



REGISTRATION OF INTEREST

(SALE OF LAND / JOINT VENTURE OPPORTUNITY)

56 Colville Street,
Windradyne

Lot 10 in Deposited Plan 1165068

(Reference No: 37.00893)

BATHURST 
REGIONAL COUNCIL

1 MESSAGE FROM BATHURST REGIONAL COUNCIL

Bathurst Regional Council is excited to present the opportunity to develop 56 Colville Street, Windradyne, lot 10 in Deposited Plan 1165068, into a high-quality medium-density residential development. The development will encapsulate excellent urban design outcomes and sustainable housing, providing key worker housing. Council is open to all development options including the sale of the land.

At its meeting held in September 2024, it was resolved; "That Council proceed with an Expression of Interest process seeking interested parties to participate in a joint venture with Council for medium density residential development of Council land at 56 Colville Street, Windradyne, with a focus on key worker housing." At its meeting 19 March 2025, it was further resolved; "That Council include in the 'Registration of Interest' process for a joint venture, the option for Council to receive offers for the sale of the land."

Bathurst Regional Council encourages anyone passionate about development with the capacity and means to deliver the development to respond to this registration of interest (ROI).

A joint venture project or the sale of the land offers the Council the potential to enable the full development of the site with private funding and expertise.

For developers, it offers the opportunity to shape the site's development and deliver an authentic and profitable project in one of NSW's fastest-growing inland regional cities.

Note this is not an invitation to Tender.



1.1 PURPOSE OF THE ROI

The purpose of this invitation for ROI is to;

1. Provide information to potential respondents about the project.
2. Invite potential respondents to submit ROIs, and inform them as to the requirements to be included in any ROIs.
3. Set out Council's commercial expectations and set out the Evaluation Criteria against which the Council will evaluate each ROI.
4. Elicit views and seek information from the market to assist the Council in making decisions on certain key issues for the Project and preparing any subsequent procurement processes.

1.2 ROI PROCESS AND LIKELY PROJECT TIMEFRAMES

Registration of Interest Commencement	April 2025
ROI Closure (10am)	27 May 2025
Review and Clarification with applicants	June
Report and Recommendation to Council	August
Council Resolution @ Council Meeting	20 August Council Meeting

The Council resolution at its August meeting is expected to encompass further processes related to the project, such as a sale process for the land or an invited tender. These are anticipated to take place after August 2025.

