



3 March 2022

Mr D Keary
Keylan Consulting Pty Ltd
Suite 2, Level 1
1 Ratio Lane
MANLY NSW 2095

dan@keylan.com.au

Dear Mr Keary

**Planning Proposal – 250 Howick Street and George Street, Bathurst
Bathurst Integrated Medical Centre and George Street Carpark**

Council has completed its assessment of the revised documentation uploaded to the NSW Planning Portal on 11 February 2022 and has concluded that the application contains the required information for lodgement. Council however may seek a peer review of technical documents to ensure the impact of the amendment to the LEP standards is accurately represented.

Council has noted some typographical and minor errors in the planning proposal documentation that should be corrected. These corrections do not alter the intent of the Planning Proposal and will not delay Council progressing the proposal, however, should be resubmitted prior to public exhibition. **Attachment A** provides the matters for consideration.

A Fee Estimate for the management of the Planning Proposal has been provided as **Attachment B**. This fee is payable prior to Council undertaking further assessment of the Planning Proposal.

If you have any queries, please contact Ms Janet Bingham of Council's Environmental Planning & Building Services Department on 02 6333 6211.

Yours faithfully

Neil Southorn
DIRECTOR
ENVIRONMENTAL, PLANNING & BUILDING SERVICES

Attachment A

- Note incorrect reference to Bathurst Bulky Goods and **Business** Development Strategy 2011 – throughout document.
- Note incorrect reference to DPIE – now DPE throughout document (change not required where guidelines drafted by DPIE are referenced).
- Section 3.5 (last dot point – page 25) – the draft TCMP does not recommend the site be redeveloped for the purposes of a multi-storey car park as well **as the creation of a Town Centre Health Precinct**, as stated in the PP.
 - Section 3.5 needs to justify the departure from the Bathurst Bulky Goods and Business Development Strategy 2011 which recommended the GSCP site as the next regional level shopping centre. Section 3.5 should therefore consider whether the floor space that could be provided by a regional shopping centre at this site is now warranted in the CBD or not. Presumably this would be reflected in the economic analysis.
 - The draft TCMP is silent on a detailed analysis of the need for another regional level shopping centre but likely suggests this is not required by instead exploring a number of options for the car park including its expansion for parking and its possibly redevelopment for residential, commercial, mixed use development or public building, such as a performing arts centre. The draft TCMP identifies that the GSCP is an optimal location to provide public parking without impacting the character of the City but urges that it be designed for future adaptability. Increasing parking in the GSCP was also recommended to offset losses in parking in other on-street locations to support other streetscape improvement works.
 - The sentence as written is incorrect as the draft TCMP does not recommend the site be redeveloped for “.....the creation of a Town Centre Health Precinct”.
- Should the PP include consideration of the draft Design and Place SEPP? It is noted this is not mandatory, but the SEPP is obviously relevant to the PP.
- Heritage Impact – wording throughout the PP is somewhat confusing (e.g. Direction 2.3, page 40). The PP would benefit from clearer messaging throughout consistent with the Heritage Impact Statement and linking heritage impact to the proposed design clause. The double negative “will not result in negligible impact” should be rewritten.
- Page 51 update reference from Bathurst City Council to Bathurst Regional Council.

Attachment B

ACKNOWLEDGEMENT OF RECEIPT OF NEW APPLICATION FROM THE NSW PLANNING PORTAL AND FEE ESTIMATE

Premises: 250 Howick Street and George Street Bathurst
NSW Planning Portal Reference: PP-2021-6620
Council Application Reference: 20.00360
Applicant Name: Mr D Keary, Keylan Consulting Pty Ltd
Applicant Address: Suite 2, Level 1
 1 Ratio Lane
 MANLY NSW 2095
Applicant Email: dan@keylan.com.au
Date: 23 February 2022
Prepared by: NM

Council has received notification that an application has been made via the Planning Portal for a planning proposal at the above address.

Council has calculated the following fees for the planning proposal application.

Please note that the fee estimate below is valid for payment by 30 June 2021. Payments made on or after 1 July 2021 require a new fee estimate to be issued and the fees will be updated in line with Council's Revenue Policy.

Fee Description	Fee Type Code	Receipt Code	GST	Amount
	(Office use only)			
Planning Proposal				
Major Planning Proposal		060	\$0.00	\$30,098.00
Total Payable				\$30,098.00
Trust ID: _____				
Receipt Number: _____				
Date Paid: _____				

How to make payment

The fees payable for your application can be made in the following ways:

By Phone	In Person
Please contact the cashiers on 02 6333 6259 during business hours to make payment by credit card.	Visit the cashier during business hours to make payment. Ground Floor 158 Russell Street, BATHURST
Please quote 20.00360 making payment.	

Your application may be returned to you, without further correspondence, if payment is not received within three (3) business days. The application will not be lodged until payment is made.

The fees listed in this Fee Estimate are Council fees charged in accordance with Council's Revenue Policy. As of 1 July 2021 the NSW Government is introducing fees for certain development types of planning applications, certificates lodged on the NSW Planning Portal and payments paid by the applicant. These fees are prescribed by Clause 263B of the Environmental Planning and Assessment Regulation and are over and above any Council related fees.

If you have any queries please contact Ms Felicity Smith of Council's Environmental, Planning & Building Services Department on 02 6333 6222.