



# **Bathurst 2036 Housing Strategy**

Volume 1 – Background Information

Bathurst Regional Council

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## Forward

The Bathurst 2036 Housing Strategy has been developed to guide the anticipated population growth of the City of Bathurst.

The Strategy is presented in two volumes:

Volume 1 – Background Information

Volume 2 – The Implementation Plan

Volume 1 – Background Information brings together the background research undertaken in the preparation of the Strategy. It provides detailed analysis in relation to:

- The planning and policy context
- The housing vision
- Demographic analysis
- The issue of affordability
- Housing demand and supply
- Housing Density/Lot Yield
- Visioning consultation

Volume 2 is presented as a standalone document and includes a summary of the detailed research from Volume 1.

The Implementation Plan (Volume 2) identifies the strategic context for the future supply of housing, impacts for future infrastructure provision, and opportunities for growth and change. It establishes a strategy for growth through a series of planning precincts. The significant features,

constraints and opportunities for each precinct are identified along with recommended objectives and actions to enable planned change.

The Implementation Plan seeks to achieve planning housing growth 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.

Volume 2 includes a timeframe for delivery of the Strategy as well as a process for ongoing monitoring and review.

## Executive summary

The Bathurst 2036 Housing Strategy is a strategic document which will assist Bathurst Regional Council encourage a range of housing that meets the existing and future housing needs of the city of Bathurst. The Housing Strategy will enable Council to proactively manage how and where future housing and residential development will be provided within Bathurst until 2036. It will also consider how the associated impacts will be managed, therefore providing certainty to both residents and developers alike.

The objectives of the Bathurst 2036 Housing Strategy are to:

- a) To examine the location and type of existing housing stock, existing planning controls and standards and vacant residential land stock and identify key issues for the future demand and supply of housing in the city of Bathurst.
- b) To identify the community's view on opportunities to encourage a range of housing that meets the existing and future housing needs of the city of Bathurst.
- c) To consider alternative housing patterns that will encourage a broader range of housing and better utilisation of vacant land stocks.
- d) To identify opportunities that will encourage housing choice and quality design.
- e) To manage change to ensure that the residential character, historic qualities and environmentally sensitive lands of the City are protected and enhanced.

- f) To review the recommendations of the Bathurst Region Urban Strategy in light of the findings of the Bathurst 2036 Housing Strategy.

In developing the Bathurst 2036 Housing Strategy Council has examined:

- a) The State and Local planning policy and context
- b) Why there is a need for a housing strategy
- c) The evidence for the development of the Strategy including:
  - i) Demographic trends
  - ii) Housing affordability, housing demand and supply
  - iii) Land supply
  - iv) Housing density issues
  - v) The community's vision for housing
- d) The strategic context for the provision of housing
- e) Infrastructure needs
- f) Opportunities and options for growth and change

A Strategy for growth and change in housing delivery is then presented on a precinct basis. The Strategy is presented in 2 volumes:

Volume 1 – Background information; and

Volume 2 – Implementation Plan.

State and Local planning and policies play a key role in the ongoing delivery of housing. An assessment was completed to inform the development of the Housing Strategy. Key considerations for development of the Strategy are:

- i) Central West and Orana Regional Plan
- ii) Various State Environmental Planning Policies
- iii) Bathurst 2040 Community Strategic Plan
- iv) Bathurst Region Urban Strategy (2007)

- v) Previous Housing Strategies
- vi) Range of current land use planning studies including Bathurst CBD and Bulky Goods Business Development Strategy, Heritage Study, Bathurst Community Access and Cycle Plan and the like.

To establish an evidence base for the future provision of housing, the Strategy considers demographic trends, housing affordability, housing demand and supply, land supply, housing density issues and the community's vision for housing.

a) Demographic Trends

Given Bathurst's proximity to metropolitan Sydney, Bathurst is predicted to experience increasing pressure for additional residential development. NSW Department of Planning and Environment's population and housing projection (2016) predicts that the Bathurst region's population will reach 55,250 by 2036, an additional 12,170 people. Based on a predicted declining household size to 2.32 people per dwelling in 2036, this equates to an extra 5,245 new dwellings to cater for the expected population growth, concentrated in the urban areas of the City. Key demographic trends include:

- i) Household size continues to decline.
- ii) Bathurst's population growth is consistent
- iii) Median age of our population is increasing
- iv) Separate detached housing dominates the housing market
- v) Most households are family households

b) Housing Affordability

Within the Bathurst Region there is an emerging trend towards lone person and two person households. Interestingly four or more bedrooms dominate the housing market, which appears to be out of sync with the emerging household size and types. Key issues for affordability are ensuring housing choice and diversity.

c) Housing demand and Supply

Housing supply is currently meeting housing demand. Currently there is a surplus of 83 dwellings annually within the City of Bathurst. It should be noted, however, that most new dwellings are 3 or 4+ bedroom in size and this does not correlate with demographic changes in household size, particularly the average decrease in household size and the increases occurring in the number of lone person households.

d) Land supply and Housing Density

It is estimated that there is currently 770 hectares of residentially zoned land available for future development. It is estimated that the land will cater for the expected population increase of 12,170 people by 2036.

Notwithstanding that there is sufficient land to cater for the expected growth at current lot yields and current consumption rates, growth will continue beyond 2036. Strategies to reduce the average lot size and increase living densities will delay the need to rezone additional land into the future to enable

continued growth of Bathurst without causing unnecessary urban sprawl.

Bathurst has had a declining proportion of medium density housing over the previous 10 year period as compared to other regional areas. There are disparities in the way in which densities are controlled in Council's planning instruments and that may be affecting the provision of dual occupancy and other forms of medium density housing.

In order to cater for a growing and ageing population, together with providing housing choice and affordability, medium density housing will become increasingly important and its proportion as a total of all housing should likely be increased.

#### e) Community Vision and Engagement

Council undertook a two stage consultation process to assist in the development of the strategy.

Stage 1 Community's vision for housing – What are the opportunities that Council should consider for the future?

Stage 2 Development of the Strategy – Feedback on draft actions for the future.

Key messages from the visioning consultation were:

- i) Improve housing choice
- ii) Encourage higher quality housing design
- iii) Ensure housing remains affordable into the future

- iv) Plan for density increases, particularly close to shops and services
- v) Provide greater certainty of living densities at the zoning stage
- vi) Reduce urban sprawl
- vii) Consider connectivity of housing to shops and services, to public transport and pedestrian access.

In the development of Strategies for growth in future housing, the Strategy gives prime consideration to:

- The City's retail hierarchy
- The City's heritage conservation areas
- The Macquarie River floodplain
- Mount Panorama 50dBa noise contour
- Sewerage treatment Plant buffer
- Bathurst Airport Noise and height limitations

The Strategy also considers the needs for infrastructure to support housing growth including:

- Water, sewer and waste infrastructure
- Private and public open space
- Local level infrastructure such as footpaths, cycleways, street trees and the like.

Importantly there are three main ways in which the City will be able to cater for new housing growth.

- i) Conversion of land used for non-urban purposes (agricultural land) to urban purposes. If nothing changes, this will need to occur before 2040 to cater for growth beyond 2040.

- ii) Increase the lot yield and living densities in the existing suburban greenfield sites.
- iii) Increase living densities in existing neighbourhoods, and particularly in close proximity to shops and services.

In determining how best to:

- i) extend the life of the existing vacant land stocks,
- ii) improve housing diversity and choice as the population ages and as household size decreases, and
- iii) address the key messages identified by the community in the visioning process,

it is considered that a combination of these growth options be employed to challenge the status quo of housing and subdivision choice and design to provide for the City's future housing needs.

#### *Conversion of land from non-urban to urban purposes*

Council's Urban Strategy identified three key localities for longer term urban expansion:

- i) West of Sawpit Creek
- ii) North of Eleven Mile Drive
- iii) East and South of Perthville

Extending the life of the City's existing vacant land stocks will delay the need to rezone additional lands for urban expansion and minimise the conversion of agricultural lands for urban purposes. Nonetheless, Council will need to commence detailed investigations now to determine which of these locations (or if there are other alternative sites) is the optimal location for the expansion of the City beyond 2040.

#### *Existing suburban greenfield sites*

There is approximately 770 hectares of vacant suburban land available for residential development. If nothing changes, these vacant land stocks will meet expected growth with existing vacant land stocks exhausted by 2040. Changing and planning for new living densities will extend the life of these vacant land stocks.

#### *Existing neighbourhoods*

The walkability of a neighbourhood and the provision of services close to a Neighbourhood Activity Centre (NAC) represents a key opportunity for increased living density close to shops and services.

The Housing Strategy has taken distances of 400m and 800m from shops and services and used this to identify accessible locations. This translates to preferred locations for more intensive and more diverse housing both in existing neighbourhoods and in the newer suburban greenfield sites.

The inner urban area of Bathurst has a number of potential vacant sites that, if consolidated, would create sites for multi dwelling development. Within the Bathurst CBD, there are sites that may be suitable for a mixed use development, that is, a mix of shopping, office and residential development on the one site.

There are existing neighbourhoods, located on the fringes of the Bathurst Heritage Conservation Area, that are still within reasonable proximity to the CBD. These neighbourhoods might be targeted for longer term urban renewal. Investigations of opportunities to renew these areas might reduce the development pressures on the more historic sites in the

Bathurst Heritage Conservation Area and provide opportunities for increased living densities closer to the CBD.

In developing the strategy, Council has considered the current housing stock and planning controls, demographic trends, community views and opportunities to encourage housing choice and the better utilisation of land. Balancing these factors will ensure Council can effectively manage change to the existing residential character, historic qualities and environmentally sensitive lands into the future.

The housing strategy does not examine what the future housing should look like but makes recommendations for Council to undertake urban design investigations before the planning controls are changed.

The Strategy recommends a number of general actions including:

- Review open space needs
- Review Mount Panorama 50dBa noise contour and 400m Sewer Treatment Plant buffers
- Prepare an Integrated CBD Transport Plan
- Review the Heritage Conservation Areas
- Prepare a Social Impact Assessment and a broader affordable housing Strategy
- Review the Bathurst Community Access and Cycle Plan
- Undertake continuous review of infrastructure capacity and service delivery
- Review the Macquarie River Floodplain Management plan.

The Housing Strategy establishes a number of different planning precincts reflective of the opportunities and constraints that may occur in that locality.

The planning precincts identified are:

- i) No change areas (**Intent:** To prevent new residential living opportunities, including increased living densities, on environmentally sensitive lands, where **no change** should prevail)
- ii) Inner city (**Intent:** To enable managed **change and growth** within the inner city areas of Bathurst that might be appropriate within the Bathurst Heritage Conservation Area (HCA) largely through new infill development)
- iii) Westpoint, Trinity Heights and Kelso Centrepoint (**Intent:** To enable managed **change and growth** within close proximity to the City's existing Neighbourhood Activity Centres (NACs) through both greenfield and urban renewal developments in the long term)
- iv) Laffing Waters (**Intent:** To plan for and enable **significant change and growth** within close proximity to the future Laffing Waters Neighbourhood Activity Centre)
- v) Eglinton (**Intent:** To plan for and enable managed **change and growth** within close proximity to the future Eglinton Neighbourhood Activity Centre through both greenfield and urban renewal developments in the long term)
- vi) Inner fringe investigation areas (**Intent:** To investigate opportunities for managed **change and growth** of key locations within reasonable proximity of the Bathurst CBD, where higher density urban renewal and/or higher density living on vacant sites might be appropriate)
- vii) Urban expansion areas (**Intent:** Land identified as having the potential for future residential expansion under the Bathurst Region Urban Strategy 2007. Detailed investigations should be undertaken prior to changes being implemented)



- viii) Other residential lands (not elsewhere identified) (**Intent:** To protect the existing neighbourhood character of the existing suburban residential areas or areas of environmental sensitivity or generally maintain the status quo where **minimal change** should prevail)

The growth strategies for each precinct seek to:

- Increase living densities and lot yields in appropriate locations;
- Respect the heritage significance of Bathurst's streetscapes, buildings and sites, and take some development pressures off the City's key heritage areas.
- Encourage adaptable reuse of larger heritage sites.
- Maintain the existing open space and plan for new open space where possible.
- Improve accessibility and walkability to the CBD and NACs and increase the housing stock in close proximity to those centres.
- Encourage higher density living and lot yields on greenfield sites.
- Manage change from old to new housing stock and ensure the impacts of change are managed to complement the existing neighbourhood character.
- Ensure the development of quality access to NACs and CBD through walking and integrated public transport.
- Encourage master planning of different precincts.
- Encourage the development of high quality urban design principles to manage increased living densities and to manage change between the old and new housing stock.
- Offset increases in living densities with higher design standards relating to matters such as sustainability, accessibility, affordability and ageing in place.

The Strategy recognises that there are a number of methods that could be used to increase the living density of the City with the aim of reducing unrestrained urban sprawl. The identified actions will assist in delaying the zoning of additional land contributing further to the City's urban sprawl.

Bathurst's population will continue to age and household size will continue to decrease. The identified actions in the Housing Strategy also seek to encourage housing choice and diversity, particularly with respect to lot and household size.

The actions within the Housing Strategy seek to map a balanced approach to managing increasing living densities within the City whilst addressing the identified constraints and the community's desire to maintain the character of the existing neighbourhoods and maintain the rural feel of the City.

Based on current development trends, the Housing Strategy identifies that no further land is required to be zoned prior to 2036 to cater for the expected population growth.

The Strategy includes a guide for its implementation and a process of monitoring and review.

# 1 INTRODUCTION

## Planning Policy and context

The following chapter outlines the State and Local planning and policy context for the development of the Housing Strategy.

### State

#### Central West and Orana Regional Plan

The Central West and Orana Regional Plan outlines a vision to grow and diversify the economy over the next 20 years by supporting jobs growth and strengthening the region's cities, towns and villages. The Plan covers four themes:

- **Economy:** A growing and diverse regional economy;
- **Transport:** A region with strong freight transport and utility infrastructure networks that support economic growth;
- **Planning:** Strong communities and liveable places that cater for the region's changing population; and
- **Environment:** A region that protects and enhances its productive agricultural land, natural resources and environmental assets.

Directions 25, 26 & 29 of the Regional Plan are particularly relevant to the development of Council's Housing Strategy as outlined below.

25	<b>Direction 25: Increase housing diversity and choice</b>				
	Action	Initiative or Strategy	Governance		
			Responsibility <sup>1</sup>	Partner <sup>2</sup>	Timing <sup>3</sup>
25.1	Prepare local housing strategies that increase housing choice, including affordable housing options.	Strategy	Council	DPE, FACS	Ongoing
25.2	Increase housing choice in regional cities and strategic centres at locations near or accessible to services and jobs.	Strategy	Council	DPE	Ongoing
25.3	Align infrastructure planning with new land release areas to provide adequate and timely infrastructure.	Strategy	Council	DPE, TfNSW, Infrastructure providers	Ongoing
25.4	Locate higher density development close to town centres to capitalise on existing infrastructure and increase housing choice.	Strategy	Council	DPE	Ongoing
25.5	Promote incentives to encourage greater housing affordability including a greater mix of housing in new release areas.	Strategy	Council	DPE, FACS	Ongoing
25.6	Prepare guidelines for local housing strategies to address local affordable housing needs.	Initiative	DPE	Council	Short Term
25.7	Work with councils to appropriately plan for future social and affordable housing needs.	Initiative	FACS	Council, DPE, Housing providers	Short Term

**Table 1.1 - Direction 25: Central West and Orana Regional Plan Implementation Plan**

26	<b>Direction 26: Increase housing choice for seniors</b>				
	Action	Initiative or Strategy	Governance		
			Responsibility <sup>1</sup>	Partner <sup>2</sup>	Timing <sup>3</sup>
26.1	Promote ageing-in-place by adopting elements of Livable Housing Australia's Livable Housing Design Guidelines in development controls for housing, where possible.	Strategy	Council	DPE	Ongoing
26.2	Promote opportunities for retirement villages, nursing homes and other senior's housing in local housing strategies.	Strategy	Council	DPE	Ongoing
26.3	Remove planning barriers to provide a range of low-care and independent seniors' accommodation options in appropriate locations.	Strategy	Council	DPE	Ongoing
26.4	Review State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 to make it more applicable to private developers in regional areas.	Initiative	DPE	Council	Short Term
26.5	Locate new housing for seniors close to existing services and facilities, and on land free from hazards.	Strategy	Council	DPE, RFS, OEH	Ongoing
26.6	Work with councils to investigate the demand for seniors housing and to identify barriers to providing low-care and independent senior's accommodation options.	Initiative	DPE	Council	Short Term
26.7	Work with Gilgandra Shire Council to produce a case study on Cooee Lodge Retirement Village to guide other councils developing aged care accommodation.	Initiative	Council	DPE, DPC	Immediate

**Table 1.2 - Direction 26: Central West and Orana Regional Plan Implementation Plan**

29	<b>Direction 29: Deliver healthy built environments and better urban design</b>				
	Action	Initiative or Strategy	Governance		
			Responsibility <sup>1</sup>	Partner <sup>2</sup>	Timing <sup>3</sup>
29.1	Develop regional urban design guidelines for planning, designing and developing healthy built environments.	Initiative	DPE	OGA, Council	Immediate
29.2	Enhance the quality of neighbourhoods by integrating recreational walking and cycling networks.	Strategy	Council	DPE, TfNSW	Ongoing
29.3	Reflect local built form, heritage and character in new housing developments.	Strategy	Council	DPE	Ongoing
29.4	Incorporate water sensitive urban design in new developments.	Strategy	Council	DPE, OEH	Ongoing

**Table 1.3 - Direction 29: Central West and Orana Regional Plan Implementation Plan**

### ***State Environmental Planning Policies***

The following State Environmental Planning Policies (SEPPs) are relevant to the provision of housing in the City of Bathurst.

#### **SEPP 55 Remediation of land**

This policy introduces state-wide planning controls for the remediation of contaminated land. The policy states that land must not be developed if it is unsuitable for a proposed use because it is contaminated. If the land is unsuitable, remediation must take place before the land is developed.

#### **SEPP 65 Design Quality of Residential Apartment Development**

This policy raises the design quality of residential flat development across the state through the application of a series of design principles.

#### **SEPP (Infrastructure) 2007**

This policy assists the NSW Government, local councils and the communities they support by simplifying the process for providing infrastructure like schools, hospitals, roads, railways, emergency services, water supply and electricity delivery along with providing for consultation with relevant public authorities during the assessment process.