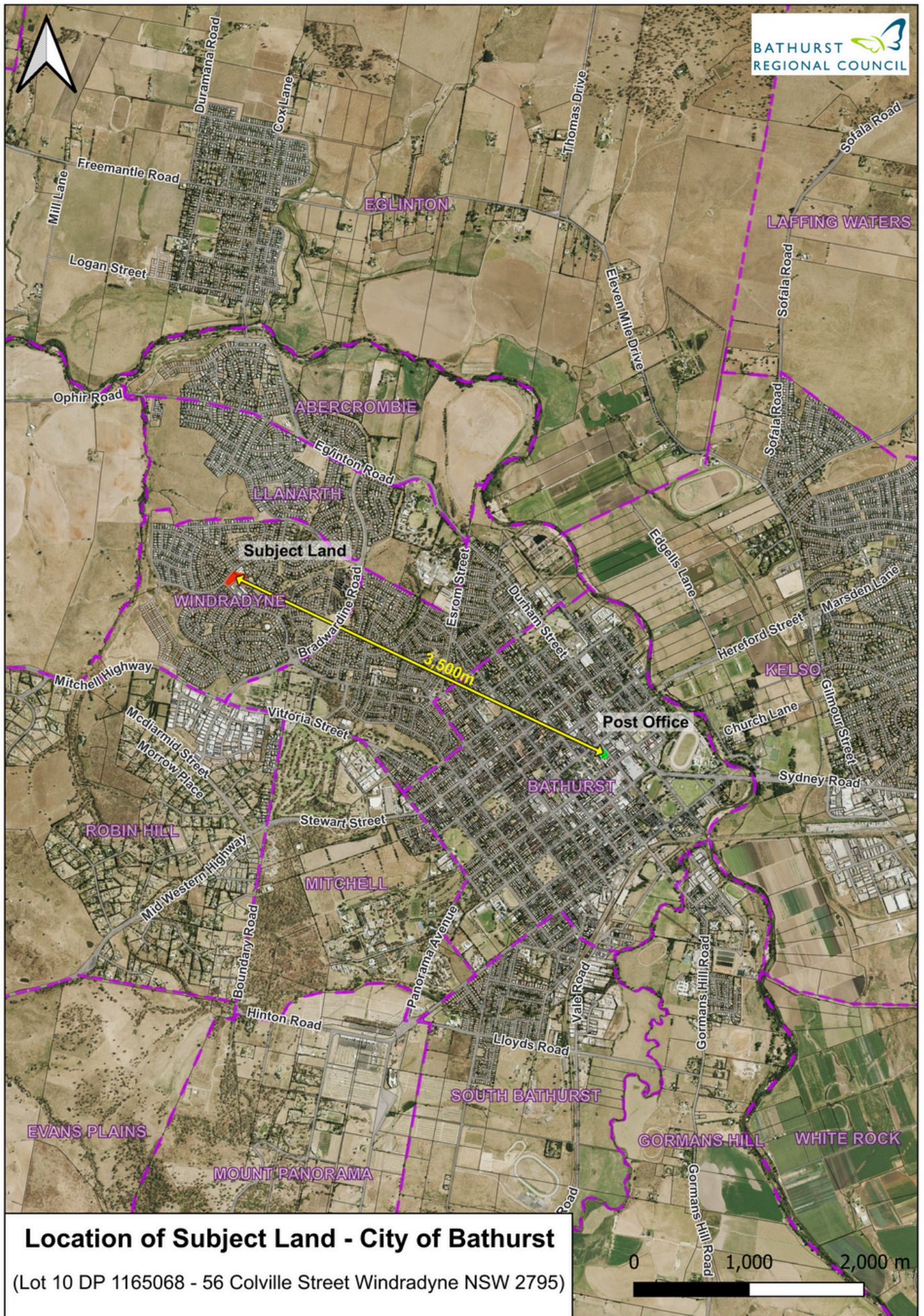
2. THE OPPORTUNITY

2.1 SITE AND LOCATION

Bathurst is located on the western edge of the Great Dividing Range within the Macquarie River plain. Bathurst is approximately 200 km north-west of Sydney and is connected via the Great Western Highway and the Main Western railway line. Bathurst is located in Australia's cool temperate climate zone with an altitude of 650m. It has warm summers, cold winters and snowfalls on the surrounding peaks.

The location is in Windradyne, a suburb developed in the 1990s with a population of around 3,309. Windradyne is located west of Bathurst. Westpoint Neighbourhood shopping centre is adjacent to the site. It draws patrons from Windradyne and other suburbs including West Bathurst (3,634), Abercrombie (1,127), Llanarth (2,302), Eglinton (3020) and Robin Hill.





06/02/2025

FIGURE 1.1 SITE LOCATION

FIGURE 1.2 SITE AND CONTEXT

This site is currently vacant and opposite the Westpoint shopping precinct, established residential properties and adjoins an aged care facility. The site has an area of 8,532m² and features a bus stop on Colville Street.

