

Summary Explanation
Planning Proposal and
Development Control Plan
Amendment
lodged in relation to:
18 Lambert Street, Bathurst



BATHURST
REGIONAL
COUNCIL

1.0 INTRODUCTION

This Planning Proposal seeks to amend the Bathurst Regional Local Environmental Plan 2014 (LEP 2014) as it applies to land at 18 Lambert Street, Bathurst (Lot 12 DP 1066401). A concurrent application has been lodged to amend the Bathurst Regional Development Control Plan 2014 (DCP 2014)

The proposal aims to enable residential development on land that is currently zoned in part for industrial purposes by establishing a more appropriate planning framework aligned with the surrounding urban context. This includes rezoning the land and introducing controls that support low- and medium-density housing outcomes.

The site is located within an established urban area, close to the Bathurst CBD, services and infrastructure. The proposal supports urban consolidation, increased housing supply and greater housing diversity, while ensuring that future development is compatible with the Bathurst Heritage Conservation Area and surrounding residential neighbourhood.

Importantly, a Planning Proposal and DCP amendment does **not** approve development. It establishes the planning controls that would apply to any future development application, which would be subject to further detailed assessment.

The Planning Proposal is currently on public exhibition.

Detailed information on the Planning Proposal and DCP amendment is available at:

<https://yoursay.bathurst.nsw.gov.au/admin/projects/planning-proposal-18-lambert-street>

The Planning Proposal has now been placed on public exhibition for a period of 28 days from **22 June 2026 to 20 July 2026**.

Council invites written submissions in relation to the Planning Proposal and the DCP amendment. See how to lodge a submission in **section 6.0** of this document.

2.0 THE LAND TO WHICH THE PLANNING PROPOSAL RELATES

The Planning Proposal and DCP amendment applies to land known as 18 Lambert Street, Bathurst.

The site:

- is approximately 3,764m² in area;
- is located within the established urban area, less than 1km from the Bathurst CBD;
- is surrounded predominantly by residential development, despite part of the land being zoned industrial; and
- sits within the Bathurst Heritage Conservation Area.

While historically used for industrial purposes, the site's size, location and surrounding land uses limit its ongoing suitability for modern industrial or employment-generating activities. Instead, it presents a logical opportunity for residential infill development within a serviced urban location.

The location of the subject land is shown in **Figure 1** below:



Figure 1 – Site location and aerial photo – 18 Lambert Street



Figure 2 – Street View – 18 Lambert Street, Source Google Street View

3.0 WHAT AMENDMENTS TO THE LEP ARE BEING SOUGHT?

The Planning Proposal seeks to amend the LEP to:

- Rezone the site from part E4 General Industrial to R1 General Residential
- Remove the Floor Space Ratio (FSR) control
- Apply a minimum lot size of 550m² for subdivision
- Enable dual occupancy and multi-dwelling housing on a whole-of-site basis (minimum 3,764m²)
- Retain the existing 9m height limit

In addition, a concurrent amendment to the Bathurst Regional Development Control Plan (DCP) is proposed to:

- include the site within Precinct 1 – Medium Density; and
- introduce site-specific controls to guide built form, density, heritage response, landscaping and amenity outcomes.

This approach shifts the planning framework from bulk-based controls toward a more coordinated, design-led outcome.