#### **SEPP (Affordable Rental Housing) 2009**

The policy's intent is to increase the supply and diversity of affordable rental and social housing in the state. The policy covers housing types including villas, townhouses and apartments that contain an affordable rental housing component, along with secondary dwellings (granny flats), new generation boarding houses, group homes, social housing and supportive accommodation.

#### [SEPP \(Housing for Seniors or People with a Disability\) 2004](#)

This policy is focused on balancing growing demand for high quality accommodation for our ageing population and for people who have disabilities whilst maintaining the character and feel of local neighbourhoods and encouraging the development of high quality accommodation.

#### [SEPP \(Exempt and Complying Development Codes\) 2008](#)

This Policy provides a consent mechanism for minor and small scale development. **Exempt development** is minor development that has minimal environmental impact, for example aerials, barbeques, gazebos and minor building alterations. **Complying development** is more substantial than the exempt development types, for example internal alterations to a house, a new single or two storey dwelling and swimming pools.

#### ***Section 117 Directions***

The NSW Department of Planning and Environment have released a Section 117 direction (Direction 3.1) that relates to residential zones. The objectives of this direction are:

- (a) to encourage a variety and choice of housing types to provide for existing and future housing needs,
- (b) to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and
- (c) to minimise the impact of residential development on the environment and resource lands.

The principles of Direction 3.1 broadly establish that housing should:

- broaden the choice of building types and locations available in the housing market, and
- make more efficient use of existing infrastructure and services, and
- reduce the consumption of land for housing and associated urban development on the urban fringe, and
- be of good design.

The principles of Direction 3.1 should be incorporated into any recommendation of the Housing Strategy. Council acknowledges that any recommendations in relation to increased levels of medium density housing or smaller lot sizes will be incremental and driven primarily by the housing market. However, Council should remove any barriers within its planning controls to implementing these principles.

#### ***The Standard Instrument LEP***

The implementation of the NSW Government Standard LEP Template has introduced a number of alternative zones that are able to be used. To date, Council has used three residential zones. The primary residential zone is the R1 General Residential Zone. All types of residential accommodation is permissible in the R1 zone, however density controls and minimum lot sizes establish different densities in different locations. The R2 Low Density Residential zone has been used in South Bathurst and West Bathurst to reduce potential land use conflicts between residential development and Mount Panorama and the Wastewater Treatment Facility. Developments such as dual occupancies and residential units are prohibited in those areas. The third area is the rural residential areas which have a R5 Large Lot Residential zoning. Dual occupancies and

residential units are also prohibited in the R5 zone. Some of these rural residential localities are not serviced with reticulated water and sewer services. Note that this strategy does not consider housing in the R5 Large Lot Residential or RU5 Village zones as they are dealt with under the rural settlement strategy established by the Bathurst Region Rural Strategy.

## Local

These are documents initiated by Bathurst Regional Council that primarily deal with local issues that are relevant to the future provision of housing.

### *Bathurst 2040 Community Strategic Plan*

Council prepared its first Community Strategic Plan (CSP) in 2011 in collaboration with the Bathurst community. The Bathurst 2040 Community Strategic Plan aims to inform the community about the major directions and programs Council is undertaking in shaping the future of the Bathurst Region.

The Plan represents the ‘blueprint’ for the future by describing the focus of Council’s activities and the community partners that will contribute to its implementation. Housing and sustainability feature heavily in the CSP as actions for Council to be completed or working towards over the long term.

The development of the Bathurst Housing Strategy will support the objectives of the Bathurst 2040 Community Strategic Plan. These are:

1. Our sense of place and identity
2. A smart and vibrant economy
3. Environmental stewardship
4. Enabling sustainable growth

5. Community health, safety and well being
6. Community leadership and collaboration

More specifically, the Housing Strategy will address the following key strategies of the CSP.

Bathurst 2040: Community Strategic Plan Strategy	Strategy description
1.4	Protect and improve the region’s landscapes, views, vistas and open space
1.5	Promote good design in the built environment
3.3	Minimise the City’s environmental footprint, live more sustainably and use resources more wisely
4.1	Facilitate development in the region that considers the current and future needs of our community
4.3	Ensure services, facilities and infrastructure meet the changing needs of our region
4.6	Plan for, assess and regulate development activity
5.5	Plan and respond to demographic changes in the community

**Table 1.4 – Strategies from the Bathurst 2040 Community Strategic Plan relevant to the provision of housing**

### ***Bathurst Region Urban Strategy (2007)***

The aim of the Bathurst Region Urban Strategy is to provide a broad land use strategy to guide the future land management and development of the urban areas and urban villages (Eglington, Raglan and Perthville) of the Bathurst Regional Local Government Area. These villages were included within the urban strategy as they are connected to the Bathurst reticulated water and sewer systems.

The Strategy provides Council and the community with a vision for the future form and management of the urban areas of the local government area and provides a process for considering, in terms of urban land management and development, where we are today (ie at the time of writing of the Urban Strategy), where do we want to be in the future and how do we get there.

The Strategy identified the following key objectives and recommendations for the provision of housing in the City. The table includes a summary of the response to these recommendations by the Bathurst Regional LEP 2014 (gazetted November 2014).

<b>Key strategic objectives</b>	<b>Key recommendations</b>	<b>Bathurst Regional LEP 2014 response</b>
<ul style="list-style-type: none"> <li>• Provide adequate residential land (residential growth areas) to cater for current demand and cater for residential growth in the most appropriate locations to ensure protection from competing land uses and physical constraints to development.</li> </ul>	<ul style="list-style-type: none"> <li>• Provide residential zoned land in the following general locations: <ul style="list-style-type: none"> <li>• Eglington expansion</li> <li>• Morrissett Street</li> <li>• Esrom Street (Lot 1A DP 25033, p. 190)</li> </ul> </li> </ul> <p>(Figure 28 of the Urban Strategy)</p> <ul style="list-style-type: none"> <li>• Provide strategic residential land in the following general locations: <ul style="list-style-type: none"> <li>• East of the City (Macquarie Plains / Kelso)</li> <li>• West of the City (Stewarts Mount)</li> <li>• Perthville expansion</li> <li>• North of the City (Eleven Mile Drive)</li> </ul> </li> </ul> <p>(Figure 28 of the Urban Strategy)</p>	<p><b><i>Land surrounding the village of Eglington was rezoned from rural to residential in 2011 which added approximately 75 hectares of land for residential purposes.</i></b></p> <p><b><i>The Bathurst Regional LEP 2014 rezoned the land in Morrissett Street from rural to residential.</i></b></p> <p><b><i>The land (very small parcel) in Esrom Street was rezoned recreation to residential under the Bathurst Regional LEP 2014.</i></b></p> <p><b><i>The Bathurst Regional LEP 2014 rezoned approximately 500 hectares of land east of Kelso from rural to residential.</i></b></p>

Key strategic objectives	Key recommendations	Bathurst Regional LEP 2014 response
		<i>The land identified as part of the strategy (Stewarts Mount, Perthville and Eleven Mile Drive) remain as strategic expansion and were not zoned as part of the Bathurst Regional LEP 2014.</i>
<ul style="list-style-type: none"> <li>Provide additional opportunities for medium density housing within the City. This will</li> </ul>	<ul style="list-style-type: none"> <li>Provide additional medium density opportunities in the Morrisett Street Area benefiting from recent flood protection</li> </ul>	<i>The land zoned residential in Morrisett Street has been included in precinct 1, which permits residential</i>

Key strategic objectives	Key recommendations	Bathurst Regional LEP 2014 response
ensure there is appropriate housing choice and affordability as the population ages.	<p>(excluding land within 400 metres of the Sewerage Treatment Plant). Note that land west of Hope Street is suitable for low density housing only.</p> <ul style="list-style-type: none"> <li>Reclassify land in South Bathurst affected by the 50dba noise contour (Mount Panorama) from low to medium density to very low density.</li> <li>Reclassify land in Windradyne/Llanarth and Kelso/Macquarie Plains from low density to low - medium density, and specifically make the following types of housing permissible: <ul style="list-style-type: none"> <li>Residential Units</li> <li>Dual Occupancy</li> <li>Dwelling Houses</li> <li>Granny Flats</li> </ul> </li> </ul>	<p><i>units at a density of 88 persons/ha, and dual occupancy developments. The land west of Hope Street remains within precinct 4 as low density development only.</i></p> <p><i>The land within South Bathurst affected by the 50dBa noise contour, was zoned R2 Low Density Residential where no medium density developments (ie dual occupancies or residential units) are prohibited under the 2014 LEP.</i></p> <p><i>The LEP 2014 permits dwelling houses, granny flats, dual occupancies and residential units within Kelso, Llanarth and</i></p>

Key strategic objectives	Key recommendations	Bathurst Regional LEP 2014 response
	<ul style="list-style-type: none"> <li>Provide a village precinct for Eglinton, Raglan and Perthville that maintains a larger minimum lot size than all other precincts to ensure the protection and enhancement of their low density village character.</li> </ul>	<p><b>Windradayne. Dual occupancies and residential units have a larger minimum lot size than that of Central Bathurst. The density permitted within the DCP is also reduced to 60 persons/ha.</b></p> <p><b>The 2014 LEP has a limited choice of residential zones and has seen residential units become permissible in the urban villages. In order to maintain the low density of the urban villages, Council established a minimum lot size of 2000sqm and density restrictions of 50 persons/ha. These restrictions would see individual dwellings on lots of approximately 450sqm, which</b></p>

Key strategic objectives	Key recommendations	Bathurst Regional LEP 2014 response
		<p><b>would be similar to that of a dual occupancy development. Dual occupancy development permissibility has not altered from the previous LEP/DCP provisions.</b></p>
<ul style="list-style-type: none"> <li>Enhance and protect residential amenity particularly in relation to medium density forms of housing and competing landuses.</li> <li>Minimise the potential for landuse conflicts with rural lands and improve the rural/urban interface.</li> </ul>	<ul style="list-style-type: none"> <li>Prepare and adopt appropriate development controls that adequately address the following design objectives: <ul style="list-style-type: none"> <li>Lot Size</li> <li>Height</li> <li>Siting</li> <li>Car parking</li> <li>Access Ways</li> <li>Landscaping and open space</li> <li>Privacy</li> <li>Streetscape and Aesthetics</li> <li>Energy Efficiency</li> <li>Crime Prevention</li> </ul> </li> </ul>	<p><b>All residential areas on the fringe of the City have a 50m wide open space buffer, zoned as RE1 Local Recreation.</b></p> <p><b>The 2014 LEP is supported by the Bathurst Regional DCP 2014 which sets a number of development standards relating to setbacks, car parking, private open space and crime prevention. The 2014 LEP sets the standards for height of buildings and</b></p>



Key strategic objectives	Key recommendations	Bathurst Regional LEP 2014 response
	<ul style="list-style-type: none"> <li>Provide land use buffers around the periphery (within the residential zoning) of all new residential growth areas.</li> </ul>	<i>minimum lot size.</i>

**Table 1.5 – Actions from the Bathurst Region Urban Strategy (2007)**

### *Previous Bathurst City Housing Strategies*

Council has undertaken a number of housing strategies in the past to examine the future provision of housing within Bathurst. The studies undertook statistical analysis of the Bathurst population occupancy rates in various sections of Bathurst, dwelling approval rates, vacant land stocks and future designated residential land.

With the emergence of dual occupancy developments, the 2001 Housing Strategy undertook a perceptions survey which aimed to assess how the controls of the 1997 Residential Housing Development Control Plan (DCP) were working in practice. The survey was aimed at those living in residential units in the inner city and around dual occupancy developments in the outer fringe. Recommendations from both the statistical analysis and the perceptions survey were included in that Strategy as changes to the Residential Housing DCP.

Key findings of these earlier housing strategies are presented below.

Study name	Key findings/recommendations	Implementation information
Bathurst Housing Strategy 1994	<p>Dual occupancy developments be reintroduced in the outer fringe areas. A limited reintroduction at a ratio of 1 dual occupancy development to every 9 detached dwellings will address the shortfall of medium density housing which cannot be supplied in the inner city area and other areas of Bathurst.</p> <p>Granny flats should be separately defined so as to allow their development within all residential areas of Bathurst, due to the greater social need for this type of development.</p> <p>The following minimum standards should be adopted within the relevant planning instruments:</p> <ul style="list-style-type: none"> <li>a) 550m<sup>2</sup> minimum lot size for detached dwellings;</li> <li>b) 750m<sup>2</sup> minimum lot size for battle-axe lots;</li> </ul>	<p>Dual occupancy developments have been permitted in many residential areas of Bathurst since the introduction of State Environmental Planning Policy 25 - Dual Occupancy Subdivision in the early 1990's. At that time there was significant opposition to medium density forms of housing in the suburban areas. Council's 1997 Residential Housing DCP introduced controls restricting the location of dual occupancies to not within a 75 metre radius of another dual occupancy in outer suburban locations. The standard sought to maintain an appropriate level of supply of medium</p>

	<p>c) 670m<sup>2</sup> minimum lot size for residential flat buildings containing three or more units; and,</p> <p>d) 550m<sup>2</sup> minimum lot size for dual occupancy developments.</p> <p>Lot yields in the outer fringe areas are to be maintained at a level of at least 7 to 7.5 lots per hectare.</p> <p>All existing land stocks within the Windradyne and Macquarie Plains DCPs (refer chapter 3 [of the strategy]) should remain the focus for residential expansion in the next 10 to 20 years.</p>	<p>density housing taking into account the negative community sentiment at that time.</p>
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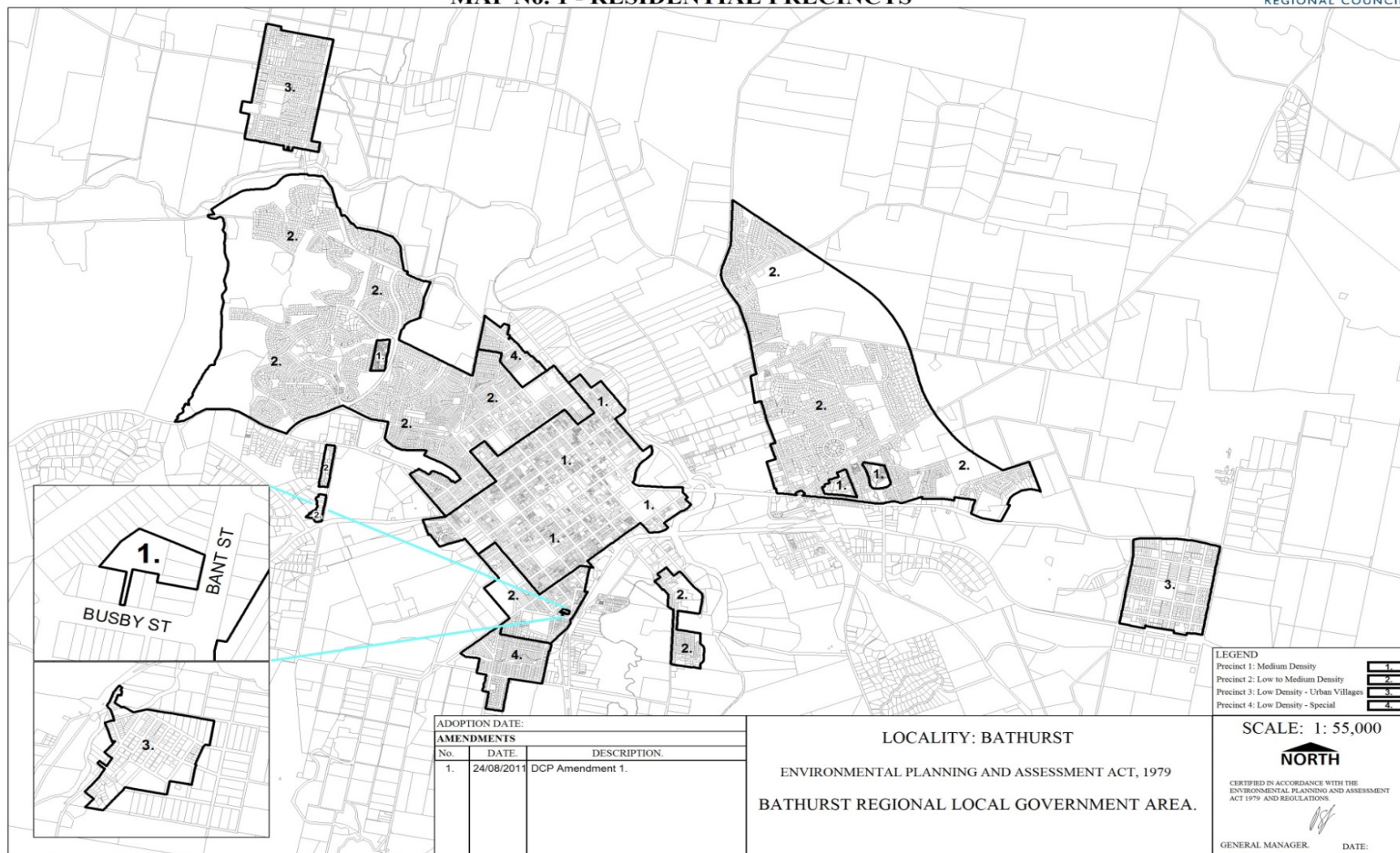
Bathurst Housing Strategy 2001	<p>a) Modify the Residential Housing DCP so that dual occupancy developments are separated by at least 20 metres.</p> <p>b) Austroads design motor vehicle turning circles be adopted in the DCP.</p> <p>c) Include a definition for 'shop top housing' in the DCP and Bathurst LEP 1997 to encourage housing in the CBD.</p>	<p>The Bathurst Regional (Interim) DCP 2011 altered the separation restrictions for dual occupancy developments. The standard states that dual occupancies should be separated by at least 40 metres from another dual occupancy on the same side of the street and permissible on all corner allotments.</p> <p>The 2011 DCP adopted the Austroad turning circles for vehicles. The development standard is that vehicles should enter and exit the site in a forward direction. Manouvering areas are required not to include any visitor car parking spaces.</p> <p>Both the Bathurst</p>
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		Regional (Interim) LEP and DCP include definitions for 'shop top housing'. This style of development has not proven popular, and would mainly be used at the time of redeveloping a site.
Bathurst Housing Strategy 2003 (Supplementary Report – Medium Density Housing)	<p>a) Allow residential units on allotments not less than 1300m<sup>2</sup> at a maximum density of 88 persons per site hectare in precinct 2 except for the villages of Eglinton, Raglan and Perthville, the Boundary Road area and land within the 50dba noise contour.</p> <p>b) That Council defer any change to the 75 metre separation of dual occupancy development in precinct 3 but continue to monitor the level of development of medium density housing in other areas of the City.</p>	<p>The Bathurst Regional (Interim) DCP 2011:</p> <p>a) Realigned the residential density precinct boundaries between precincts 1, 2 &amp; 3. (see <b>figure 1</b> – residential precincts)</p> <p>b) Introduced residential units within the fringe suburbs with a minimum lot size of 1300sqm, with a maximum density of 60 persons/ha. Former precinct 2</p>

		<p>introduced residential units with a minimum lot size of 900sqm at a rate of 88 persons/ha.</p> <p>c) Dual occupancy developments became prohibited in precinct 4 within the 50dBa contour.</p> <p>d) The 75m separation restriction on dual occupancy developments was altered so that dual occupancy developments were permissible on all corner lots, and a 40m separation distance on the same side of the road was introduced.</p>
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Table 1.6 – Actions from the previous Bathurst Housing Strategies

**BATHURST REGIONAL DEVELOPMENT CONTROL PLAN 2011  
MAP No. 1 - RESIDENTIAL PRECINCTS**



**Figure 1.1 – Bathurst Regional DCP 2011 Residential Precincts Map**

### *Bathurst CBD & Bulky Goods Business Development Strategy 2011*

Council prepared the Bathurst CBD & Bulky Goods Business Development Strategy in 2011 which reviewed the hierarchy of retail and bulky goods businesses within Bathurst as established under the earlier 1999 Retail Strategy. The strategy makes recommendations for additional retail and office space to cater for the growing population of Bathurst into the future, whilst maintaining the current level of service.