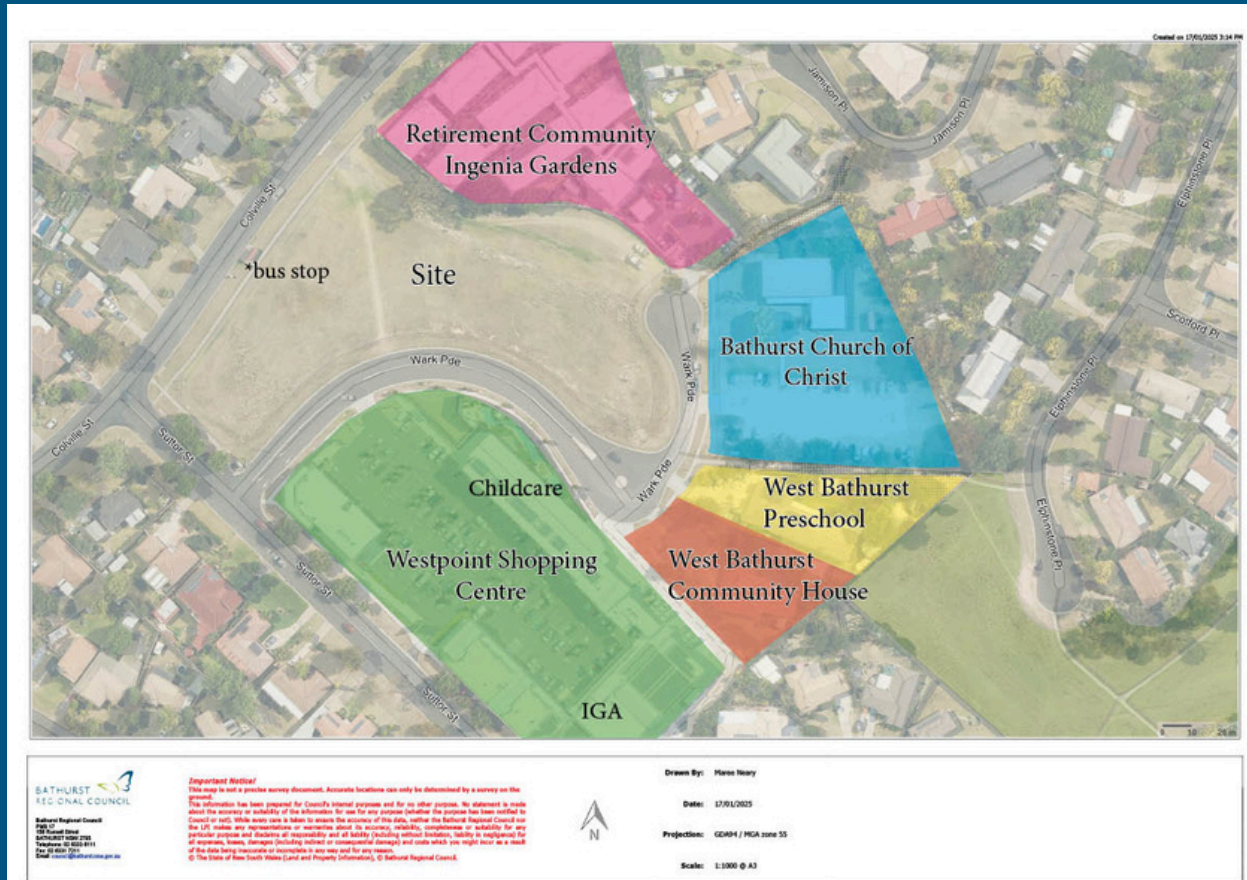
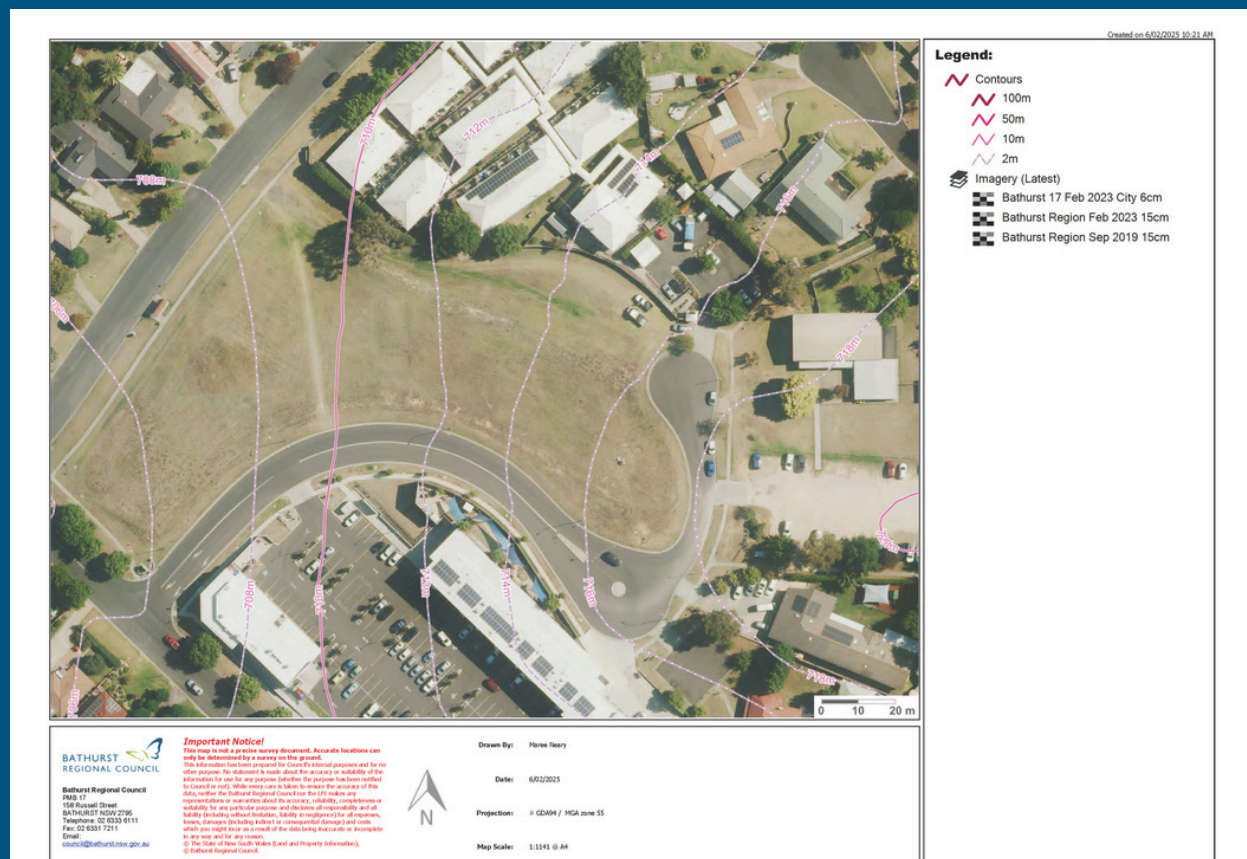


