelling housing.

This report provides a high level heritage impact assessment in respect of the residential concept and the potential impacts on the Bathurst Heritage Conservation Area.

It is concluded that potential impacts resulting from future medium density residential development of the site can be mitigated through relevant development planning controls and heritage planning controls. These controls will guide how such future development can be provided to contribute positively to the Bathurst Heritage Conservation Area.

It is important to note that the concept considered in this SoHI is indicative only for the high-level purpose of a Planning Proposal. It does not necessarily represent the final development. The final development option will be subject to analysis, design, assessment, and the Development Application process under Part 4 of the Environmental Planning and Assessment Act, 1979.

Any future proposal is subject to application and assessment under the approvals process. At that time, a more formal SoHI will be required.

Yours faithfully

Peter Basha Planning & Development



Per:

PETER BASHA