One of the key recommendations of the strategy is to continue to maintain the Bathurst CBD as the economic hub for retail and office space into the future. While the residential areas will be serviced by neighbourhood centres, the recommendation of the Strategy ultimately precludes the establishment of a satellite large scale shopping precinct in the next 20 years. This will impact on the style, location and density of housing into the future.

The Strategy highlights the existing and proposed Neighbourhood Activity Centres to support the CBD to ensure an appropriate level of business and community services are provided in suburban locations. **Figure 2** shows the location of existing and planned Neighbourhood Activity Centres.

The Strategy also made recommendations to increase the size of supermarkets in neighbourhood activity centres. Up to 1200m<sup>2</sup> at Eglinton (planned) and 2500m<sup>2</sup> at Trinity Heights and Westpoint and up to 3800m<sup>2</sup> at Laffing Waters (planned). The recommendations have been incorporated into the Bathurst Regional Development Control Plan 2014.





Figure 1.2 – Location of existing and planned Neighbourhood Activity Centres (Bathurst Regional DCP 2014)

### ***Bathurst Vegetation Management Plan 2003***

This plan contains strategies and recommendations for vegetation improvements to public lands, particularly the City's gateways and streetscapes. At the time of writing, the Plan was under review.

### ***Bathurst Urban Waterways Management Plan 2010***

This plan contains recommendations and long term strategies to guide the future development, rehabilitation and restoration of the City's waterways and drainage lines.

### ***Bathurst Biodiversity Management Plan 2012***

This plan contains recommendations for the protection of biodiversity within the region.

### ***Salinity Landscape Study***

This study considers, amongst other things, the implications of urban salinity on the older building stock in the city of Bathurst.

### ***Bathurst Regional Heritage Plan 2017 – 2020***

A key objective of the Bathurst Region Heritage Plan 2017-2020 is “a community that manages the future” by:

- Managing, protecting and enhancing our heritage buildings, streetscapes, vistas, natural environments and objects;
- Ensuring new development enhances the heritage fabric of the region, whilst providing for a growing population and economy; and
- Ensuring that heritage is given a high priority in planning.

The housing strategy therefore needs to consider how to manage growth and change giving due regard to the region's heritage assets.

### ***Bathurst Community Access and Cycle Plan 2011***

This Plan is intended to be the primary guiding document for the construction of footpaths and cycleways in the Bathurst Region. The resulting table of works will assist Council to program, forecast and apply for funding for footpaths and cycleways into the future. The plan seeks to ensure a connected city, particularly between residential areas, recreation spaces, shops and services.

### ***Bathurst City Open Space study 1993***

The open space study assessed the present and future recreational needs of the Bathurst community. This Strategy is now old and is currently being reviewed as a matter of priority. The new Bathurst 2040 Open Space Strategy is expected to be completed by June 2018 and along with the Housing Strategy will guide the detailed planning of the City's suburban locations.

### ***Bathurst Regional Economic Development Strategy***

The Economic Development Strategy provides a strategic framework for Bathurst Regional Council and the community for a 4-year timeframe. The Plan is interlinked across other Strategic Plans within Council as economic development does not occur in isolation. The Strategy sets a clear direction and purpose of how Council and the community will achieve its vision of working in collaboration to create a progressive and innovative economic environment that supports, preserves and enhances the lifestyle, environmental and cultural characteristics of the Region. The new Economic Development Strategy will be finalised by mid 2018.

### ***Bathurst Floodplain Management Plan 1995***

The Floodplain Management Plan sets the framework for the purchase and construction of flood levee banks to protect residential areas within

Bathurst itself. The plan also discusses the importance of removing dwellings from the floodplain through acquisition by Council and protecting flood prone lands from future urban development. The Floodplain Management Plan was developed under an earlier version of the NSW Floodplain Manual and should be reviewed when funding becomes available. Council anticipates that a review of the floodplain management plan will commence in 2019/20.

#### ***Mount Panorama noise assessment 1993***

The Mount Panorama Noise Assessment established the 50dBa noise contour for motor racing activities at Mount Panorama. Currently the noise contour restricts developments in existing residential areas to low density developments only. Council has also adopted as policy that it will not support future rezonings for residential or rural residential purposes within the noise contour. With the future development of the second circuit, a review of the 50dBa noise contour should be undertaken as part of the assessment process.

#### ***Bathurst Region Heritage Study 2007***

The Bathurst Region Heritage Study is a community based heritage study which sets out to locate heritage items and places and explain why they are significant through the use of historic themes and statements of significance.

The study recommends ways of managing and conserving that significance to support:

- a community's sense of identity - its beginnings, its present and its potential,
- the future management of the heritage items and places,

- future education programs making the community's heritage assets better known, understood and appreciated, and
- future heritage tourism strategies.

#### ***Bathurst Heritage Conservation Area Review 2008***

The Bathurst Conservation Area Study reviewed the fringes of the Heritage Conservation Area to determine changes to its boundaries. The study recommended expansion of the Heritage Conservation Area to include younger 1940s and 1950s housing stock. A future review of the boundaries of the Heritage Conservation Areas will be an important action of this housing strategy.

#### ***Bathurst Region Aboriginal Heritage Study 2016***

This study identifies objects, places and archaeological sites of Aboriginal cultural significance, records those places (if appropriate) and developed recommendations for their management and conservation.



## 2 HOUSING VISION

### What is the housing strategy?

The Bathurst 2036 Housing Strategy is a strategic document which will assist Bathurst Regional Council encourage a range of housing that meets the existing and future housing needs of the city of Bathurst. The Housing Strategy will enable Council to proactively manage how and where future housing and residential development will be provided within Bathurst until 2036. It will also consider how the associated impacts will be managed, therefore providing certainty to both residents and developers alike.

The strategic actions contained within the Housing Strategy will form the cornerstone of planning for the future of Bathurst and its suburbs. Therefore in considering the future housing needs of the Bathurst community, it is also essential to consider the wider range of issues associated with the provision of housing in Bathurst.

### Why prepare a housing strategy?

Given Bathurst's proximity to metropolitan Sydney, Bathurst is predicted to experience increasing pressure for additional residential development. *NSW Department of Planning and Environment's population and housing projection (2016)* predicts that the Bathurst region's population will reach 55,250 by 2036, an additional 12,170 people. Based on a predicted declining household size to 2.32 people per dwelling in 2036, this equates to an extra 5,245 new dwellings to cater for the expected population growth, concentrated in the urban areas of the City.

The Strategy examines the location and type of residential development that could be provided to meet the changing needs of the Bathurst

community, ensuring development is consistent with and enhances Bathurst's urban character, manages any associated environmental risk and is appropriately serviced.

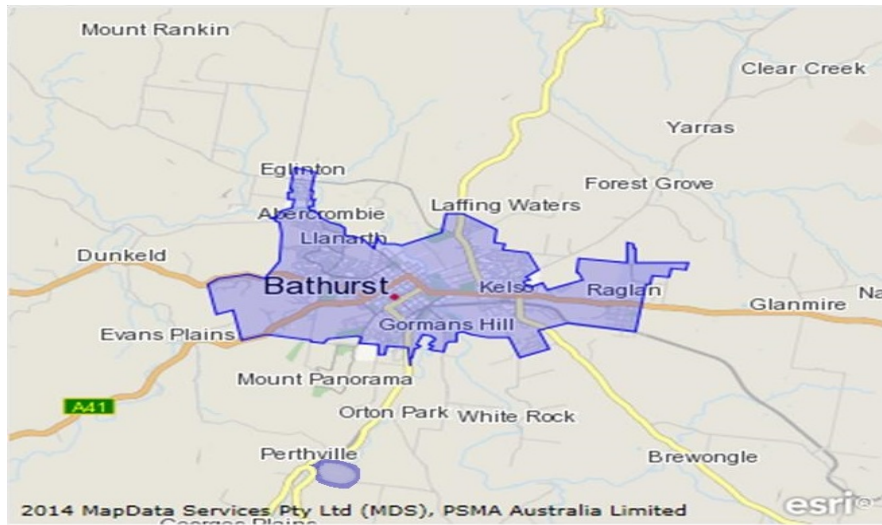
### Objectives of the Bathurst 2036 Housing Strategy

- a) To examine the location and type of existing housing stock, existing planning controls and standards and vacant residential land stock and identify key issues for the future demand and supply of housing in the city of Bathurst.
- b) To identify the community's view on opportunities to encourage a range of housing that meets the existing and future housing needs of the city of Bathurst.
- c) To consider alternative housing patterns that will encourage a broader range of housing and better utilisation of vacant land stocks.
- d) To identify opportunities that will encourage housing choice and quality design.
- e) To manage change to ensure that the residential character, historic qualities and environmentally sensitive lands of the City are protected and enhanced.
- f) To review the recommendations of the Bathurst Region Urban Strategy in light of the findings of the Bathurst 2036 Housing Strategy.

### The study area of the Bathurst 2036 Housing Strategy

The study area of the Bathurst 2036 Housing Strategy is the urban area of Bathurst, including the suburbs of Abercrombie, Bathurst, Gormans Hill, Kelso, Llanarth, Mitchell, West Bathurst, Windradyne, South Bathurst and

the urban villages of Eglinton, Perthville and Raglan. These suburbs represent the primary residential areas of the City of Bathurst and the area where the majority of Bathurst's population resides.



**Figure 1.3 – The Bathurst Housing Strategy Study Area**

It should be noted that the Housing Strategy only considers housing in the city of Bathurst. It does not consider the issue of rural residential or rural village housing and specifically excludes an examination of housing in the R5 Large Lot Residential zone. Rural residential and rural village housing are considered under the Bathurst Region Rural Strategy 2008.

### **What is the role of Local Government in housing?**

Whilst Council's role in planning for housing and residential development is largely as a regulatory body, it is the Council's responsibility to determine how development will best be implemented at the local level.

Through the Bathurst Regional Local Environmental Plan and Development Control Plan, Council has the ability to establish strategic direction about where and how housing will be provided within the LGA. In developing its strategies, Council takes into account the local trends, conditions and community aspirations and provides for this through appropriate policy, zoning and provisions. It is important to recognise that Council policies must be consistent with State Government policy.

### 3 THE EVIDENCE

To establish the evidence base for the future provision of housing, this chapter considers demographic trends, housing affordability, housing demand and supply, land supply, housing density issues and the community's vision for housing.

#### Demographic overview

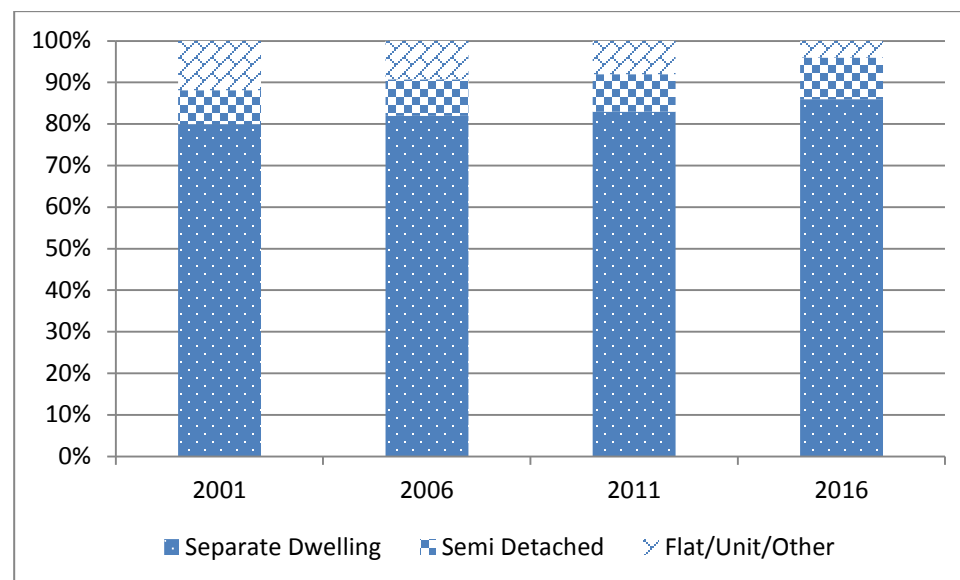
This section seeks to establish a level of understanding of current housing, age profile and car ownership characteristics of the suburbs of the City of Bathurst and their influence on current and likely future housing needs.

#### Time series data

This section explores the progression of changes within the City over an extended period of time. Some of the key statistics are included below:

	1991	1996	2001	2006	2011	2016
<b>Population</b>	27,301	28,671	29,226	30,867	33,156	35,544
<b>Household Size</b>	2.80	2.65	2.58	2.51	2.50	2.48
<b>Number of dwellings</b>		10,007	10,661	11,766	12,122	13,866
<b>Median age</b>				33	34	37

Dwelling type	2001	2006	2011	2016
<b>Separate House</b>	78.6	81.0	82.5	85.1
<b>Semi-detached house</b>	8.0	8.7	9.0	9.9
<b>Flat, Unit or Other</b>	11.7	9.2	8.0	4.0



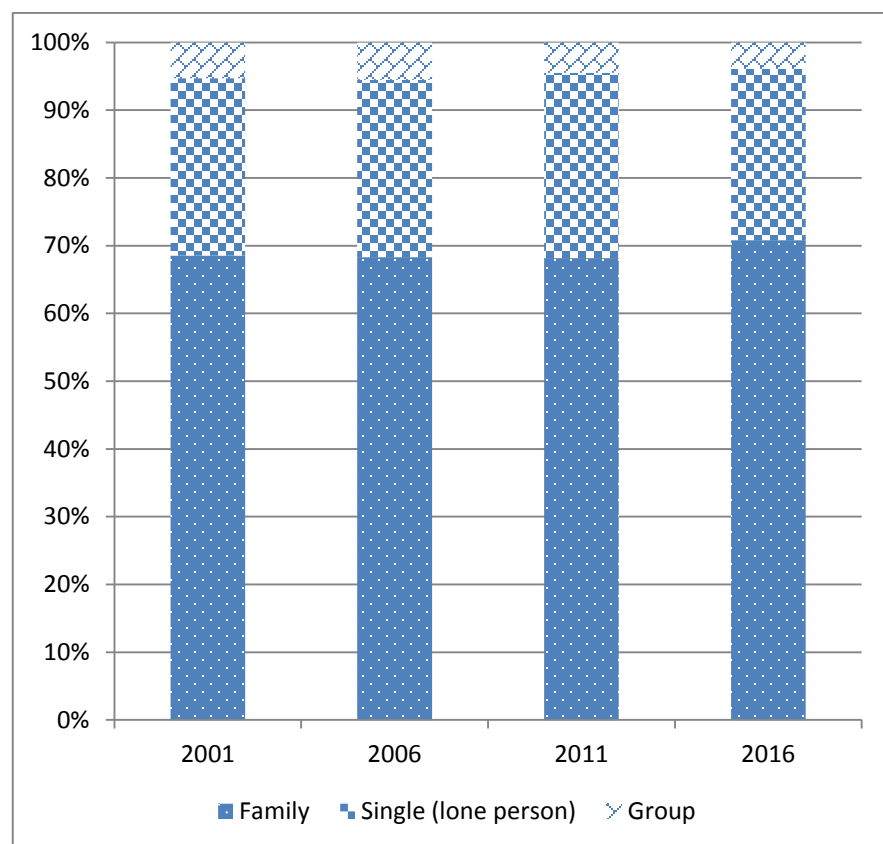
Household composition	2001	2006	2011	2016
<b>Family household</b>	66.3	66.0	68.4	70.9
<b>Lone person household</b>	25.3	25.2	27.4	25.3
<b>Group household</b>	5.1	5.3	4.5	3.9

## 2016 Census data

The latest, 2016, estimated resident population (ERP) for the Bathurst Regional LGA is 42,389. (ABS, 2017).

The latest resident population for the City of Bathurst (the suburbs of Abercrombie, Bathurst, Gormans Hill, Kelso, Llanarth, Mitchell, South Bathurst, West Bathurst, Windradyne, Eglinton, Perthville and Raglan) is 33,572 according to the 2016 Census.

The tables below are statistics provided from the 2016 census for the City of Bathurst and each suburban location.