FIGURE 1.3. SITE CONTOURS

The site falls from east to west from contour 716m to 706m.



2.2 DEMOGRAPHICS & HOUSING

In 2021, Bathurst's population was 43,674, and projections from the NSW Department of Planning forecast growth to 52,072 by 2041. The majority of residents live in the city and its surrounding suburbs.

Household demographics are shifting, with lone-person households rising to 26% in 2021, up from 25% in 2016. One-parent families account for 12.1%, and couples without children represent 26.1%, reflecting broader changes in household composition.

Detached houses dominate Bathurst's housing landscape, comprising 84.8% of dwellings. These are typically single-storey homes with large yards and generous street setbacks. Medium-density housing forms a smaller portion, with apartments at 4.4% and semi-detached dwellings, terraces, and townhouses making up 10.2%. Historically, medium-density developments have occurred on larger lots within the city grid, primarily as single-storey villas since the 1970s. However, with most suitable blocks now developed, innovative approaches are required for future housing projects.

An extensive community profile is available <https://profile.id.com.au/bathurst>



2.3 COUNCILS VISION FOR THE SITE

In alignment with the Bathurst Community Strategic Plan, Vision Bathurst 2040, Bathurst Region Local Strategic Planning Statement, and Bathurst 2036 Housing Strategy, the Council envisions the site to:

1. Showcase Innovative Housing Solutions

Demonstrate a new approach to delivering quality, medium-density housing that offers greater choice and diversity to the Bathurst community.

2. Provide Targeted Housing

Deliver a high-quality medium-density housing development, offering diverse housing options with a focus on affordability and suitability for key workers.

3. Advance Strategic Housing Objectives

Fulfill the goals of the **Bathurst Regional Housing Strategy** by:

- Investigating amendments to existing planning instruments to allow one-off density increases dependent on promoting better design outcomes through a master plan addressing housing affordability, sustainability, accessibility, and ageing in place.

4. Balance Development with Design Excellence

Maximize the site's development potential without compromising:

- High-quality urban design.
- Sustainable housing products.
- A visually appealing, landscaped environment.