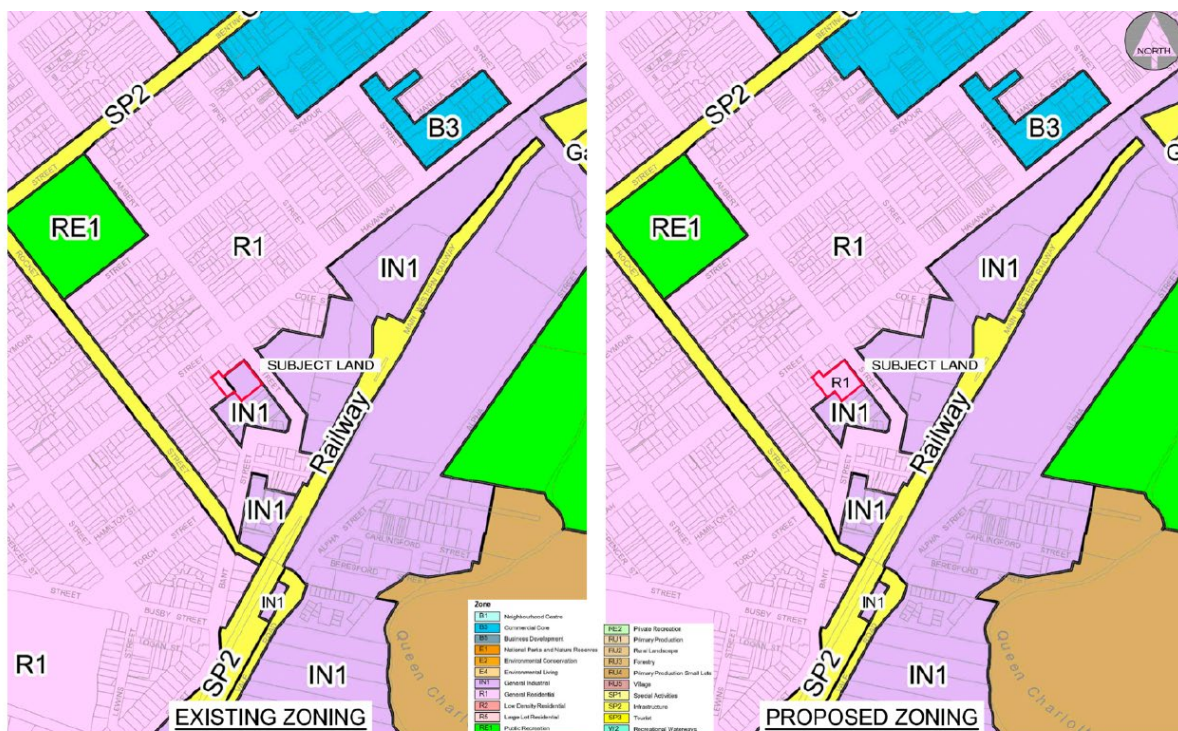


Figure 3 – Existing and Proposed Zoning

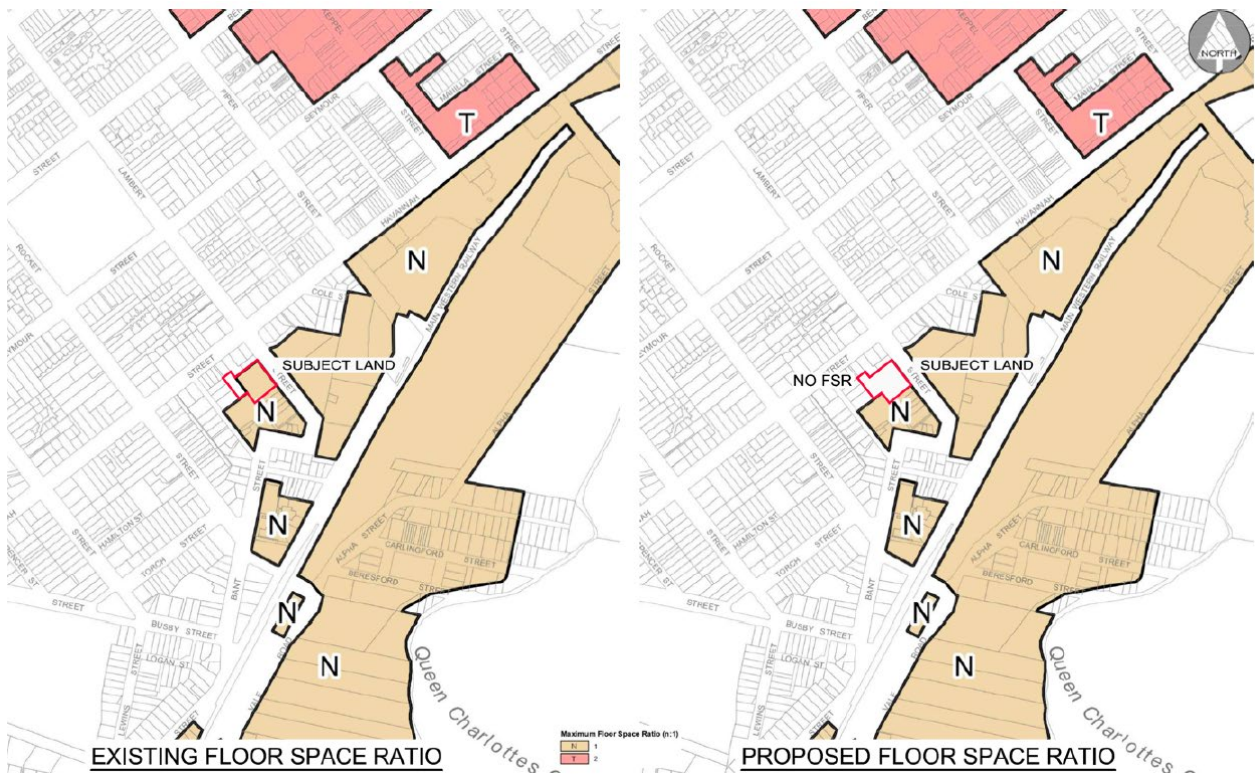


Figure 4 – Existing and Proposed Floor Space Ratio Map

4.0 WHY ARE THE AMENDMENTS BEING SOUGHT?

The proposed amendments respond to the site's current context and strategic role within the Bathurst urban area.

Key reasons for the proposal include:

- **Housing supply and diversity**
The proposal supports additional housing in a well-located, serviced area close to the CBD.
- **Urban consolidation**
It makes more efficient use of existing infrastructure and reduces pressure for outward expansion.
- **Transition of constrained employment land**
The site is no longer well-suited to industrial use due to its size, location within a residential area, and heritage context.
- **Improved land use compatibility**
Rezoning reduces potential land use conflict between industrial and residential uses.
- **Heritage-sensitive infill**
The existing building has low heritage significance, and redevelopment provides an opportunity for a built form that better reflects the surrounding character.

Potential impacts, including noise, amenity, contamination and built form, are considered manageable and will be addressed in detail at the development application stage.