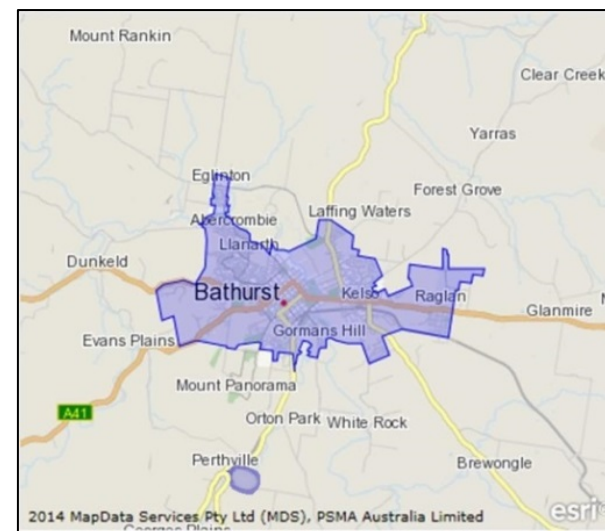


## City of Bathurst Urban Area

This section explores the study area as a whole, being the urban area of the City of Bathurst. Individual suburbs have been further explored below. **The data for this area is based on the aggregation of census data from the suburbs located within the Bathurst urban area.**

Population Count		33,572				
Age Structure						
<15		15-64		65+		Median Age*
6,648		21,519		5,378		37
Dwelling structure						
Detached dwelling		Semi detached, row or terrace, townhouse etc		Flat, unit or apartment		Other dwelling (e.g. caravan, cabin)
9712		1450		583		28
Number of bedrooms						
None (bedsits) or not stated	1 Bedroom	2 Bedroom	3 Bedroom	4 or more Bedroom	Average number of people per dwelling*	Average number of bedrooms per dwelling*
720	1150	1822	4770	4492	2.5	3.3
Household composition						
Family households		Single (or lone) person households			Group households	
7985		2921			551	
Number of registered motor vehicles per household						
None	1	2		3 or more		Not stated
882	4264	4164		2069		438

\* The data relates to statistics for the Bathurst Regional LGA, not just the study area.

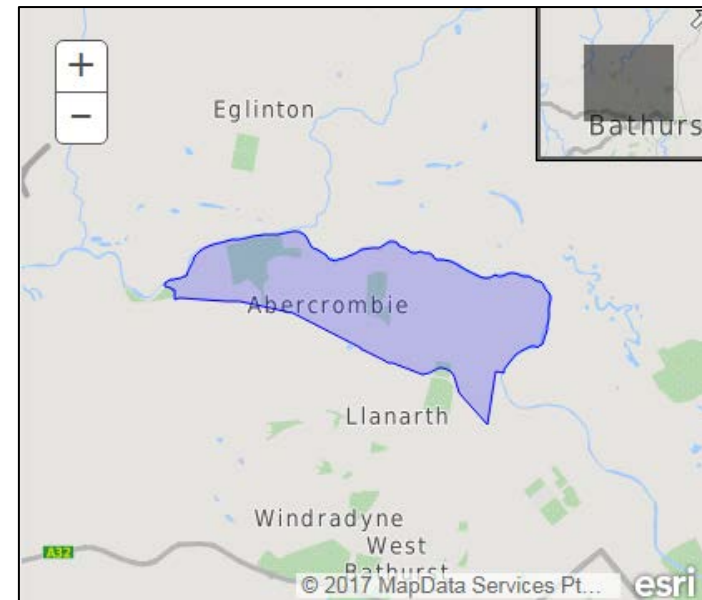


The table above indicates that:

- 80% of housing is detached dwellings with 77% being 3 or more bedrooms per dwelling. Approximately 20% of housing is medium density (or other dwelling type).
- The study area is dominated by detached dwellings of 3 or more bedrooms per dwelling.
- The population count of the City of Bathurst is 31,294 with an average household size of 2.5 persons.
- The urban area is dominated by family households, with only 27.1% of households representing lone person households.
- Households within the urban area generally have one or two vehicles located at the dwelling, with one vehicle per dwelling being common.
- The urban area has a median age of 34 and 13.6% of the population is aged over 65.

## Abercrombie

Population Count	1109	Proportion of Bathurst's population	3.3%			
Age Structure						
<15	15-64	65+	Median Age			
274	733	95	36			
Dwelling structure						
Detached dwelling	Semi detached, row or terrace, townhouse etc	Flat, unit or apartment	Other dwelling (e.g. caravan, cabin)			
336	11	0	0			
Number of bedrooms						
None (bedsits) or not stated	1 Bedroom	2 Bedroom	3 Bedroom	4 or more Bedroom	Average number of people per dwelling	Average number of bedrooms per dwelling
0	0	9	101	235	3.1	3.8
Household composition						
Family households		Single (or lone) person households		Group households		
299		46		4		
Number of registered motor vehicles per household						
None	1	2	3 or more		Not stated	
3	83	164	100		3	



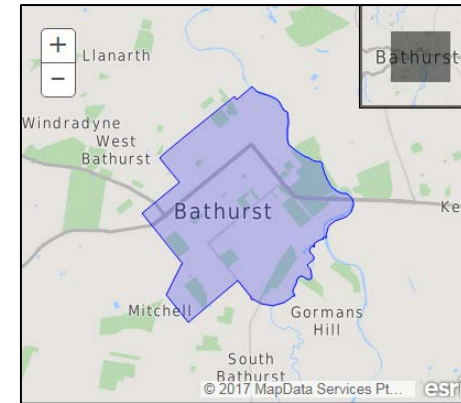
The table above indicates that:

- 97% of housing in the suburb of Abercrombie is detached dwellings of which 97% are three or more bedrooms per dwelling.
- Abercrombie has a population of 1109 people, approximately 3.3% of the Bathurst population, with an average household size of 3.1 persons.
- The suburb is dominated by family households (86% of households), with only 46 households (13%) representing lone person households.
- 71% of households within the suburb of Abercrombie have one or two vehicles located at the dwelling, with two vehicles per dwelling being most common (47%).
- 8.5% of the population is aged over 65.

## Central Bathurst

Population Count		6932	Proportion of Bathurst's population		20.6%	
Age Structure						
<15		15-64	65+		Median Age	
894		4762	1274		36	
Dwelling structure						
Detached dwelling		Semi detached, row or terrace, townhouse etc		Flat, unit or apartment		Other dwelling (e.g. caravan, cabin)
1550		927		491		11
Number of bedrooms						
None (bedsits) or not stated	1 Bedroom	2 Bedroom	3 Bedroom	4 or more Bedroom	Average number of people per dwelling	Average number of bedrooms per dwelling
101	199	1156	1086	448	2	2.6
Household composition						
Family households		Single (or lone) person households			Group households	
1440		1283			259	
Number of registered motor vehicles per household						
None	1	2	3 or more		Not stated	
397	1380	788	303		111	

Note: The suburb name of **Central Bathurst** has been adopted for the ABS suburb of Bathurst to reduce the confusion between the use of Bathurst when referring to the suburb or the City.



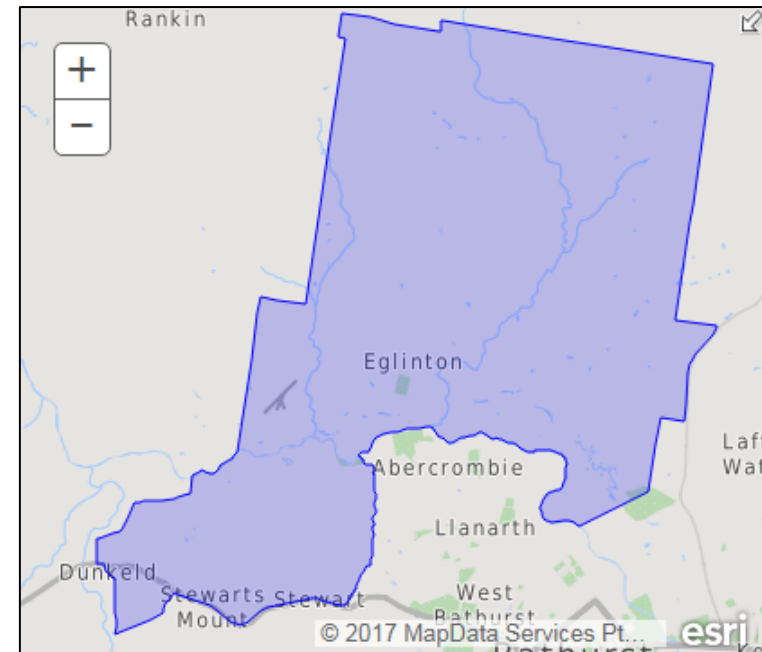
The table above indicates that:

- 52% of housing in the suburb of Central Bathurst is detached dwellings with 75% being two or three bedrooms per dwelling. The suburb represents the greatest proportion of lone person households within the City.
- The suburb has a population of 6932 people, approximately 20.6% of the Bathurst population, with an average household size of 2.0 persons.
- The suburb has a similar distribution of family and lone person households, 48.2% and 43% respectively. 8.5% of the population are aged 65 or older.
- The suburb of Central Bathurst also has a similar proportion of medium density dwellings (ie semi detached, row or terrace, townhouses, flats, units or apartments) compared with detached dwellings at 47.6% and 52% respectively. This represents the highest proportion of medium density development when compared to other suburbs in the City (other than Mitchell).
- 23% of households within the suburb have only one vehicle located at the dwelling with 71% of dwellings having one or two vehicles per household.



## Eglinton

Population Count		2256		Proportion of Bathurst's population		6.7%	
Age Structure							
<15		15-64		65+		Median Age	
531		1451		277		35	
Dwelling structure							
Detached dwelling		Semi detached, row or terrace, townhouse etc		Flat, unit or apartment		Other dwelling (e.g. caravan, cabin)	
741		0		4		3	
Number of bedrooms							
None (bedsits) or not stated	1 Bedroom	2 Bedroom	3 Bedroom	4 or more Bedrooms	Average number of people per dwelling	Average number of bedrooms per dwelling	
8	0	33	335	373	2.9	3.5	
Household composition							
Family households		Single (or lone) person households			Group households		
582		90			7		
Number of registered motor vehicles per household							
None	1	2	3 or more		Not stated		
6	161	319	185		8		



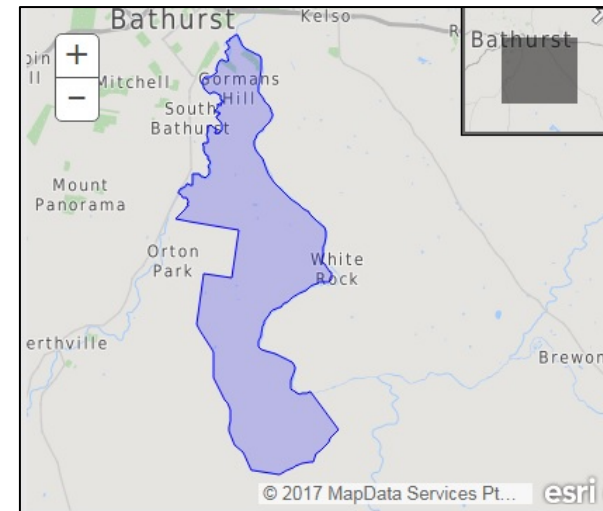
The table above indicates that:

- All of the housing in Eglinton is detached dwellings of which 94.6% are three or more bedrooms per dwelling.
- Eglinton has a population of 2256 people, approximately 6.7% of the Bathurst population, with an average household size of 2.9 persons.
- The suburb is dominated by family households, with only 105 households (14.4%) representing lone person households.
- 75.1% of households within the suburb of Eglinton have two or more vehicles located at the dwelling with two vehicles per dwelling being most common.
- 12.3% of the population of the suburb of Eglinton is aged over 65.



## Gormans Hill

Population Count		785	Proportion of Bathurst’s population		2.3%	
Age Structure						
<15		15-64	65+		Median Age	
128		399	260		50	
Dwelling structure						
Detached dwelling		Semi detached, row or terrace, townhouse etc		Flat, unit or apartment		Other dwelling (e.g. caravan, cabin)
218		41		0		0
Number of bedrooms						
None (bedsits) or not stated	1 Bedroom	2 Bedroom	3 Bedroom	4 or more Bedrooms	Average number of people per dwelling	Average number of bedrooms per dwelling
48	39	66	101	55	2.1	2.7
Household composition						
Family households		Single (or lone) person households			Group households	
163		134			13	
Number of registered motor vehicles per household						
None	1	2	3 or more		Not stated	
42	106	85	28		52	

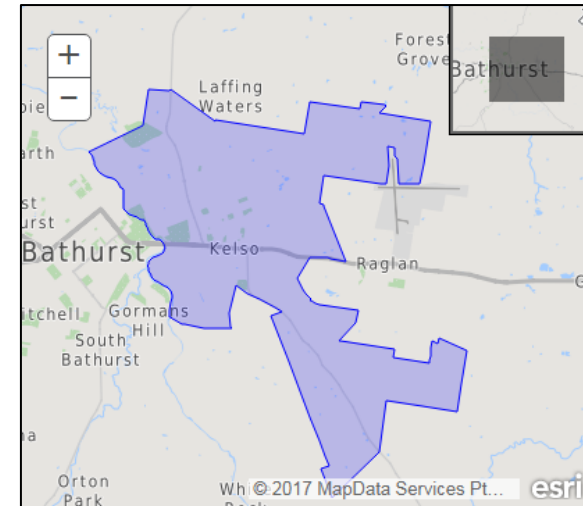


The table above indicates that:

- 84% of the housing in the suburb of Gormans Hill is dominated by detached dwellings of which 71.8% are two or more bedrooms per dwelling.
- Gormans Hill has a population of 785 people, approximately 2.3% of the Bathurst population, with an average household size of 2.1 persons.
- 52.5% of households in the suburb are family households, with 43.2% of households representing lone person households. Gormans Hill contains two seniors housing developments which may contribute to the higher number of lone person households.
- 56.7% of households within Gormans Hill have one or no vehicle located at the dwelling.
- 33% of the population aged over 65. Gormans Hill is the suburb with the eldest population. This may be largely due to the two seniors housing developments in the suburb.

## Kelso

Population Count	8968	Proportion of Bathurst's population	26.7%			
Age Structure						
<15	15-64	65+	Median Age			
2150	5460	1372	35			
Dwelling structure						
Detached dwelling	Semi detached, row or terrace, townhouse etc	Flat, unit or apartment	Other dwelling (e.g. caravan, cabin)			
2694	199	32	11			
Number of bedrooms						
None (bedsits) or not stated	1 Bedroom	2 Bedroom	3 Bedroom	4 or more Bedrooms	Average number of people per dwelling	Average number of bedrooms per dwelling
75	69	155	1061	1601	2.8	3.5
Household composition						
Family households		Single (or lone) person households			Group households	
2288		600			79	
Number of registered motor vehicles per household						
None	1	2	3 or more		Not stated	
166	886	1205	609		103	

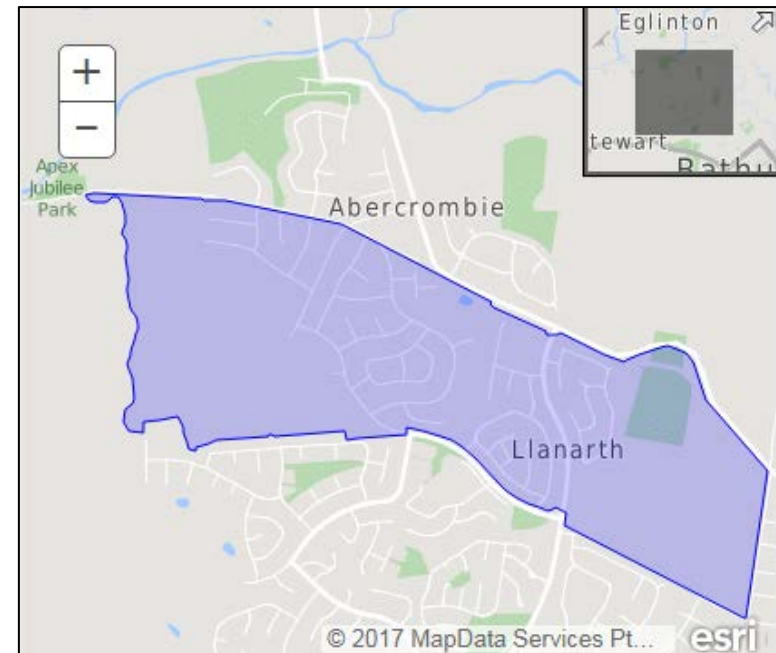


The table above indicates that:

- 91.8% of housing in the suburb of Kelso is detached dwellings of which 90% are three or more bedrooms per dwelling.
- Kelso has a population of 8968 people, approximately 26.7% of the Bathurst population, with an average household size of 2.8 persons.
- The suburb is dominated by family households, with 20.2% of households representing lone person households. Kelso contains a number of seniors housing developments which may contribute to the slightly higher number of lone person households than other newer suburban locations.
- 61% of households within Kelso generally have two or more vehicles located at the dwelling with one or two vehicles per dwelling being most common. Interestingly, 5.6% of households do not have a registered vehicle, which is higher than other newer suburban locations.
- 15.3% of the population is aged over 65.

## Llanarth

Population Count		2198	Proportion of Bathurst's population		6.5%	
Age Structure						
<15		15-64	65+		Median Age	
494		1446	246		37	
Dwelling structure						
Detached dwelling		Semi detached, row or terrace, townhouse etc		Flat, unit or apartment		Other dwelling (e.g. caravan, cabin)
697		3		0		0
Number of bedrooms						
None (bedsits) or not stated	1 Bedroom	2 Bedroom	3 Bedroom	4 or more Bedrooms	Average number of people per dwelling	Average number of bedrooms per dwelling
4	3	4	106	575	2.9	4
Household composition						
Family households		Single (or lone) person households			Group households	
586		90			18	
Number of registered motor vehicles per household						
None	1	2	3 or more		Not stated	
11	153	337	190		9	

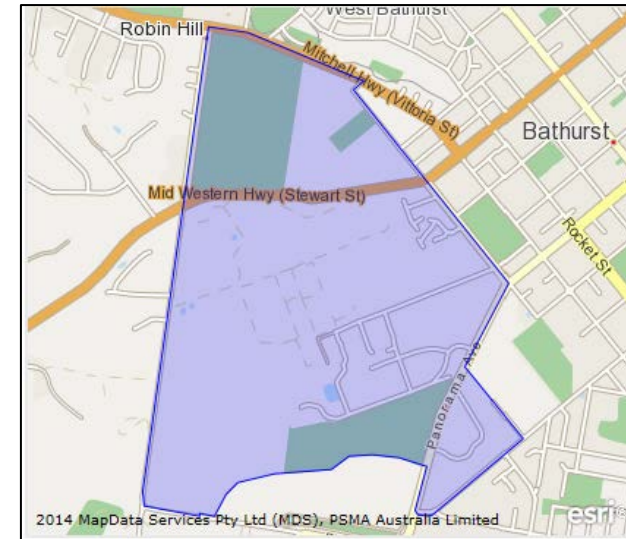


The table above indicates that:

- Almost all of the dwellings in the suburb of Llanarth are detached dwellings of which 83.1% are four or more bedrooms per dwelling.
- Llanarth has a population of 2198 people, approximately 6.5% of the Bathurst population, with an average household size of 2.9 persons.
- The suburb is dominated by family households, with only 13% of households representing lone person households.
- 75.3% of households within Llanarth generally have two or more vehicles located at the dwelling with two vehicles per dwelling being most common.
- 11.2% of the population is aged over 65.

