



Australia's property industry

Creating for Generations

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20 May 2020

Mr David Sherley
General Manager
Bathurst Regional Council
Private Mail Bag 17
Bathurst NSW 2795

Email council@bathurst.nsw.gov.au

Dear Mr Sherley

Bathurst Regional Council – Draft Local Strategic Planning Statement (Vision Bathurst 2040)

The Property Council of Australia welcomes the opportunity to provide comments on Bathurst Regional Council's Draft Local Strategic Planning Statement (LSPS).

As Australia's peak representative of the property and construction industry, the Property Council's members include investors, owners, managers and developers of property across all asset classes.

The Property Council supports the position taken by the NSW Government to use the LSPS as a mechanism for the translation and to 'give effect' to the land use-based strategies contained within the *Central West and Orana Regional Plan 2036* and the *Bathurst 2040 Community Strategic Plan*. The LSPS should identify a range of steps Council must take in planning for the city's future and the priorities to achieve its vision.

Our members look forward to the finalisation of Council's LSPS and working with you to achieve the actions as stated in your LSPS. Comments on specific parts of the draft LSPS are provided in the following submission.

Should you have any questions, please do not hesitate to contact Troy Loveday, Senior Policy Advisor, on 0414 265 152 or tloveday@propertycouncil.com.au

Yours sincerely

Yours sincerely

A handwritten signature in blue ink, appearing to read "Adina Cirson".

Adina Cirson
Executive Director
Property Council of Australia

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Theme / Planning Priority	Property Council Response
<p><u>Theme 1: Our Infrastructure and transport</u></p> <p>Planning Priority 1: Plan for water security;</p> <p>Planning Priority 2: Align development, growth and infrastructure;</p> <p>Planning Priority 3: Connect the Bathurst Region.</p>	<p>The Property Council generally supports the actions proposed by Council to achieve these planning priorities. In particular, the focus on water security and aligning growth to infrastructure is understandable. The identification of residential and employment land for future growth within the city is appropriate and supported.</p> <p>We note that in Acton 2.6 Council will review its developer contributions and water/sewer contribution plans in line with city growth. It is important that there any changes are notified well in advance of their commencement so landowners have certainty regarding costs associated with future development projects.</p> <p>Action 3.9 involves Council reviewing developer contributions to reflect current transport priorities and updated cost estimates. Council should ensure that its contributions plans apportion a fair and reasonable proportion of the cost of infrastructure to new development and that contribution rates are not excessive such that future growth becomes economically unfeasible.</p> <p>Action 3.11 proposes to restrict new development and urban rezonings that may have a negative impact on the operations of the airport, railway, major road corridors and freight distribution nodes. Council should undertake wide consultation on any planning proposal to give effect to this action and only restrict sensitive land uses that would be inappropriate in close vicinity to the afore mentioned infrastructure.</p>
<p><u>Theme 2: Our diverse and strong community</u></p> <p>Planning Priority 4: Maintain a thriving local business and retail economy;</p> <p>Planning Priority 5: Ensure a suitable supply of employment and urban services land;</p> <p>Planning Priority 6: Protect Mount Panorama (Wahluu) as a motorsport and event precinct;</p> <p>Planning Priority 7: Leverage new opportunities;</p>	<p>The Property Council generally supports the actions proposed by Council to achieve these planning priorities. In particular, the intention to complete the Bathurst Town Centre Master Plan and Bathurst Health and Knowledge Master Plan are positive ways to manage new growth within the city.</p> <p>We welcome Action 4.5 that involves Council updating its planning controls to align with the outcomes of a number of studies and strategies, including the Bathurst Town Centre Master Plan and the revised Retail Strategy.</p> <p>Actions 5.1 and 5.2 are appropriate and will ensure the continued viability of these employment land uses.</p> <p>Actions intended to develop Bathurst's local economy are appropriate and welcome, in particular Action 7.6 which involves ensuring the availability of a suitable supply of industrial and business land. It is appropriate to avoid the intrusion of sensitive and incompatible land uses in close proximity of Bathurst Regional Airport or the Main Western Railway line as proposed by Action 7.8.</p>