5. Promote Urban Design Excellence

Support Council's "Urban Design Excellence Policy for R3 Medium Density and E1 Local Centre zones" by ensuring designs:

- Enhance the public realm, respecting the low-density character of surrounding areas and minimizing potential impacts of higher densities.
- Stimulate economic activity within the precinct and the nearby Westpoint Neighbourhood Activity Centre (NAC).
- Facilitate strong pedestrian, cyclist, and vehicular connectivity within the site, including links to the broader neighbourhood and the NAC.
- Integrate sustainable housing within an attractive, landscaped setting.

6. Explore Mixed-Use Opportunities

Consider the inclusion of complementary mixed uses, such as small-scale commercial or retail spaces, that:

- Support and enhance the medium-density housing development.
- Complement, rather than compete with, the adjacent Westpoint Shopping Centre.
- Contribute to activating the broader precinct.

7. Retain Council Equity

Potentially explore mechanisms to maintain an appropriate level of Council equity in a portion of the new dwellings to ensure long-term community benefit as key worker housing and alignment with strategic goals. (Details to be finalised through the ROI process.)

2.4 PLANNING CONTROLS

The site is zoned E1 Local Centre under the Bathurst Regional LEP 2014, which permits a wide range of commercial and all forms of residential accommodation uses subject to development consent.

Land Use Zone	E1 Local Centre
Building height	12m
Floor Space Ratio	1:1

The height and floor space ratio controls are set in the Local Environmental Plan and are not likely to limit development. That said, change can be considered for the right scheme.

Other planning controls, such as minimum allotment frontage and minimum lot size requirements, are not anticipated to come into play if the allotment is developed as one 'super lot' of the 8,532sqm or two or three super lots.

The population density control is set by the DCP, with a maximum population density of 93.5 people per ha.

Site area	8,532 sqm
Persons per Ha (From DCP)	93.5
Persons per site area	79.8 persons
1 Bedroom (1.5 persons)	53 dwellings
2 Bedroom (2.2 persons)	36 dwellings
3 Bedroom (3.3 persons)	24 dwellings
4 Bedroom (3.6 persons)	22 dwellings

Table 2.4.1 Maximum dwelling by bedroom from persons per hectare density control. Note this table shows the maximum number of dwellings permitted on the site by dwelling type (i.e. by bedroom), it is anticipated that the end development would illustrate a mix of bedroom numbers in the final dwellings.

To achieve Council's vision as outline in 2.3 above, Council would consider proposals that may necessitate alterations to Council's current Local Environment Plan (LEP) or Development Control Plan (DCP) planning controls. Note that in relation to a proposal to amend any LEP provisions, this may extend the timeframe by a least 12 to 18 months.

2.5 DEVELOPMENT CONTRIBUTION PLAN

Development contribution plans require new developments to contribute to infrastructure and services needed to support the new population. The development contribution plans that apply to this site are Bathurst Regional Community Facilities, Sawpit Creek (East) Catchment, and Roadwork New Residential Subdivision. Contributions vary dependent on the number of bedrooms per dwelling or, in the case of Sawpit Creek, can be taken as a per ha amount for impervious services.

Details of Councils development contributions are available at;

<https://www.bathurst.nsw.gov.au/Planning-Building/Planning-Controls/Development-Contribution-Plans>

Council may entertain a Planning Agreement as a substitute or complement to section 7.11 contributions.

2.6 WATER AND SEWER HEADWORKS

The Council is the water and sewer authority for the site. Developer charges for water and sewer will be charged, along with water services connection charges. Developer Charges for Water and Sewer are currently \$7,511 and \$7,308 per 3-bedroom plan dwelling, respectively. Connection charges are additional to this. Full details on these charges are available online through Councils revenue policy.

<https://www.bathurst.nsw.gov.au/files/assets/public/v/1/council/annual-%20finalrevenuepolicy-adopted-fees-and-charges26624.pdf>

2.7 METHOD OF DEVELOPMENT

Council is open to considering various development options such as an outright sale, a lease or a joint venture arrangement. Council is committed to achieving the objectives as outlined in 2.3 for the site and the method of development would need to give assurances to these.



2.8 WHY INVEST IN BATHURST

The Bathurst region is a key growth area in New South Wales, underpinned by a thriving regional economy.