## Mitchell

Population Count	1310	Proportion of Bathurst's population	3.9%			
Age Structure						
<15	15-64	65+	Median Age			
28	1248	30	24			
Dwelling structure						
Detached dwelling	Semi detached, row or terrace, townhouse etc	Flat, unit or apartment	Other dwelling (e.g. caravan, cabin)			
28	54	26	0			
Number of bedrooms						
None (bedsits) or not stated	1 Bedroom	2 Bedroom	3 Bedroom	4 or more Bedrooms	Average number of people per dwelling	Average number of bedrooms per dwelling
7	31	31	26	7	1.7	2.2
Household composition						
Family households		Single (or lone) person households		Group households		
40		59		10		
Number of registered motor vehicles per household						
None	1	2	3 or more		Not stated	
24	49	25	9		6	

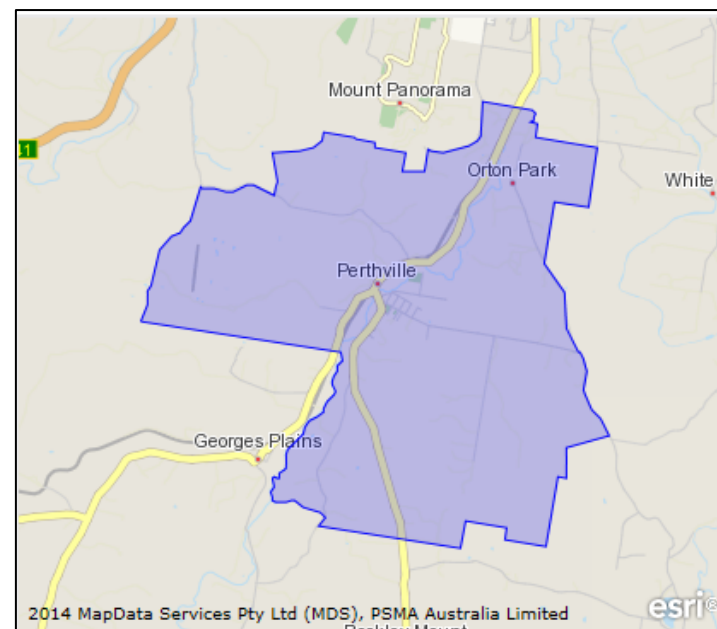


The table above indicates that:

- 74% of housing in the suburb of Mitchell is medium density dwellings of which 67% are two bedrooms or less per dwelling.
- Mitchell has a population of 1310 people, approximately 3.9% of the Bathurst population, with an average household size of 1.7 persons.
- The suburb is dominated by lone person households and group households (54%). Mitchell contains university style accommodation, which are primarily one or two bedroom dwellings, which would contribute to the higher lone person household result.
- 68% of households within Mitchell generally have at least one or no vehicle located at the dwelling with one vehicle per dwelling being most common.
- 2.3% of the population is aged over 65.

## Perthville

Population Count	624	Proportion of Bathurst's population	1.9%			
Age Structure						
<15	15-64	65+	Median Age			
128	391	108	39			
Dwelling structure						
Detached dwelling	Semi detached, row or terrace, townhouse etc	Flat, unit or apartment	Other dwelling (e.g. caravan, cabin)			
196	3	3	0			
Number of bedrooms						
None (bedsits) or not stated	1 Bedroom	2 Bedroom	3 Bedroom	4 or more Bedrooms	Average number of people per dwelling	Average number of bedrooms per dwelling
3	11	15	72	100	2.9	3.5
Household composition						
Family households		Single (or lone) person households		Group households		
159		40		5		
Number of registered motor vehicles per household						
None	1	2	3 or more		Not stated	
4	39	88	68		5	

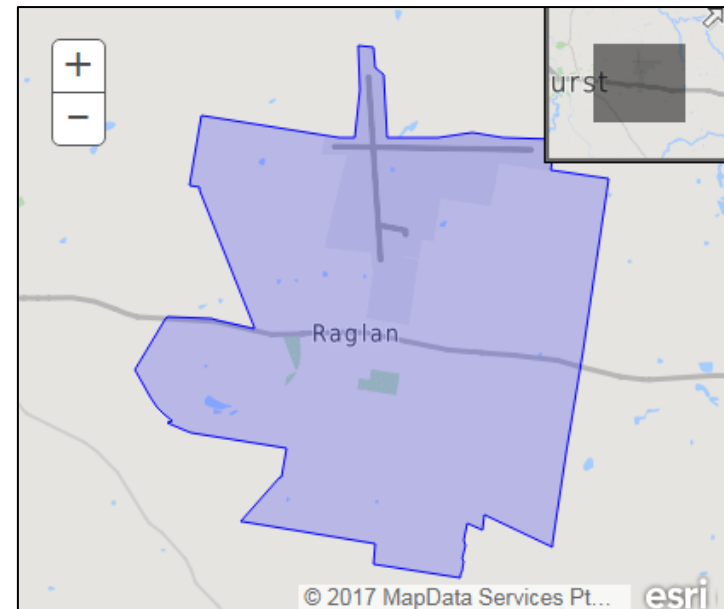


The table above indicates that:

- Almost all of the housing in the suburb is detached dwellings of which 85.6% are three or more bedrooms per dwelling.
- Perthville has a population of 624 people, approximately 1.9% of the Bathurst population, with an average household size of 2.8 persons.
- The suburb is dominated by family households, with only 19.6% of households representing lone person households.
- 78.4% of households within the suburb of Perthville have two or more vehicles located at the dwelling with two vehicles per dwelling being most common.
- 17.3% of the population is aged over 65.

## Raglan

Population Count	1199	Proportion of Bathurst's population	3.6%			
Age Structure						
<15	15-64	65+	Median Age			
282	734	176	36			
Dwelling structure						
Detached dwelling	Semi detached, row or terrace, townhouse etc	Flat, unit or apartment	Other dwelling (e.g. caravan, cabin)			
395	0	0	3			
Number of bedrooms						
None (bedsits) or not stated	1 Bedroom	2 Bedroom	3 Bedroom	4 or more Bedrooms	Average number of people per dwelling	Average number of bedrooms per dwelling
8	4	17	180	185	2.9	3.5
Household composition						
Family households		Single (or lone) person households		Group households		
323		70		8		
Number of registered motor vehicles per household						
None	1	2	3 or more		Not stated	
11	91	161	120		11	

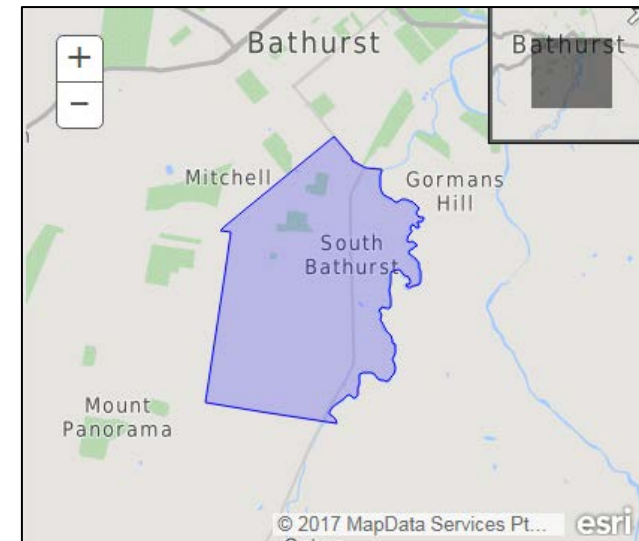


The table above indicates that:

- All of the housing in the suburb is detached dwellings, of which 92.6% are three or more bedrooms per dwelling.
- Raglan has a population of 1199 people, approximately 3.6% of the Bathurst population, with an average household size of 2.9 persons.
- The suburb is dominated by family households, with only 17.5% of households representing lone person households.
- 73.4% of households within the suburb of Raglan have two or more vehicles located at the dwelling with two vehicles per dwelling being most common.
- 14.7% of the population is aged over 65.

## South Bathurst

Population Count	1583	Proportion of Bathurst's population	4.7%			
Age Structure						
<15	15-64	65+	Median Age			
290	908	374	41			
Dwelling structure						
Detached dwelling	Semi detached, row or terrace, townhouse etc	Flat, unit or apartment	Other dwelling (e.g. caravan, cabin)			
553	50	5	0			
Number of bedrooms						
None (bedsits) or not stated	1 Bedroom	2 Bedroom	3 Bedroom	4 or more Bedrooms	Average number of people per dwelling	Average number of bedrooms per dwelling
22	11	96	359	114	2.2	3
Household composition						
Family households		Single (or lone) person households		Group households		
374		198		37		
Number of registered motor vehicles per household						
None	1	2	3 or more		Not stated	
42	268	197	80		25	



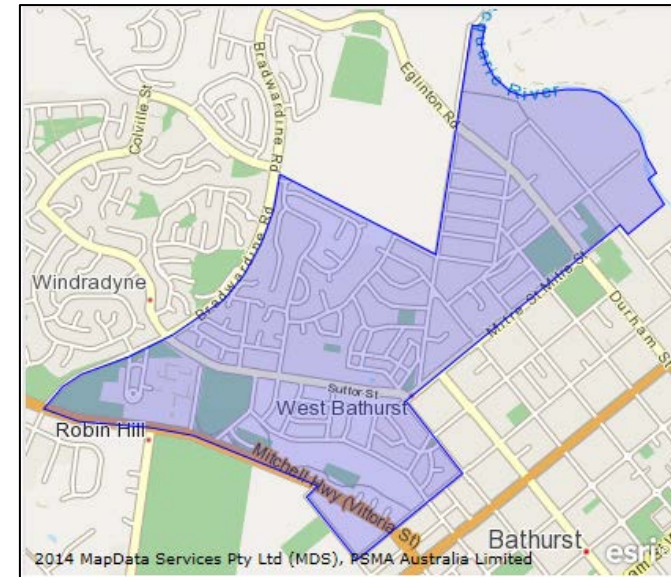
The table above indicates that:

- 91% of housing in the suburb of South Bathurst is detached dwellings, of which 78.6% are three or more bedrooms per dwelling.
- South Bathurst has a population of 1583 people, approximately 4.7% of the Bathurst population, with an average household size of 2.2 persons.
- The suburb contains largely family households (61.4%), however there is a higher proportion of lone person households (32.5%) which possibly reflects the older age of the suburb and/or its proximity to CSU.
- Households within South Bathurst generally have at least one or two vehicles (79.2%) located at the dwelling with one vehicle per dwelling being most common.
- 33.6% of the population are aged over 65.



## West Bathurst

Population Count		3672	Proportion of Bathurst's population		10.9%	
Age Structure						
<15		15-64	65+		Median Age	
803		2231	631		35	
Dwelling structure						
Detached dwelling		Semi detached, row or terrace, townhouse etc	Flat, unit or apartment		Other dwelling (e.g. caravan, cabin)	
1356		76	5		0	
Number of bedrooms						
None (bedsits) or not stated	1 Bedroom	2 Bedroom	3 Bedroom	4 or more Bedrooms	Average number of people per dwelling	Average number of bedrooms per dwelling
40	30	213	781	371	2.4	3.1
Household composition						
Family households		Single (or lone) person households		Group households		
921		447		71		
Number of registered motor vehicles per household						
None	1	2	3 or more		Not stated	
124	603	467	185		55	



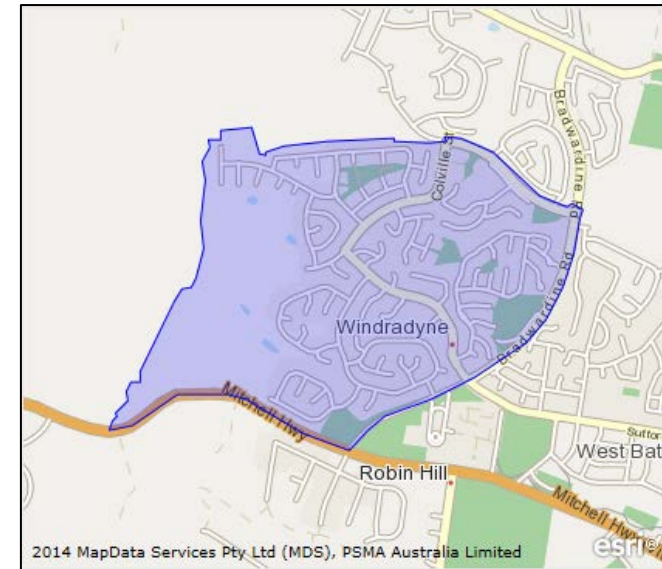
The table above indicates that:

- 94.4% of housing in the suburb of West Bathurst is detached dwellings, of which 80.3% are three or more bedrooms per dwelling.
- West Bathurst has a population of 3672 people, approximately 10.9% of the Bathurst population, with an average household size of 2.4 persons.
- The suburb contains largely family households (64%), however there is also a high proportion (31.1%) of lone person households.
- 77.6% of Households within West Bathurst generally have one or two vehicles located at the dwelling with one vehicle per dwelling being most common.
- 17.2% of the population is aged over 65.



## Windradyne

Population Count	2936	Proportion of Bathurst's population	8.7%			
Age Structure						
<15	15-64	65+	Median Age			
646	1756	535	37			
Dwelling structure						
Detached dwelling	Semi detached, row or terrace, townhouse etc	Flat, unit or apartment	Other dwelling (e.g. caravan, cabin)			
948	86	17	0			
Number of bedrooms						
None (bedsits) or not stated	1 Bedroom	2 Bedroom	3 Bedroom	4 or more Bedrooms	Average number of people per dwelling	Average number of bedrooms per dwelling
17	53	32	562	428	2.5	3.3
Household composition						
Family households		Single (or lone) person households		Group households		
766		294		34		
Number of registered motor vehicles per household						
None	1	2	3 or more		Not stated	
55	418	415	173		31	



The table above indicates that:

- 90.2% of housing in the suburb of Windradyne is detached dwellings, of which 90.7% are three or more bedrooms per dwelling.
- Windradyne has a population of 2936 people, approximately 8.7% of the Bathurst population, with an average household size of 2.5 persons.
- The suburb is largely dominated by family households (70%), with 26.9% of households representing lone person households.
- Households within Windradyne generally have at least one vehicle (78.5%) located at the dwelling with one or two vehicles per dwelling being most common.
- 18.2% of the population is aged over 65.

## Demographic Summary

The following observations have been made from the tables above.

### Dwelling characteristics

- The newer suburban areas and the urban villages are dominated by detached dwellings.
- Llanarth has the largest proportion of dwellings with 4 or more bedrooms.
- The suburbs of Central Bathurst and Mitchell are the only suburbs where medium density housing dominates over detached dwellings.

### Population size

- The highest proportions of the population live in the suburbs of Central Bathurst and Kelso.
- Central Bathurst has the highest living density.
- Kelso has the largest proportion of the total population.

### Household size

- Household size is smallest in the oldest suburbs and those closest to the Bathurst CBD and CSU.

### Population age

- Population age is oldest in the older suburbs, closest to the Bathurst CBD and these areas house the larger seniors living developments.
- Mitchell is the youngest suburb, being the closest to CSU.

### Motor vehicles

- Households have less vehicles per dwelling in the oldest suburbs and those suburbs closest to the CBD and CSU than in the outer suburbs.

### Overall key trends for the City (based on time series data)

- Household size continues to decline.
- Bathurst's population growth is consistent
- Median age of our population is increasing
- Separate detached housing dominates the housing market
- Most households are family households

## Affordable housing in Bathurst

Affordable housing refers to housing that meets the needs of low to moderate income households unable to access suitable housing in the private market without assistance. The currently accepted benchmark for affordability is 30 per cent or less of household income spent on accommodation costs, for households in the lowest 40 per cent of the income range.

Housing Plus is a housing provider within the Bathurst Region. They operate within the NSW community housing sector. As a specialist homelessness and domestic violence service provider, they directly support individuals in regional areas into crisis, transitional and long-term stable housing, whether it be social, affordable, private rental or homeownership markets. Housing Plus' affordable housing services provide low cost community and affordable housing for individuals and families on low to moderate incomes, as well as housing for people living with a disability. As part of this service, they deliver tenancy management services on behalf of landlords, both government and private. Their housing is safe, appropriate for individual need and affordable.

Housing Plus completed a housing needs analysis in February 2018. The analysis looked at a number of factors such as social disadvantage and Indigenous Relative Socioeconomic Outcomes Index. They also completed an analysis of housing needs, housing demand, housing supply, housing affordability and housing costs. The tables below summarise the statistics presented in their report.

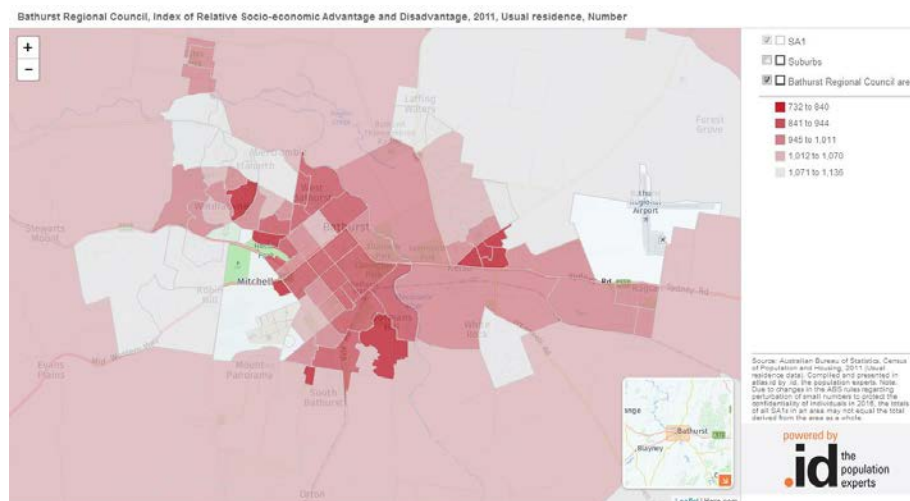
## *Social disadvantage*

### SEIFA and IRSEO index

The SEIFA Index of Disadvantage measures the relative level of socio-economic disadvantage based on a range of Census characteristics. The index is derived from attributes that reflect disadvantage such as low income, low educational attainment, high unemployment, and jobs in relatively unskilled occupations. A higher score on the index means a lower level of disadvantage. A lower score on the index means a higher level of disadvantage.