<p>Planning Priority 8: Become a Smart city.</p>	
<p><u>Theme 3: Our heritage and sustainable environment</u></p> <p>Planning Priority 9: Protect indigenous cultural heritage;</p> <p>Planning Priority 10: Protect European and non-Indigenous heritage;</p> <p>Planning Priority 11: Maximise the Region's tourism opportunities;</p> <p>Planning Priority 12: Enhance environmentally sensitive land and biodiversity;</p> <p>Planning Priority 13: Protect primary production land;</p> <p>Planning Priority 14: Create a sustainable Bathurst Region;</p> <p>Planning Priority 15: Improve resilience to natural hazards and extreme weather events.</p>	<p>The Property Council generally supports the actions proposed by Council to support these seven (7) planning priorities.</p> <p>In particular, we support or welcome:</p> <ul style="list-style-type: none"> • Action 11.2 being delivered immediately. We welcome Council reviewing LEP/DCP controls to avoid any barriers to the establishment of tourism and tourism accommodation within the city. • Actions 12.2 and 12.5 which both involve a review of Council's Developer Contribution Plans, these actions are generally supported as it is important that plans are regularly reviewed and that works and contribution rates conform to relevant legislative requirements and reflect community needs. • In respect to Action 12.4, we look forward to reviewing further information about Council's proposals once more detail becomes available and it is released for public exhibition. • It is important that Action 12.7, which will involve a review of council's LEP/DCP to ensure development at the interface of areas of significant biodiversity, has minimal impact, is carried out to avoid adverse impacts on current landowners and that appropriate consideration is given to current land zonings and development rights. • Action 12.10, which will improve the scenic quality of the Region by limiting urban and rural lifestyle development in areas of high biodiversity, on hilltops and ridges and provide a green edge between the urban and rural environment, is generally supported as it is appropriate to ensure that new urban development is both sustainable and protects significant aesthetic values. • Action 12.13, which will continue to master plan the urban environment to identify opportunities to rehabilitate environmentally sensitive areas, particularly waterways and to protect scenic and cultural landscapes and areas of remnant vegetation, is generally supported and we would recommend Council work closely with local landowners and other stakeholders as it prepares future masterplans. • In respect to Action 12.19, which seeks to protect rural lands at the City's edges from 'inappropriate' development and urban land use encroachment such as seniors housing that is enabled by State Environmental Planning Policies, we do support Council taking action to prevent 'inappropriate' development. However, we would encourage Council to review its current controls regarding seniors housing and provide incentives for operators to locate in preferred locations rather than locations that are inappropriate. • Action 14.6 involves a review of Council's planning instrument to deliver (a) subdivisions/development that is more energy/waste/water efficient, (b) reduced urban sprawl and (c) improved building performance and sustainable development initiatives. This is a positive action that we support. • The actions associated with Planning Priority 15 are generally supported. It is important that Council keeps its planning controls relating to bushfire hazard and flooding up to date and finalise its updated

	Bushfire Prone Land Map. Planning controls that enable community preparedness and resilience against natural hazards and weather extremes are also positive steps and welcomed.
<p><u>Theme 4: Our dynamic and healthy communities</u></p> <p>Planning Priority 16 – Provide new homes;</p> <p>Planning Priority 17 – Create vibrant and sustainable local villages and rural settlements;</p> <p>Planning Priority 18 – Deliver open space and recreation;</p> <p>Planning Priority 19 – Deliver social, community and cultural infrastructure.</p>	<p>The Property Council generally supports the actions proposed by Council to support these four (4) planning priorities.</p> <p>In particular, we welcome the following actions:</p> <ul style="list-style-type: none"> • Action 16.5 that will boost local housing supply by increasing the availability of new land for development; • Action 16.6 that has the potential to allow for urban renewal in certain areas identified in Bathurst 2036 Housing Strategy; • Action 16.7 that protects heritage areas that are considered inappropriate for urban renewal; • Action 16.8 that will involve infrastructure planning to identify the next major area for residential expansion and rezoning program; • Action 16.9 that will ensure master plans are prepared for new major residential release areas. • Action 16.10 that will avoid new residential rezoning of land or intensification of existing residential densities in locations that are unsuitable for development (eg adjacent to airport, river floodplain, within 400m of sewerage treatment plant and within the 50dBA noise contour of Mount Panorama racing circuit. <p>We note Action 16.11 that involves the development of local character statements to achieve alternative approaches to some of the existing one size fits all State Housing Codes. It is important that local character is considered in all planning decisions and certain locations with heritage value or well-established streetscape values are protected. There will be some areas unsuited to the Complying Development Housing Codes but equally there is a need for complying development due to the time and cost savings it delivers across NSW.</p>