

Planning Proposal

250 Howick Street and George Street, Bathurst

Bathurst Integrated Medical Centre & George Street Carpark

Appendix 7 – Consultation with Council

Date	Matters discussed
18/6/20	<ul style="list-style-type: none"> Initial meeting between Neil Southorn (Director Environmental Planning & Building Services) and BIMC project team Discussed project concept Discussed potential location options around Bathurst
15/7/20	<ul style="list-style-type: none"> Discussed broader project and utilisation of Council land at George Street for multi level car park Discussed BIMC at the Clancy Motor Group site and implications to height Council outlined the Town Centre Master Plan currently in motion, which envisions methodology for higher building heights at certain locations including the BIMC and GSC sites Increased height explained as a 45 degree sight line from pedestrian eye level at opposite side of the street Discussed size of car park, agreed to provide capacity for future expansion
12/8/20	<ul style="list-style-type: none"> Allocation of cars in new GSC to the RSL and BIMC <ul style="list-style-type: none"> Proposal to fund circa 200 cars each Creation of a site master plan to further advise council of concept and seek feedback Council GM provided approval to include the GSC site under future planning proposal and development application
21/8/20	<ul style="list-style-type: none"> Informed that <i>Draft Bathurst Town Centre Master Plan</i> (BTCMP) is likely to recommend increased height limits at select locations <ul style="list-style-type: none"> LEP amendment will follow in relation to this recommendation Articulation of BIMC façade design to minimise vertical impact at Howick St, including recessing the 2 upper most levels Discussed importance of staying below 45 degree sight line
9/9/20	<ul style="list-style-type: none"> Parking obligations that were critical for council Concept drawings presented for discussion Suggestion from Council's GM that Councillors will likely be supportive given public benefit Noted that VPA discussions will need to take place for funding arrangements for car park allocations Some design discussion around concept documents, such as finishes & materials, articulation and importance of respecting Carillon. Traffic turning movements – Council asked for a traffic impact assessment Discussion of a meeting with full council to outline the project Importance of precinct heritage in design process
21/10/20	<ul style="list-style-type: none"> General design progression, colours and finishes Car park allocations between involved parties Funding of VPA payments by BIMC to go toward the construction of the carpark Request by BIMC for VPA to be progressed toward these arrangements

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12/11/20	<ul style="list-style-type: none"> • Full chamber of Councillors in attendance • Car park allocations – RSL Club requires to maintain their existing ~330 and additional spaces. BIMC and RSL together would like to contribute ~400 pro-rata • Project Architects Steve Camillo and Georges Rich provided a presentation of the proposed design to the Councillors • Miscellaneous feedback received from all council members including: <ul style="list-style-type: none"> ◦ the design should include consideration of ‘expressions of verticality’, shelter for pedestrians around building, solar power ◦ Prepare drone images with indicative photomontage of proposed BIMC ◦ Noted the importance of the subsequent heritage impact assessment
29/1/21	<ul style="list-style-type: none"> • Discussion of release of public information about the project concept • Advantages of the project to Bathurst to improve health access • Pending report to council on the project • Traffic study progression • Parking allocations and funding
3/2/21	<ul style="list-style-type: none"> • Project team Traffic Engineer (Spotto Consulting) in attendance • Traffic study discussions and considerations required under the traffic report
19/2/21	<ul style="list-style-type: none"> • Commissioning of economic impact study • Feedback from Council following recent council meeting on the project. <ul style="list-style-type: none"> ◦ Positive feedback where support in principle was given ◦ Additional height to be pursued. Clause 4.6 or Planning Proposal discussed. ◦ BTCMP now progressing (was previously on hold) ◦ Council had flagged the project as a priority to DPIE
3/3/21	<ul style="list-style-type: none"> • Cost sharing and ownership arrangements for redevelopment of GSC <ul style="list-style-type: none"> ◦ Suggested that arrangements may be via PPP or VPA • Outcomes of the recent traffic study
15/6/21	<ul style="list-style-type: none"> • Council meeting on 16/6 will seek authority to submit the DA for the car park on Council land • Some car park design matters and ease of traffic movements <ul style="list-style-type: none"> ◦ Number of accessible spaces • Colours for facades • Height of buildings • Reiterate the 45 degree sight line. However, notion of an alternate and lower sight line angle was introduced. • Agreed to keep progressing via current methodology, for submission and review in due course • Upcoming council caretaker mode • Planning Proposal or Clause 4.6 pathway discussed
18/8/21	<ul style="list-style-type: none"> • General update on project status • State Significant Development or Regionally Significant Development pathway discussed <ul style="list-style-type: none"> ◦ Noted this project would be SSD • Draft BTCMP progress. Still not likely to be finalised prior to BIMC project so should proceed via Planning Proposal <ul style="list-style-type: none"> ◦ Council may provide letter of endorsement • Council offer to publish information on ‘Your Say’ website for public consultation
8/9/21	<ul style="list-style-type: none"> • Chamber of Councillors in attendance

Date	Matters discussed
	<ul style="list-style-type: none"> • BIMC provided project update to Councillors • Council advised proceeding with project and ongoing support • Discussed some of the typical types of feedback received during community consultation period • Agreed the project will be proceeding via Planning Proposal pathway
20/9/21	<ul style="list-style-type: none"> • Scope of the PP - site specific and other options • Council raised potential for 'design excellence panel' during PP <ul style="list-style-type: none"> ◦ Agreed this will be a necessary stage of the SSD process so will intend not to 'double up' on this independent process • Council to seek delegated authority before they enter caretaker mode, to allow discussions and decisions to progress
30/9/21	<ul style="list-style-type: none"> • Proposed quantitative amendments to BRLEP 2014 • Intent to lodge a Planning Proposal letter requested to be later discussed at Council Meeting on 20 October • Consideration to be given to the <i>Bathurst Town Centre Master Plan</i> as part of Planning Proposal • Embellishment of public domain as part of future development
21/10/21	<ul style="list-style-type: none"> • Discussion to confirm scope of Planning Proposal and supporting information to be submitted • Discussion of Planning Proposal timeframes • Potential public benefit offer to be further discussed with Council
25/10/21	<ul style="list-style-type: none"> • Lodging of Planning Proposal imminent • Council prepared to undertake 'adequacy assessment' in November • Requirement for a Letter of Intent regarding the contractual arrangements and the use of council land as part of the proposal • Council to issue a letter this week