The SEIFA index for the Bathurst Region is 991, which is slightly lower than the state average of 995, however is higher than regional NSW index of 968.6. As shown in the map below, the darker areas represent pockets of higher disadvantage within the study area, some being in the bottom 5th percentile of disadvantage.

These localities largely reflect the historic housing commission locations.



**Figure 1.4 – SEIFA Index of the Bathurst Urban Area**

The Indigenous Relative Socioeconomic Outcomes index (IRSEO) is an Indigenous specific index derived by the Centre for Aboriginal Economic Policy Research (CAEPR) from the 2011 Census of Population and Housing. A score of 1 represents the most advantaged area and a score of 100 represents the most disadvantaged area. Based on the 2016 Census, Bathurst ranked 34 on the Indigenous Relative Socioeconomic Outcomes index.

### ***Housing needs analysis***

The continued growth of the population in Bathurst is dependent on the continued availability of housing.

### **Housing stress**

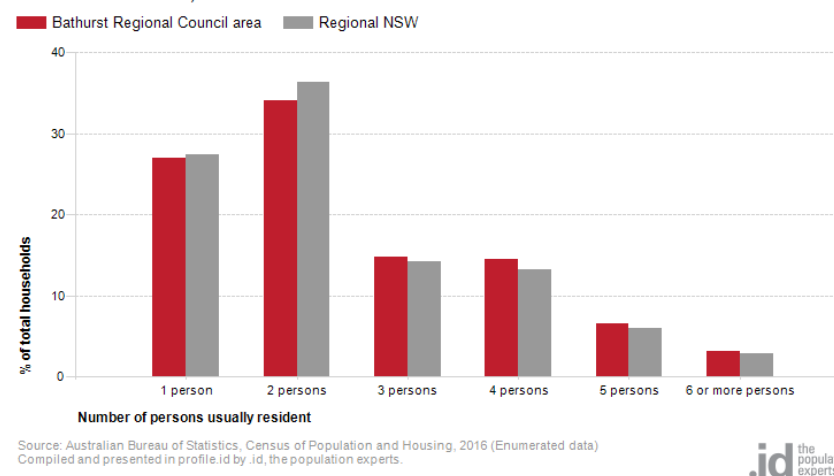
Approximately 13.1% of households were experiencing housing stress compared to 11.4% of regional NSW. The suburbs of Central Bathurst

(18.7%), Kelso (South) (17.3%), West Bathurst (15.6%) are showing the highest levels of housing stress and again reflect the pockets of disadvantaged outlined in figure 4 above.

### **Household size**

Household size of the Bathurst Region is shown in Figure 5, derived from the 2016 Census. Figure 6 illustrates that there is an emerging trend towards smaller households, with lone person households being the dominating category.

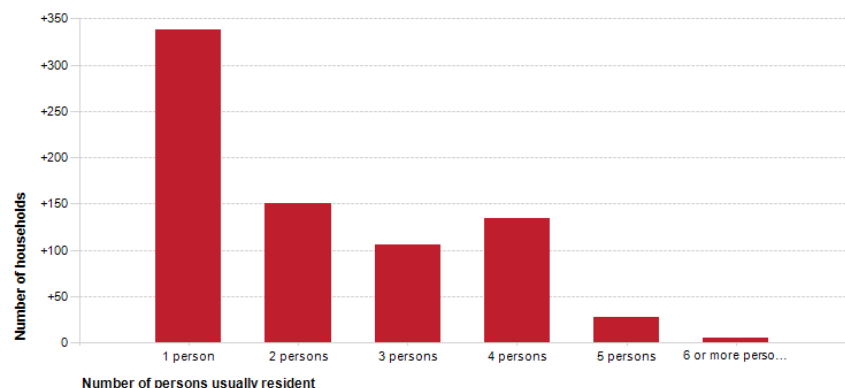
### **Household size, 2016**



**Figure 1.5 – Household size of the Bathurst Region**

### Change in household size, 2011 to 2016

Bathurst Regional Council area



Source: Australian Bureau of Statistics, Census of Population and Housing, 2011 and 2016 (Enumerated data)  
Compiled and presented in profile.id by .id, the population experts.

.id  
the population experts

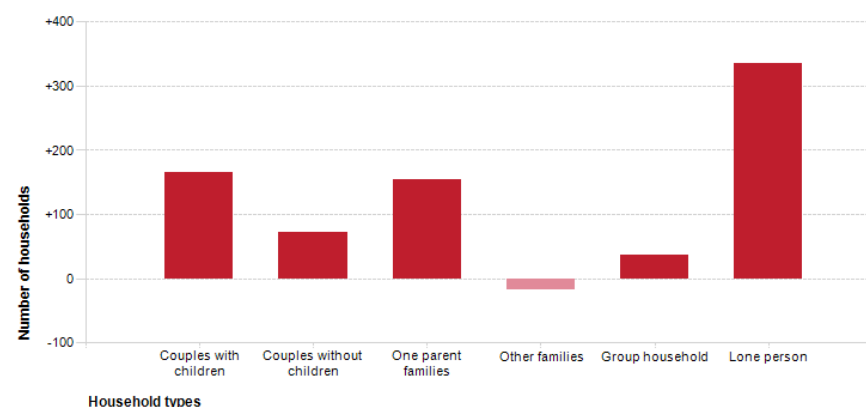
**Figure 1.6 – Change in household size of the Bathurst Region**

#### Household type

Figure 7 below illustrates that lone person households is an emerging household type within the region and the change is greater than the other household types combined. It is also interesting to note that there is an emerging trend for group homes

### Change in household type, 2011 to 2016

Bathurst Regional Council area



Source: Australian Bureau of Statistics, Census of Population and Housing, 2011 and 2016 (Enumerated data)  
Compiled and presented in profile.id by .id, the population experts.

.id  
the population experts

**Figure 1.7 – Change in the household type in the Bathurst Region**

#### Bedrooms per dwelling

With respect to the dwelling size, the proportion of dwellings with three or less bedrooms within the Bathurst Region is less than the Regional NSW average.

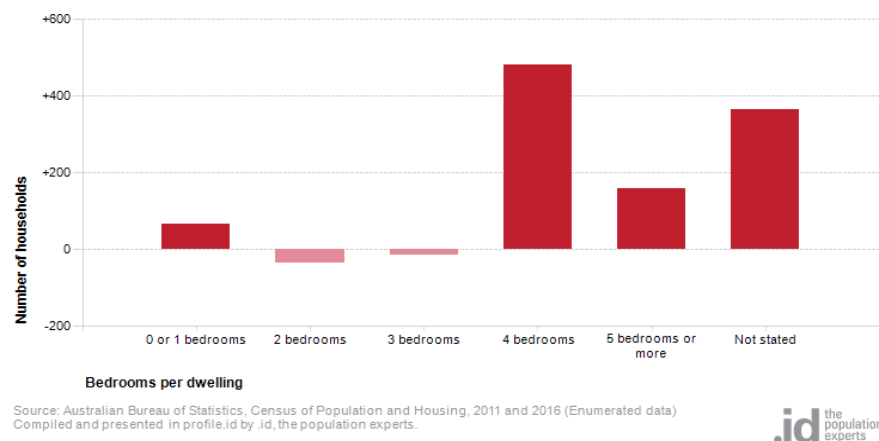
### Number of bedrooms per dwelling, 2016



**Figure 1.8 – Dwelling size in the Bathurst Region**

### Change in number of bedrooms per dwelling, 2011 to 2016

Bathurst Regional Council area



**Figure 1.9 – Change in the size of dwellings in the Bathurst Region**

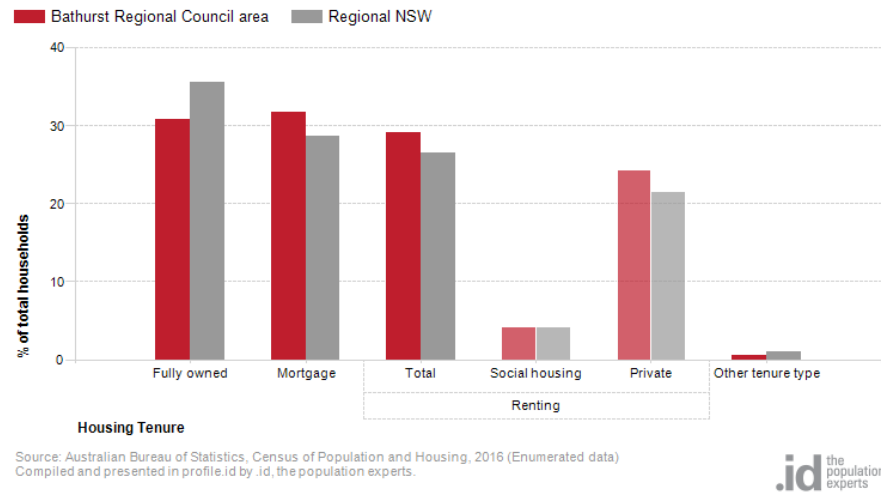
Interestingly, figures 8 & 9 illustrate that the housing stock within the region is biased towards 4 or more bedrooms, and the provision of four or more bedroom dwellings in the region is higher than the average for regional NSW. It would appear that there is a disparity between the type of provision of housing (4+ bedrooms) versus the trend for smaller households.

### Housing tenure

The Bathurst Region's Housing Tenure data provides insights into its socio-economic status as well as the role it plays in the housing market. For example, a high concentration of private renters may indicate a transient area attractive to young singles and couples, while a concentration of home owners indicates a more settled area with mature families and empty-nesters. Tenure can also reflect built form, with a significantly higher share of renters in high density housing and a substantially larger proportion of home-owners in separate houses, although this is not always the case.

In conjunction with other socio-economic status indicators in the Bathurst Region's tenure data is useful for analysing housing markets, housing affordability and identifying public housing areas.

## Housing tenure, 2016



**Figure 1.10 – Change in the size of dwellings in the Bathurst Region**

### Summary

Within the Bathurst Region there is an emerging trend towards lone person and two person households. Interestingly four or more bedrooms dominate the housing market, which appears to be out of sync with the emerging household size and types. The Census data has also illustrated an emerging trend for group homes. Housing choice and diversity will therefore directly impact on housing affordability.

## Housing demand and supply

### Snapshot of the Bathurst Region

This section examines the existing residential construction environment in terms of approval numbers and the types of housing currently being provided to determine if the current demand for housing is being met.

### Summary of the building approvals 2005-2017

The following table outlines the number of dwellings constructed for a 12.5 year period being from 1 January 2005 to 30 June 2017. The number of dual occupancy and multi dwelling housing (medium density developments) represents the number of new dwellings constructed. For example, in Central Bathurst where a dual occupancy only proposed a new dwelling at the rear of the existing dwelling, only the new dwelling was counted.

Suburb	Single dwellings	Dual occupancy	Multi-dwelling housing	Granny flats	TOTAL	% of total development per suburb
Abercrombie	50	26	0	0	<b>76</b>	2.5%
Central Bathurst	44	92	368	7	<b>511</b>	17.1%
Eglington	144	89	224*	2	<b>243</b>	8.1%
Gormans Hill	27	17	20	3	<b>67</b>	2.2%
Kelso	967	176	166^	8	<b>1228</b>	41.0%
Llanarth	328	85	0	0	<b>413</b>	13.8%
Mitchell	0	0	0	0	<b>0</b>	0.0%
Perthville	37	0	0	1	<b>38</b>	1.3%

Suburb	Single dwellings	Dual occupancy	Multi-dwelling housing	Granny flats	TOTAL	% of total development per suburb
Raglan	18	30	0	0	<b>48</b>	1.6%
South Bathurst	4	16	24	1	<b>45</b>	1.5%
West Bathurst	8	16	17	5	<b>46</b>	1.5%
Windradyn	152	106	19	3	<b>280</b>	9.3%
<b>Totals</b>	<b>1779</b>	<b>653</b>	<b>838</b>	<b>30</b>	<b>2995</b>	<b>100%</b>
<b>Average per year</b>	<b>142.3</b>	<b>52.2</b>	<b>67.0</b>	<b>2.4</b>	<b>264</b>	
<b>% of total development</b>	<b>59.4%</b>	<b>21.8%</b>	<b>17.8%</b>	<b>1.0%</b>	<b>100%</b>	
<b>Medium density dwellings</b>		<b>39.6%</b>				

Table 1.7 – New dwelling approvals by type 2005 – 2017 (Bathurst Regional Council)

- \* The units within Eglington includes a 215 unit Seniors Housing development in Cox Lane. The Development Application remains active, although not constructed. These units have been identified, but have been excluded from the calculations in the table as they skew the approvals and dwelling types.
- ^ Council has recently approved an 89 unit Seniors Housing development on the St Patricks Club land on Gilmour Street. The Development Application remains active, although not yet constructed. These units



have been identified, but have been excluded from the calculations in the table as they skew the approvals and dwelling types.

Over the past twelve and a half (12.5) years, Kelso has seen the highest proportion of all new dwellings constructed at 41%, followed by Central Bathurst with 17.1%, Llanarth with 13.8%, Windradyne with 9.3% and Eglinton with 8.1%. The notable difference between the suburban locations is the prevalence of detached housing in Kelso, Llanarth, Windradyne and Eglinton as compared to medium density housing in Central Bathurst. This is an expected trend given the higher densities permissible under Council's current and past planning controls within Central Bathurst as compared to the 'greenfield/suburban' areas of the City.

### Detached Dwellings

Over the past twelve and a half (12.5) years, Council has approved approximately 1,779 detached dwellings (single or two storey), equivalent to approximately 142 dwellings annually. As would be expected, the suburbs of Abercrombie, Eglinton, Kelso, Llanarth and Windradyne have the highest number of new dwellings, given that these areas represent the new residential release areas. Of particular interest, around 76% of the dwellings in the suburban locations of Kelso and Llanarth are approved as complying development, ie their construction is consistent with a set of pre-determined criteria. Residential development in the whole study area is dominated by detached dwellings which make up around 59% of all residential applications. For the period 2005-17, 86% of all development for detached housing utilised the local Complying Development criteria.

Detached dwellings, as infill development in the established suburbs of Central Bathurst, South Bathurst and West Bathurst, represent only a small number of applications annually. The desire for new detached dwellings is ultimately driving the zoning of land for residential purposes and therefore the expansion of the city's footprint.

Suburb	Number of detached dwellings approved	Detached dwellings approved as a % of all housing approved	Number of detached dwellings approved as CDC	% detached dwellings approved as CDC by suburb
Abercrombie	50	1.5%	40	80.0%
Central Bathurst	44	1.3%	2	4.5%
Eglinton	144	4.4%	119	82.6%
Gormans Hill	27	0.8%	15	55.6%
Kelso	967	29.3%	818	84.6%
Llanarth	328	9.9%	282	86.0%
Mitchell	0*	0%	0*	0.0%
Perthville	37	1.1%	17	45.9%
Raglan	18	0.5%	13	72.2%
South Bathurst	4	0.1%	0*	0.0%
West Bathurst	8	0.2%	1	12.5%
Windradyne	152	4.6%	138	90.8%
<b>Total</b>	<b>1779</b>	<b>53.9%</b>	<b>1445</b>	

**Table 1.8 – Proportion of housing applications by suburb**

\* No applications were received for the period.

## Medium density development

Medium density housing includes dual occupancies and multi dwelling housing. Within the study area, approximately 40% of all new dwelling approvals represent medium density housing. There is a trend towards dual occupancy developments within all suburbs, especially the newer release areas. It should be noted that most of the dual occupancy dwellings approved are 3 or 4 bedroom and retain a similar floor area to the detached housing being approved. The older suburbs of Central Bathurst and Mitchell remain the dominant suburbs for multi unit dwellings. In 2014 there was an alteration to the permissibility of unit developments within the suburbs which, to date, has not translated into a significant number of approvals. However in 2016 & 2017 a number of applications for unit developments have been lodged with Council.

Anecdotally there are a large number of enquiries to Council relating to properties for sale and the potential for a dual occupancy on the site, whether it be a vacant site or for a second dwelling on the same site. Dual occupancy developments are popular with builders and “mum & dad” investors, Self Managed Superannuation Funds (SMSF) and the like due to the ease which finance is available, and the relative ease of the application process.

There are few applications for granny flats (secondary dwellings) within the subject area. This may be due to development contributions being payable and the restriction on the size of the granny flat (60 sqm). This trend may change into the future with an ageing community.

The table below shows the percentage breakdown of new medium density dwellings by suburb within the medium density category of development. Central Bathurst is attracting the highest proportion of

medium density developments with 15.5%, followed by Kelso (8.4%), Windradyne (4.2%), Eglinton (3.2%) and Llanarth (2.8%). This trend is not surprising, particularly with Central Bathurst being dominated by unit developments. Suburban locations are dominated by detached dwellings, however the popularity of dual occupancy developments have increased the proportion of medium density developments, notwithstanding that in the suburban locations these dwellings are still relatively large 3 or 4 bedroom units.

Suburb	Medium density housing approved as a % of all housing approved
Abercrombie	0.9%
Central Bathurst	15.4%
Eglinton	3.2%
Gormans Hill	1.2%
Kelso	8.4%
Llanarth	2.8%
Mitchell *	0.0%
Perthville *	0.0%
Raglan	1.0%
South Bathurst	1.3%
West Bathurst	1.1%
Windradyne	4.2%

**Table 1.9 – Percent of medium density housing approved by suburb**

\* No applications were received for the period.