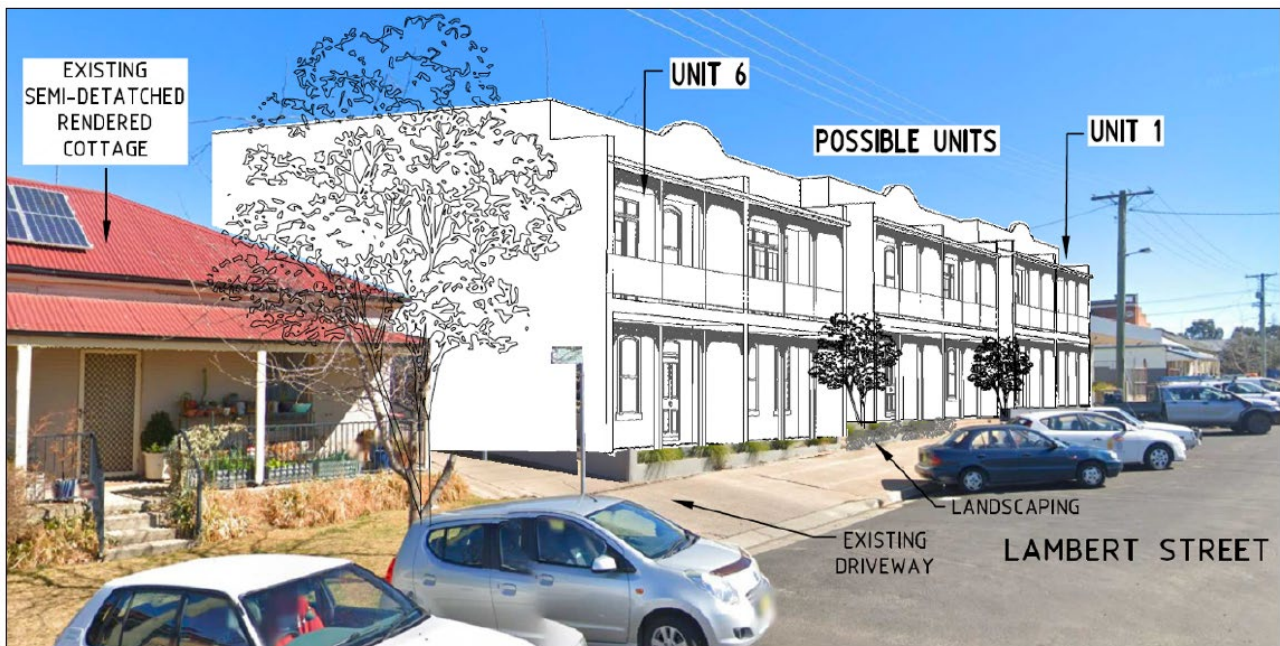


Figure 5 – Potential Multi-Dwelling Housing on Site

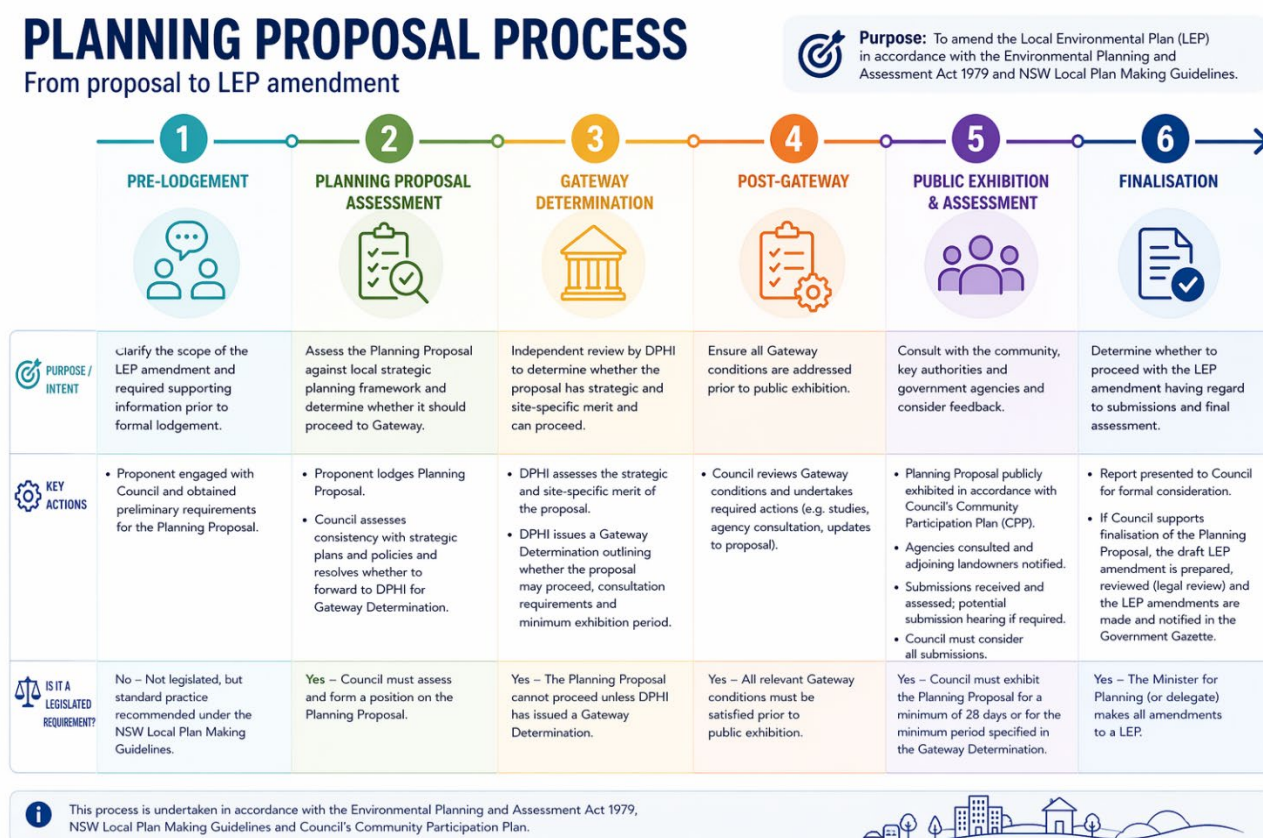
The Planning Proposal **DOES NOT** consent to the development of land. Should Council proceed with the Planning Proposal, the next step will be for the proponent to lodge a development application with Council for assessment.

