



New South Wales

Bathurst Regional Local Environmental Plan 2014 (Amendment No 21)

under the

Environmental Planning and Assessment Act 1979

The following local environmental plan is made by the local plan-making authority under the *Environmental Planning and Assessment Act 1979*.

GARRY HOPKINS

As delegate for the Minister for Planning and Public Spaces

Bathurst Regional Local Environmental Plan 2014 (Amendment No 21)

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1 Name of plan

This plan is *Bathurst Regional Local Environmental Plan 2014 (Amendment No 21)*.

2 Commencement

This plan commences on the day on which it is published on the NSW legislation website.

3 Land to which plan applies

This plan applies to—

- (a) the following land at 252 Howick Street, Bathurst—
 - (i) Lot 2, DP 568837,
 - (ii) Lot 71, DP 579908,
 - (iii) Lots A and B, DP 163425,
 - (iv) Lot 20, DP 549764,
 - (v) Lot 17, DP 584625, and
- (b) Lot 11, DP 1160748, George Street, Bathurst.

Schedule 1 Amendment of Bathurst Regional Local Environmental Plan 2014

[1] Part 7 Additional local provisions

Insert at the end of the part, with appropriate clause numbering—

Development of land at Howick Street and George Street, Bathurst

- (1) This clause applies to development—
 - (a) for the purposes of health service facilities on the following land at 252 Howick Street, Bathurst—
 - (i) Lot 2, DP 568837,
 - (ii) Lot 71, DP 579908,
 - (iii) Lots A and B, DP 163425,
 - (iv) Lot 20, DP 549764,
 - (v) Lot 17, DP 584625, and
 - (b) for the purposes of car parks on Lot 11, DP 1160748, George Street, Bathurst.
- (2) Development consent must not be granted to development to which this clause applies unless the consent authority has considered the following—
 - (a) the impact of the proposed development on vehicular and pedestrian traffic in the area,
 - (b) whether the proposed development will exhibit design excellence.
- (3) In considering whether the development will exhibit design excellence, the consent authority must consider the following—
 - (a) whether the development will achieve a high standard of architectural design, materials and detailing appropriate to the building types and location,
 - (b) whether the design of the development addresses heritage issues and streetscape constraints,
 - (c) whether the development will incorporate setbacks that minimise the overall bulk of the building and improve solar access,
 - (d) whether the development will improve the quality and amenity of the public domain,
 - (e) whether the development is consistent with the document entitled *Future Proofing Our CBD—2022 and Beyond*, published by the Bathurst Regional Council in September 2022.
- (4) The maximum floor space ratio for a building used for the purposes of health services facilities on land specified in subclause (1)(a)(i)–(v) is 2.6:1.
- (5) The maximum height of a building used for the purposes of health services facilities on land specified in subclause (1)(a)(i)–(v) is 29m.
- (6) The maximum height of a building used for the purposes of car parks on land specified in subclause (1)(b) is 21m.