## **Housing supply versus housing demand**

Figure 11 below summarises the housing supply and demand. Overall it can be determined that housing supply is currently meeting the housing demand, based on population growth. Currently there is a surplus of 83 dwellings annually within the study area. It is noted, however, that most new dwellings (detached and medium density) are 3 or 4+ bedroom in size and this does not correlate with demographic changes in household size, particularly the increases occurring in lone person households.

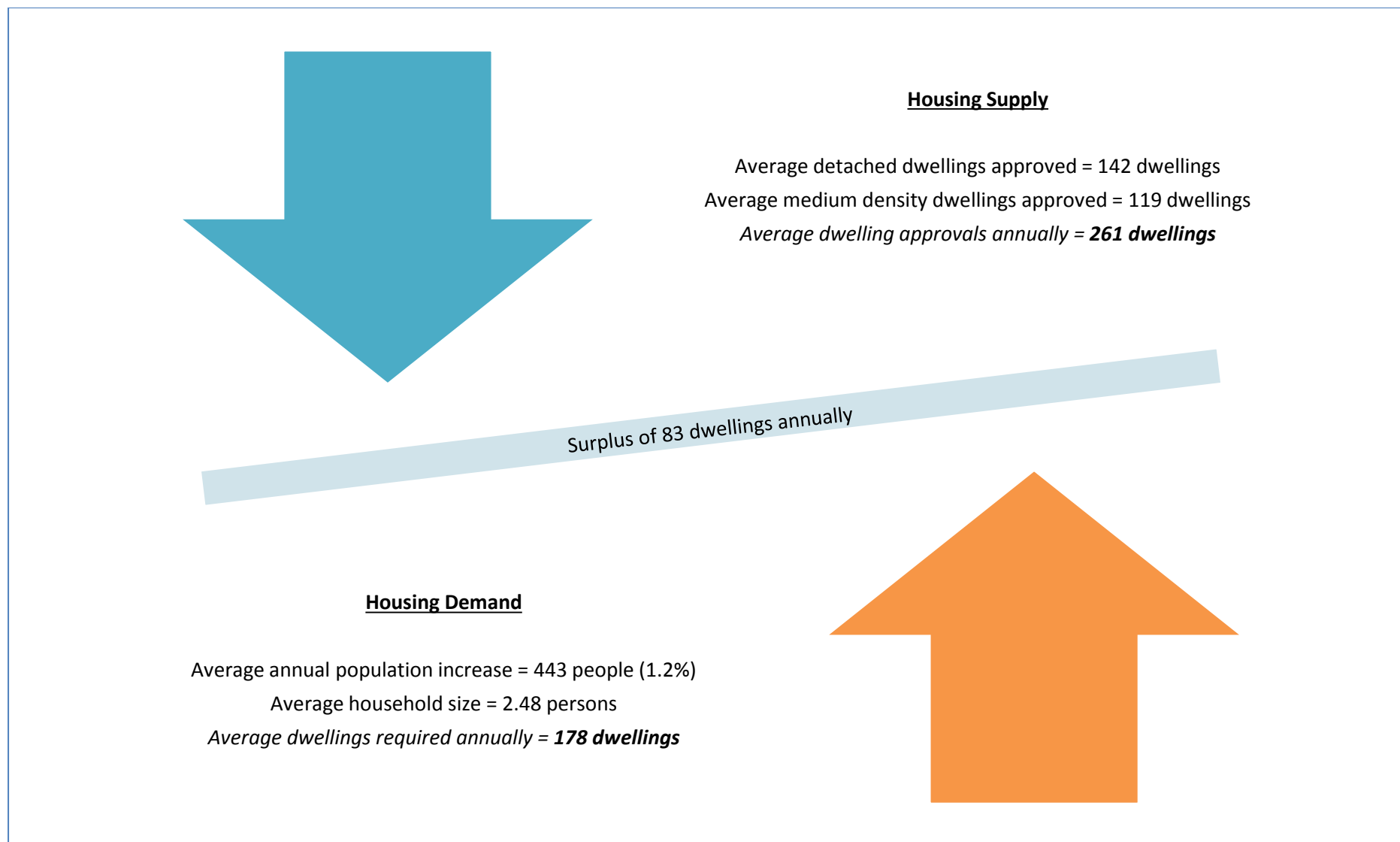


Figure 1.11 – Housing supply and demand summary (<https://profile.id.com.au/bathurst/population-estimate?WebID=210> (Urban Overlay))

## Land supply

### Population projections and lot yields

This section examines population statistics and expected population growth change. It identifies existing vacant land stocks and the expected supply of future housing based on current lot yields. It identifies whether the existing vacant land stocks can meet the projected population growth and how the longevity of those land stocks could be improved through a change in lot yields.

### Population and Housing Projections (2016)

NSW Planning and Environment periodically publish population projections for the State. The 2016 projections list the Bathurst Regional LGA with the following characteristics:

Regional NSW LGA	2001	2006	2011	2016	2021	2026	2031	2036	Total Change 2011-2036	Total Change (%) 2011-2036	Annual average change (%) 2011-2036
Bathurst Regional	35,500	36,900	39,950	43,300	46,500	49,550	52,500	55,250	15,300	38.2	1.3

**Table 1.10 – Forecast population of Bathurst**

NSW Planning and Environment also predict that the Bathurst Regional LGA will experience one of the largest growth rates within Regional NSW together with Maitland, Queanbeyan and Yass Valley. For the Bathurst

Region, this is linked to a high fertility rate and net internal migration (ie people moving to the Bathurst Region).

The population projections also indicate an age distribution for the LGA as follows:

Age	Number of people			Age distribution (% of total population)			Growth 2011-36	
	2011	2026	2036	2011	2026	2036	No.	%
<15	8,250	9,250	10,050	20.6	18.7	18.0	1,800	21.8
15-24	6,650	7,400	7,950	16.6	14.9	14.4	1,300	19.5
25-64	19,650	23,300	25,200	49.1	47	45.5	5,550	28.2
65+	5,500	9,600	12,150	13.7	19.4	22.0	6,650	120.9
All ages	40,050	49,550	55,350	100.0	100	100	15,300	38.3

**Table 1.11 – Population projections by age groups**

The projections indicate that the Bathurst Region will have a greater proportion of people aged 65 and over in 2031, growing from 13.7% in 2011 to 22% of the population in 2036. It is interesting to note that despite the growth in the elderly population, the proportion of younger people remains considerable and declines only slightly. This reflects the strong education base of the City.

Council has had population forecasts completed by .id Consulting which have been updated in January 2014 and are based on the 2011 Census data, together with the local knowledge of anticipated development projections. These forecast figures are in addition to the NSW Department of Planning and Environment Housing and Population projections outlined above. Whilst the two forecasts for the population

of the Bathurst Region in 2036 are marginally different (4.5% variation between the two forecasts), they both predict substantial growth.

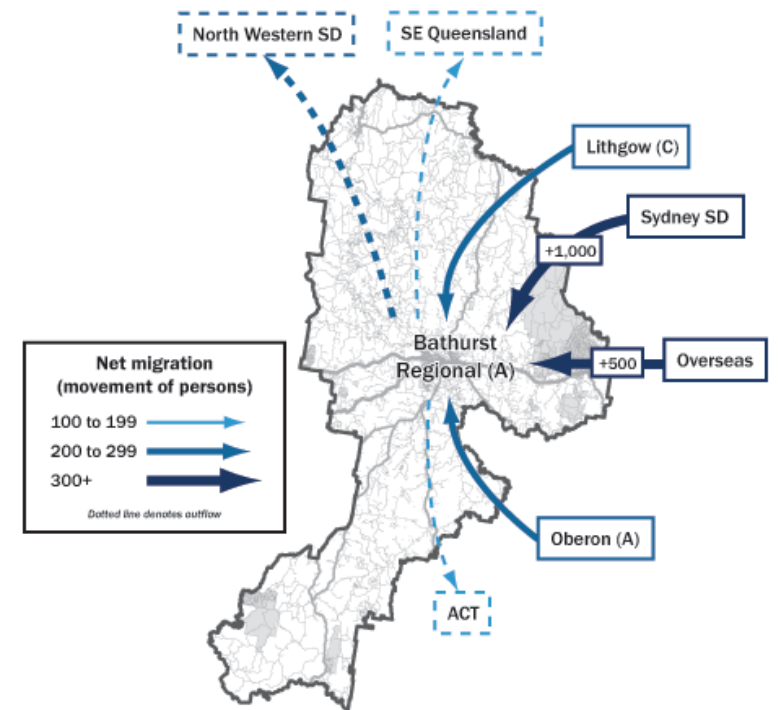
The population forecasts for the Bathurst Region are listed in the table below:

Report name	Bathurst Region Population forecast in 2036
.id Consulting	52,851
NSW Department of Planning and Infrastructure Housing and Population projections	55,250

Table 1.12 – Population projections by source

The figure below illustrates the drivers of population change for the Bathurst Region in terms of net migration.

### Historical migration flows, Bathurst Regional, 2006-2011



Population and household forecasts, 2011 to 2036, prepared by .id the population experts, May 2014.

Figure 1.12 – Historical migration flows 2006-2011

The tables below indicate the top 10 LGAs contributing to net gain or loss of population for the Bathurst Regional LGA.

**Top 10 LGAs ranked by net gain to the area**

LGA	In migration	Out migration	Net migration
Oberon (A)	357	116	+241
Lithgow (C)	312	107	+205
Blue Mountains (C)	267	92	+175
Penrith (C)	230	79	+151
Blacktown (C)	228	78	+150
Hawkesbury (C)	124	31	+93
Mid-Western Regional (A)	175	87	+88
Orange (C)	259	179	+80
The Hills Shire (A)	119	39	+80
Blayney (A)	175	101	+74

**Table 1.13 – Top 10 LGAs for net gain migration**

**Top 10 LGAs ranked by net loss to the area**

LGA	In migration	Out migration	Net migration
Port Macquarie-Hastings (A)	33	151	-118
Unincorporated ACT	97	206	-109
Sydney (C)	50	135	-85
Newcastle (C)	50	122	-72
Randwick (C)	30	79	-49

Gold Coast (C)	36	76	-40
Brisbane (C)	47	86	-39
Cairns (R)	6	39	-33
Wyong (A)	82	110	-28
No usual address (NSW)	0	24	-24

**Table 1.14 - – Top 10 LGAs for net loss migration**

Source: Australian Bureau of Statistics, [Census of Population and Housing, 2011 \(Usual Residence Data\)](#). Compiled and presented in profile.id by .id the population experts.

It is interesting to note that in terms of net population gain, the population is coming from adjoining LGAs in most cases, however, net losses are for larger metropolitan and non-metropolitan locations.

## Current land stock

It is estimated that there is currently 770 hectares of residentially zoned land available for future development and as shown in table 15 below, it is estimated that the land will cater for the expected population increase of 12,170 people by 2036.

	Available land stock	Predicted population forecast requirements
Vacant land available	770 ha	705 ha
Number of dwellings	5,728 dwellings	5,245 dwellings

**Table 1.15 – Vacant land stock versus supply**

Notwithstanding that there is sufficient land to cater for the expected growth at current lot yields and current consumption rates, growth will continue beyond 2036. Strategies to reduce the average lot size and increase living densities will delay the need to rezone additional land into the future to enable continued growth of Bathurst without causing unnecessary urban sprawl.

The graph below highlights how increasing the planned living density from the current 7.44 dwellings per hectare to a higher number of dwellings per hectare will expand the time horizon for the full development of the current vacant land stocks.

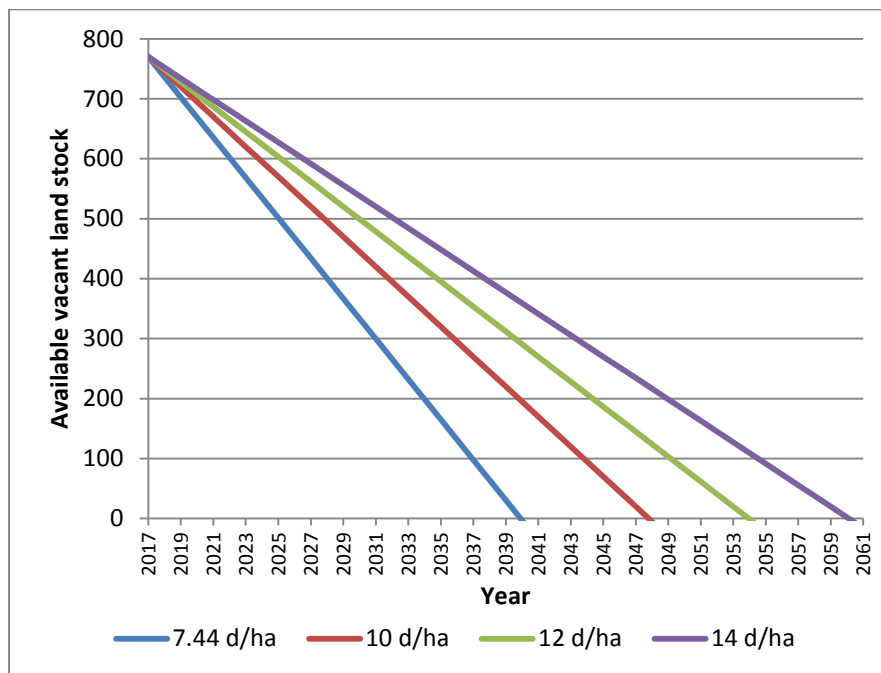


Figure 1.13 - Horizon of full development at varying dwelling densities

### Current lot yields in new suburban areas

Investigations were undertaken in three existing residential areas of Bathurst to determine current lot yields based on approved and existing subdivision patterns to determine:

- the average lot size being achieved;
- the number of lots per hectare being achieved;
- the development area percentage – that is, the area of land of the residential lots as a percentage of the total land area required to service a residential subdivision, which includes land for non-residential uses such as roads, public open space, drainage, schools, shops, churches and the like.

	Windradyne	Trinity Heights	Marsden Heights	Average
Area	174.84 ha	51.15 ha	28.33 ha	
No of lots	1139	358	250	
Average lot size	992.22m <sup>2</sup>	1033 m <sup>2</sup>	827.16 m <sup>2</sup>	
Dwellings/ha	6.51	7.00	8.82	7.44
Development area percentage	64.6%	72.3%	73%	70%

Table 1.16 – Average lot sizes for residential development

The areas chosen represent 'typical' suburban residential areas of Bathurst and contain a mix of private developer and Council subdivisions and also include open space. It is interesting to note the range in the dwellings per hectare being achieved, from 6.51 to 8.82. The area of land actually developed as residential lots alters based on the amount of



area dedicated to land uses other than dwellings, open space and roads (ie churches, schools, neighbourhood shops and the like). In the Windradyne example, non-residential land uses were greater than Marsden Heights or Trinity Heights for these reasons.

It should be noted that the areas chosen (with the exception of Marsden Heights which is based off the approved subdivision plan) are existing subdivisions with a number of dual occupancy developments in the area. Notwithstanding that the dual occupancy developments have created smaller allotments, it should be noted that there has been minimal impact of such developments on the overall average lot size of these areas.

Council's current development standard enables a minimum lot size of 550sqm for the subdivision of land. Based on the three examples above, the average lot size being achieved is well above that minimum, almost double the minimum.

### Current density controls

Bathurst is dominated by low density developments equating to approximately 7.5 dwellings per hectare. Within the inner city areas there are pockets with higher densities which relates primarily to the higher proportion of residential unit developments.

The Bathurst Regional DCP 2014 establishes 4 residential precincts within the urban areas of Bathurst. Three of the precincts establish a desired density of development, while the fourth does not permit medium density provisions. The table below details the desired density provisions as outlined in the DCP.

Precinct	Density (persons/ha)
1 (Inner city area)	88
2 (Suburbs)	60
3 (Urban villages)	50

**Table 1.17 – Residential densities based on precincts of the Bathurst Regional Development Control Plan 2014**

### Current medium density housing lot yields

#### *Residential units*

Residential units are permitted in all suburbs of Bathurst with the exception of the areas within the 50dBa noise contour for Mount Panorama and within 400m of the sewerage treatment facility. These areas are zoned R2 Low Density Residential.

Council has established a number of precincts that establish different density guides and qualifying lot sizes. The Bathurst Regional LEP 2014 establishes a minimum lot size to qualify for a residential unit development based on the location of the development.

Once a site qualifies for a residential unit development, the maximum number of residential units permissible on a site is based on a number of persons per hectare. The number ranges from 93.5 persons on sites in the central Bathurst area of 4000sqm or more, 88 persons in the central Bathurst area for all other sites, the outer suburban areas being 60 persons and the urban villages being 50 persons.

In addition to the density calculation, the developer is required to provide private open space (POS) commensurate with the number of bedrooms of the unit. A 1 bedroom unit requires 20sqm of POS, 2 bedroom unit requires 30sqm of POS, 3 bedroom unit requires 40sqm of POS, and 4 or more bedroom unit requires 50sqm of POS. Boundary setbacks, vehicle manoeuvring areas and car parking requirements are also required to be complied with.

Ultimately, the density calculation is a guide and other physical constraints may affect the total number of units able to be erected on the site.

### *Dual occupancies*

Dual occupancies are permitted in all suburbs of Bathurst with the exception of the areas within the 50dBa noise contour for Mount Panorama and within 400m of the sewerage treatment facility.

Council has established a number of precincts that establish qualifying lot sizes. The Bathurst Regional LEP 2014 establishes a minimum lot size to qualify for a dual occupancy development based on the location of the development.

The density calculations discussed above for residential units do not apply to dual occupancy developments. Developers are required to provide private open space commensurate with the number of bedrooms of the dwelling. A 1 bedroom unit requires 20sqm of POS, 2 bedroom unit requires 30sqm of POS, 3 bedroom unit requires 40sqm of POS, and 4 or more bedroom unit requires 50sqm of POS. Boundary setbacks, vehicle manoeuvring areas and car parking requirements are also required to be complied with.

The DCP establishes a maximum site coverage of 50% for the development. The site coverage does not include vehicle manoeuvring areas or driveways.

### *Residential units vs Dual occupancies in Bathurst*

As part of the visioning consultation, the builders identified that the construction of a dual occupancy development in the suburbs (ie precinct 2) is far more lucrative than a unit development and easier for them to finance.

By way of an example in Llanarth, Kelso or Windradyne (i.e. precinct 2), using the same principle of site density that applies to residential units, a dual occupancy comprising 2 x 4 bedroom units and the minimum qualifying lot size of 850 sqm has an implied density of 84.7 people. In precinct 2, residential units have a maximum density of 60 person/ha.