5.0 WHAT HAS THE ASSESSMENT PROCESS BEEN TO DATE AND WHERE CAN I FIND OUT RELEVANT INFORMATION?

The Planning Proposal has been:

- prepared by the proponent and submitted to Council;
- assessed by Council against State, regional and local planning policies; and
- reported to Council, which resolved to seek a **Gateway Determination** from the NSW Department of Planning, Housing and Infrastructure.

A Gateway Determination has been issued, allowing the proposal to proceed to public exhibition, subject to conditions. We are in part 5 of the diagram below.



All supporting documentation is available on Council's YourSay page, as summarised below. If you experience any difficulties accessing the documents, please contact Council.

DOCUMENTATION SUBMITTED FOR 18 LAMBERT STREET, BATHURST	
NSW Planning Portal Link:	YourSay Link:
Proponent Report Titles	Your Say report title Equivalent
Planning Proposal Report – Peter Basha Planning	Planning Proposal
Annexure A Land Plans	Annexure A Land Plans
Annexure B Draft LEP Maps	Annexure B Draft LEP Maps
Annexure C Development Concept & Urban Design Analysis	Annexure C Development Concept & Urban Design Analysis
Annexure D Noise Impact Assessment	Annexure D Noise Impact Assessment
Annexure E Preliminary Contamination Assessment	Annexure E Preliminary Contamination Assessment
Annexure F Statement of Heritage Impact	Annexure F Statement of Heritage Impact

Annexure G Traffic Statement	Annexure G Traffic Statement
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If you experience any difficulties accessing the documents, please contact the Council.

6.0 PUBLIC EXHIBITION – HOW TO BE INVOLVED?

The Planning Proposal and DCP amendment has now been placed on public exhibition for a period of 28 days from **22 June 2026 to 20 July 2026**.

Council invites written submissions in relation to the Planning Proposal. Submissions must be lodged with Council by **4pm on Monday 20 July 2026**.

Written submissions can be lodged through Council's Yoursay page:

<https://yoursay.bathurst.nsw.gov.au/admin/projects/planning-proposal-18-lambert-street>

Alternatively, you can email your submission to council@bathurst.nsw.gov.au or post to Bathurst Regional Council, Private Mail Bag 17, Bathurst NSW 2795

If you have any queries please contact Council's Manager Strategic Planning, Janet Bingham or Senior Urban Design Planner, Maree Neary on 6333 6211.

Any submission that you make on the proposal may be included without alteration (including names and addresses) in reports that are available to the public in Council business papers.

Council will consider all submissions made to it, but to influence the Council's decision, any submission you make must be relevant and well-founded.

7.0 WHAT ARE THE NEXT STEPS?

Following exhibition:

1. Council will review all submissions
2. A submissions hearing may be held (if required)
3. The proposal will be reported back to Council for a decision
4. If supported, the LEP amendment will be finalised with the NSW Government
5. The DCP amendment will come into effect when the LEP amendment is gazetted.
6. Any future development would require a separate Development Application