

11.1

**CR B FRY - PRESERVING BATHURST'S  
AGRICULTURAL HERITAGE - EXTENDING THE  
HERITAGE ZONE BEYOND THE CBD**

**FILE NO: 11.00004**

**RECOMMENDATION:**

That Council:

- a) Receives and notes the attached Green Paper, "Preserving Bathurst's Agricultural Heritage: Extending the Heritage Zone Beyond the CBD", as a discussion document.
- b) Requests a report from Council staff on the feasibility of amending the Bathurst Regional Local Environmental Plan (LEP) to establish a Rural Heritage Conservation Area (RHCA), considering the mechanisms outlined in the Green Paper and other potential implementation opportunities.

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**REPORT:**

Bathurst's rural and agricultural landscapes are central to its identity, economic stability, and historical significance. Current heritage protections are primarily focused on the CBD, leaving significant rural areas vulnerable to large-scale infrastructure projects that may compromise the region's character, scenic value, and agritourism potential.

The **attached** Green Paper provides a detailed potential framework for expanding heritage protections while balancing growth, sustainability, and development needs.

This motion seeks to initiate a structured investigation into the feasibility of implementing these protections through amendments to the Bathurst Regional LEP and associated planning instruments.

This initiative is not intended to restrict urban expansion or necessary development, but rather to ensure that heritage-sensitive planning measures guide Bathurst's future growth. By proactively assessing the value of its rural landscapes, Bathurst Regional Council can position itself as a leader in regional heritage conservation, ensuring that development enhances rather than diminishes the city's agricultural and cultural legacy.

**ATTACHMENTS:**

1. Green Paper - HCA - Ben Fry [11.1.1 - 9 pages]

**MINUTE**

**RESOLUTION NUMBER: ORD2025-71**

**MOVED: Cr B Fry   SECONDED: Cr J Underwood**

**RESOLVED:**

That Council:

- a) Receives and notes the attached Green Paper, “Preserving Bathurst’s Agricultural Heritage: Extending the Heritage Zone Beyond the CBD”, as a discussion document.
- b) Requests a report from Council staff on the feasibility of amending the Bathurst Regional Local Environmental Plan (LEP) to establish a Rural Heritage Conservation Area (RHCA), considering the mechanisms outlined in the Green Paper and other potential implementation opportunities.