By way of an example in Eglinton, Raglan or Perthville (i.e. precinct 3), using the same principle of site density that applies to residential units, a dual occupancy comprising 2 x 4 bedroom units and the minimum qualifying lot size of 900 sqm has an implied density of 80 people. In precinct 3, residential units have a maximum density of 50 person/ha.

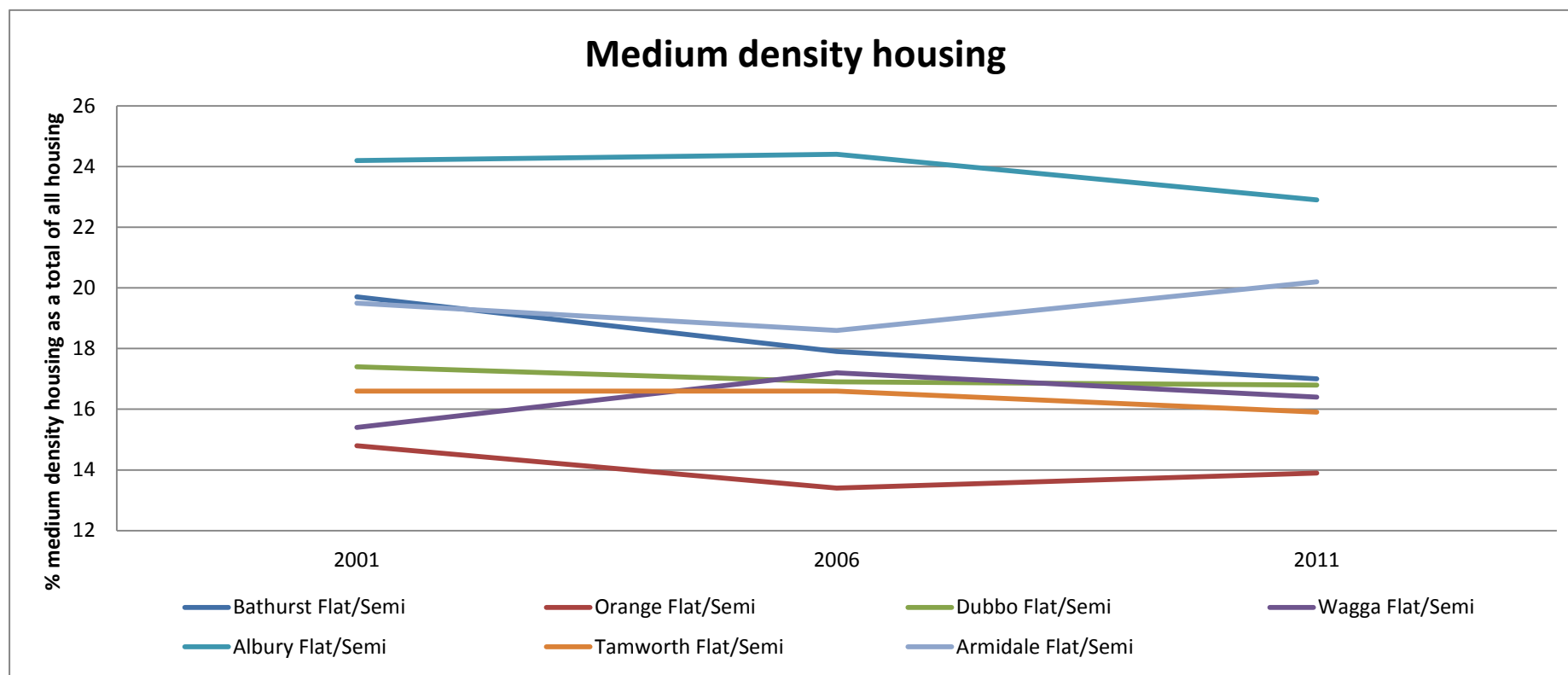
In these 2 examples, it would seem that the dual occupancy examples provide for a denser development than that of a residential unit development. This may provide an opportunity for Council to review its development standards with respect to dual occupancy and residential unit developments.

## Comparison of medium density housing between Bathurst and other regional centres

As a point of comparison, the percentage of medium density housing, as classified by the ABS for the respective Census, is illustrated below.

LGA	% of Medium Density Housing		
	Census year		
	2001	2006	2011
Bathurst	19.7	17.9	17
Orange	14.8	13.4	13.9
Dubbo	17.4	16.9	16.8
Wagga Wagga	15.4	17.2	16.4
Albury	24.2	24.4	22.9
Tamworth	16.6	16.6	15.9
Armidale	19.5	18.6	20.2

Table 1.18 – Medium density housing comparison of regional centres.



**Figure 1.14 – Comparison of proportion of medium density housing for each Evocity**

It is interesting to note that Bathurst is ranked 3<sup>rd</sup> based on the 2011 census behind Albury and Armidale. It should also be noted that it appears that Bathurst has a declining proportion of medium density development over the 10 year period. The other centres have a static or slightly declining proportion of medium density housing. In order to cater for a growing and ageing population together with providing housing choice and affordability, medium density housing will become

increasingly important and its proportion as a total of all housing should likely be increased.

#### *NSW Department of Planning and Infrastructure –Medium Density Guide*

The NSW Government has released a Design Guide for medium density housing intended to inform the strategic planning of a local area and assist councils and communities to determine the future form of development in the area. The future character of an area is to be

determined in partnership with the local community and Council. The draft Design Guide encourages a design-led strategic planning process to determine the type, scale and built form of medium density housing permitted in an area.



**Figure 1.15 – Different types of medium density housing in a streetscape context**

The key to developing standards for increasing density within Bathurst will be establishing the potential development types that could be sited within the various areas. Figure 16 above illustrates the various housing types that could be used to transition from the traditional low density to a higher density. The medium density guide introduces tools for improving the design of medium density housing as well as allowing and encouraging diverse housing types within a neighbourhood.

### **Summary**

A key issue for the strategy is to identify ways to increase the longevity of existing vacant land stocks and opportunities for new infill development, particularly medium density housing. Both provide a means to offset and delay the need to expand the City's footprint further to cater for the expected and future population increase.

## Visioning consultation response

Council undertook a community visioning process as the Stage 1 consultation for the development of the Bathurst 2036 Housing Strategy during March 2016. Council visioned the community through:

- A series of 4 workshops;
- 254 surveys
- 268 quick poll results and
- Written submissions.

The key messages for each theme are outlined in the respective tables below. In addition the tables highlight the key objectives that the Strategy should consider to address these messages. A broader discussion on the consultation outcomes of each of the tables is also provided.

Amenity and Liveability	
Key Messages	
a.	Maintain Bathurst's rural feel (do not want the urban living feel of Sydney).
b.	Engender a sense of community.
c.	Protect the existing neighbourhood character.
d.	Protect Bathurst's heritage.
e.	Provide quality public and private open space areas.
f.	Provide new developments which are well connected.
g.	Ensure developments are serviced with appropriate infrastructure.
Objectives	
1.	Develop a residential precinct policy or plan that:
a)	Protects the neighbourhood character of existing residential areas or areas of environmental

- sensitivity where minimal change should prevail.  
**(Minimal Change Area)**
- b) Identifies areas where some change may be appropriate. **(Incremental Change Area)**
- c) Identifies areas where significant change and growth might be appropriate, for example greenfield sites. **(Significant Change Area)**
2. Identify opportunities to encourage contemporary building design that respects the existing or preferred neighbourhood character and/or environmental/heritage values of a neighbourhood.
3. Identify service and infrastructure requirements to support and improve residential liveability.
4. Identify opportunities to create a unique Bathurst identity particularly in suburban locations.

**Table 1.19 – Key theme: Amenity and Livability from visioning consultation**

### Discussion

As part of the consultation for the Housing Strategy, there was a lot of discussion relating to the amenity of housing in Bathurst. This not only related to the existing housing stock, but to future housing as well. There was a resounding message of retaining Bathurst's country feel and a dislike for the urban feel of Sydney. The survey results showed that an attractive neighbourhood and a good neighbourhood feel were important factors to those surveyed when choosing a place to live. These factors contribute significantly towards improving the amenity of an area.

Bathurst has a unique character, including its heritage homes and streetscapes. Its proximity to Sydney makes it an attractive location for people relocating from Sydney and people raising families. It is important to acknowledge that over the past few decades there has been

increasing pressure on the older housing stock being lost to urban renewal or to small scale commercial development. It is likely that this pressure will continue into the future and this pressure needs to be properly managed.

The importance of quality open space was identified in the workshops, school group and surveys as being a high motivator for people making a decision on their home location. It was also identified that if the density of housing was to increase, then the provision of quality, maintained open space becomes more important.

The population growth of Bathurst forecasts that there will be an increased proportion of people aged 65 & older in the ensuing years. The NSW Department of Planning and Environment demographic forecasts predict an increase of over 14% in the 65 & older age bracket. The connectivity of developments to local shops and services was identified during the consultation process as increasingly important, especially for the older age groups, including footpath, public transport and road connections.

Housing Choice	
Key Messages	
a.	Improve housing choice.
b.	Encourage higher quality housing design.
c.	Ensure housing remains affordable into the future.
Objectives	
1.	Identify how a variety of housing stock can best be encouraged.
2.	Identify opportunities to integrate affordable, accessible and adaptable housing principles into Council's future planning controls.

3. Identify opportunities to integrate high quality design principles into Council's planning controls.
4. Develop a framework that provides opportunities for Bathurst to create a unique identity and to be able to adopt and move into a phase of housing change.

**Table 1.20 – Key theme: Housing choice from visioning consultation**

### Discussion

Housing choice is closely aligned with an individual's life stage, and their choice of housing is likely to change over time. The characteristics of each housing type are also likely to be linked to the affordability of the house type. Therefore it is important that a range of housing stock is available for the Bathurst Community. Whilst Council cannot mandate the types of housing provided, its planning controls and incentives can influence the types of housing provided.

The survey responses as part of the Bathurst 2036 Housing Strategy visioning consultation indicated that the younger age groups were more motivated to change their housing type because they wanted to move from renting to home ownership.

The Grattan Institute undertook research in 2011 and published the report "The Housing We'd Choose"<sup>1</sup>. The report presents research on the preferences of Australians and explores the relationship between the housing the community wants and the housing the community has. A representative sample of more than 700 residents in Sydney and Melbourne were asked to make real-world housing choices, limited by their budgets. The housing they chose was a much more varied mix than

<sup>1</sup> <https://grattan.edu.au/report/the-housing-wed-choose/>

either city currently provides. The research suggests significant shortfalls of semi-detached housing and apartments in the middle and outer areas of both cities. Whilst the study was based on metropolitan areas, its findings are still relevant to regional NSW in the broader context to exploring housing choice.

The report also examines recent construction trends and argues that there are barriers to delivering more of the housing people say they want. These include the cost of materials and labour for buildings over four storeys, land assembly and preparation, and the risk and uncertainty of our planning systems, especially in Victoria.

Detached housing was identified as an aspiration amongst the respondents to the Grattan Institute's research. This is mirrored in the housing stock of the Bathurst urban areas where detached housing dominates the housing stock. The dream of "owning your own home" is often automatically associated with a detached house on a block of land. This dream of home ownership is deeply ingrained in Australia's cultural psyche. The dominance of detached dwellings within the Bathurst urban area is consistent with the research findings. The Bathurst Urban area is dominated by detached dwellings, with over 8.5 in 10 dwellings being detached, similar to that of other regional areas of NSW.

The Grattan Institute's report summarised that there are a number of desirable attributes of housing that are widely held. The Grattan survey identified four broad attribute categories including:

- **Dwelling features**, including the number of bedrooms, presence of a garage, whether the house is detached.

- **Safety and security**, including the safety for people and property, secure parking, away from gaols.
- **Convenience and access**, including near family and friends, proximity to work, access to health services.
- **Attractiveness of the environment**, including near a park, a particularly clean and unpolluted area, a natural environment that is attractive.

Respondents to the Bathurst 2036 Housing Strategy consultations said they preferred to live in a safe neighbourhood, close to family, friends, shopping, and public transport. People of different ages and household types prioritised housing and location attributes in different ways. Lone person households, for example, were much more likely to prioritise location features over dwelling attributes. This concept is consistent with the results of the Bathurst 2036 Housing Strategy consultation and the concept of locating more housing closer to services, especially shops and public transport. It is important for Council to make provisions within its relevant planning instruments to cater for a range of housing types. However it will be the market that will dictate the overall mix of housing available at any point in time.



Housing Density	
Key Messages	
a.	Plan for density increases, particularly close to shops and services.
b.	Provide greater certainty of living densities at the zoning stage.
Objectives	
1.	Identify areas where an increase in living densities may be appropriate (Significant Change Areas).
2.	Identify opportunities to support an increase in the amount of housing in Significant Change Areas and make change happen.
3.	Identify service and infrastructure requirements to support increased living densities.

**Table 1.21 – Key theme: Housing density from visioning consultation**

### **Discussion**

Housing density is able to be measured on a number of levels, from site density to city-wide. The current population density of the whole urban area of Bathurst ranges from 3 persons per hectare to 28 persons per hectare.<sup>2</sup>

Landcom describes that a mix of housing density may achieve the planned overall density. Developing a homogenous subdivision pattern could achieve a planned density, however providing a range of lot sizes,

<sup>2</sup> Bathurst Regional Council, Population density, 2016, Usual residence, Persons, Persons per hectare, <https://atlas.id.com.au/bathurst>

catering for different housing types, could provide a higher density. Council, through its land development activities, could masterplan its own subdivisions and demonstrate this concept and achieve a more certain development pattern from the outset. The major barrier to this will be the external market forces at play within Bathurst.

One of the primary aims of the Housing Strategy is to identify opportunities to better utilise the existing land stocks within the study area, whether that be by increasing the housing density, introducing different lot sizes or introducing different housing types. The population projections forecast that the Bathurst Region will increase in size by approximately 12,170 people by 2036.<sup>3</sup> It is likely that the majority of those people will be centred on the urban areas of Bathurst. Based on the current average housing density of 7.44 dwellings per hectare and a household size of 2.48 people, approximately 700 hectares of residential land would be required to house the increased population if nothing changes.

Encouraging an increased housing density through a range of incentives and changes in planning controls will assist in the longevity of the existing residential zoned land in the urban areas. Table 6 in volume 2 illustrates the relationship between dwelling density and the area of land required to cater for the expected population growth.

Urban renewal opportunities in inner Bathurst and established suburbs will also reduce the amount of new vacant land required to house the

<sup>3</sup> NSW Department of Planning and Environment <http://www.planning.nsw.gov.au/Research-and-Demography/Demography/Population-projections>

future population. Opportunities to achieve change will need to be included in the planning framework, bearing in mind the comments above about amenity and liveability of existing neighbourhood character and heritage values.

It is important to note that just because homes may be smaller and/or clustered more closely, this does not mean that amenity for residents and their neighbours is automatically reduced as a consequence. Well designed homes can ensure that privacy, both visual and acoustic, and solar access to private open space and internal living areas, are successfully achieved.

Sustainable land use	
Key Messages	
a.	Reduce urban sprawl.
b.	Consider improved connectivity of housing to shops and services, to public transport and pedestrian access.
c.	Encourage more sustainable housing.
Objectives	
1.	Review land supply against living density proposals and identify the need for and the best location of additional land for strategic long term growth.
2.	Identify opportunities to integrate sustainable housing principles into Council's planning controls.
3.	Review access and infrastructure requirements to support connected communities.

**Table 1.22 – Key theme: Sustainable land use from visioning consultation**

### **Discussion**

Sustainability of a community can be measured through a range of indicators. The aim of a sustainable community is to measure the

combination of the community liveability, environmental sustainability and economic prosperity, to ensure that those measures are maintained or improved over time. The NSW BASIX is a commitment from the NSW Government to reducing water and energy usage within housing in NSW. Housing is one of the most important public policies affecting urban development and, as such, it has a significant potential to contribute to sustainability<sup>4</sup>.

The extent of land used for constructing housing as well as its type and location will determine the impact on environmental resources such as wildlife, landscape, and amenity value. Building on land which has previously been used for industry or housing (brown-field) is considered more sustainable than green-field developments. Higher density developments are more sustainable than low density developments as they use less land to house the community and are more likely to sustain services such as public transport, education, employment and commercial facilities<sup>5</sup>.

<sup>4</sup> Tosics, I., (2004). European urban development: Sustainability and the role of housing. *Journal of Housing and the Built Environment*, 19, 67-90.

<sup>5</sup> Winston, N. & Pareja Eastaway, M. *Soc Indic Res* (2008) 87: 211. <https://doi.org/10.1007/s11205-007-9165-8>



Landcom's Sustainability Model showing how housing diversity achieves social, environmental and economic sustainability benefits

**Figure 1.16 – Landcom's Sustainability Model**

## A summary of priorities

Based on current population forecasts Bathurst is expected in 2036 to have:

	2036	Expected change from 2016
<b>Population</b>	55,250	12,170
<b>Household Size</b>	2.32 persons	- 0.16 persons
<b>Number of dwellings</b>	23,814	5,245

**Table 1.23 – Expected population of Bathurst in 2036**

It is estimated that there is currently 770ha of residentially zoned land available for future development. Based on current population growth and housing demand, it is estimated that this land will cater for the expected population increase of 12,170 people by 2036

	Available land stock	Predicted population forecast requirements
Vacant land available	770 ha	705 ha
Number of dwellings	5,728 dwellings	5,245 dwellings

**Table 1.24 – Available land and forecast demand for land**

Notwithstanding that there is sufficient land to cater for the projected growth to 2036, growth will continue beyond 2036.

Volume 1 of the Housing Strategy has identified the following key priorities:

- The opportunities that are available to extend the life of the existing vacant land stocks, particularly through increased living densities both medium density housing and smaller lot size.
- That the population of the City will age and household size will continue to decline. As a result housing diversity and choice will become increasingly important.
- The key messages from the community for its vision for housing include amenity and liveability, housing choice and density and sustainability. Importantly the people of Bathurst want to limit urban sprawl but at the same time maintain the rural feel of Bathurst and ensure Bathurst does not become 'just like Sydney'.

Volume 2 of the Strategy addresses these priorities through an examination of:

- The strategic context for growth
- Impacts for infrastructure provision
- Opportunities for growth and change.

Refer to Volume 2 – The Implementation Plan for the strategy for growth.