2.8.1 ECONOMIC ENVIRONMENT

Bathurst City and its surrounding region offers a dynamic economic environment for businesses to thrive. Over 3,800 businesses are based in the Bathurst region, taking advantage of a wide range of transport options, easy access to Sydney and Canberra, and all the benefits of an attractive vibrant lifestyle in an engaging, forward-thinking community.

The region's low business costs, diverse workforce, strong digital and physical connectivity, and a supportive business environment provides the setting needed for business success. Bathurst's accessibility to Sydney, its strong business ecosystem, and well-developed transport infrastructure further position it as a prime growth centre.

2.8.2 LOCATION

Bathurst lies approximately 200 kilometres west of Sydney's CBD, covering an area of 3,818 km². Bathurst is a transport axis in regional New South Wales. The Great Western Highway, Mid Western Highway and Mitchell Highway all connect through the city, linking Bathurst to Sydney, Canberra, Orange and Dubbo. The Main Western Railway also runs through Bathurst, providing twice-daily commuter services to Sydney and daily services further west.

The central location of Bathurst allows the city to serve a much larger market with a total catchment area of over 135,000 persons.



2.8.3 PEOPLE

Bathurst Regional Local Government Area (LGA) is one of the fastest-growing regional centres in New South Wales. With an average growth rate of 0.9%, the region is forecast to be one of the largest population centres in the Central West Region by 2041.

It should also be noted that Bathurst is part of an interconnected workforce that includes nearby government areas of Orange, Lithgow, Oberon, Blayney and Cabonne, resulting in a total employment catchment of over 74,000 workers.

2.8.4 ECONOMY

Bathurst enjoys a rich, diverse economy anchored on a range of recession-resilient industries. As of June 2023, Bathurst Regional LGA recorded a Gross Regional Product (GRP) of \$3 billion, reflecting 3.7% growth from the previous year (economy.id.gov.au/Bathurst).

The leading economic sectors include:

- Health Care and Social Assistance: \$335.9M
- Education and Training: \$238.5M
- Public Administration and Safety: \$209.1M
- Manufacturing: \$204.2M
- Construction: \$198.6M

These diverse industries highlight Bathurst's capacity to support sustained economic growth and attract new investment.

Quick Stats

- Gross regional Product \$3bn
- Growth Rate (population) 1.1% per annum
- Population 43,674 and growing
- Median House Price \$650,000 (source CoreLogic)
- Employment 22,620 Jobs
- Distance to Sydney 2.5 hours, Canberra 3 hours



3 ROI RETURNABLE SCHEDULES

3.1 SCHEDULE 1: RESPONDENT DETAILS

Company/Entity Name

Address

Phone.....

Email

Primary Contact

3.2 SCHEDULE 2: CAPABILITY STATEMENT

Please provide a capability statement that covers

- Experience and demonstrated ability of Respondent to deliver key tasks in project delivery such as project management, design and approvals, construction and project marketing.
- Experience and demonstrated ability of the Respondent to raise finance for projects of a similar risk profile effectively.
- Consultant project team (should one be onboard), highlight the capability and experience of this project team in urban design, architecture, urban planning, and services engineering.

Page Limits: A maximum of 8 pages may be used in the narrative

3.3 SCHEDULE 3: ASSURANCE OF COUNCIL OUTCOMES

Respondents must put forward their preferred method of development, and the proposed mechanisms should be proposed to ensure that the development is achieved in line with Council objectives. The proposed method should include fail-safes to ensure the Council can retain land/ asset ownership during administration or liquidation.

Page Limits: A maximum of 2 pages may be used in the narrative

3.4 SCHEDULE 4: CONCEPT DEVELOPMENT PLAN

Respondents should provide their initial Concept Development Plan. The Plan should include but not be limited to a concept plan, including building height and location, indicative yields, and pedestrian and cycle connections through the site. It should highlight how the council's vision for the site is reflected in the concept development plan.

Page Limits: A maximum of 6 pages may be used.



BATHURST REGIONAL COUNCIL

Contact

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02 6333 6235

ROI should be emailed to
Council@bathurst.nsw.gov.au

ROI should be submitted no later than
10am Tuesday 27 May 2025