

13 October 2021

Department of Planning, Industry and Environment  
4 Parramatta Square  
Parramatta NSW 2150

Attention: Megan Fu

Dear Megan,

**Response to request for Additional Information – Bathurst Integrated Medical Centre and George Street Carpark SEARs Request**

We write on behalf of Zauner Constructions regarding the request for Secretary's Environmental Assessment Requirements (SEARs) for the construction of the Bathurst Integrated Medical Centre (BIMC) and the multi-storey George Street Carpark (GSC) at 250 Howick Street and George Street, Bathurst (the site), as shown in Figure 1.

This letter provides additional information as requested by the Department of Planning, Industry and Environment (DPIE) on 7 October 2021.

**Subject site**

The subject site is located at 250 Howick Street and George Street, Bathurst. The site is legally described as:

- Lot 2 in DP568837;
- Lot 71 in DP579908;
- Lots A and B in DP163425;
- Lot 20 in DP549764;
- Lot 17 in DP584625; and
- Lot 11 in DP1160748

The indicative site boundary for both the BIMC and GSC is shown in the figure below.



Figure 1: Indicative site boundary, showing GSC site and BIMC site, and surrounding context (Base source: Nearmap)

### Proposed State Significant Development

The proposed State significant development (SSD) comprises:

- Construction of the BIMC: a 6 storey building with a height of 28.5m and 10,300m<sup>2</sup> of gross floor area (GFA) comprising medical and educational uses
- Construction of the GSC, located to the rear of the proposed BIMC: a 4 level structure with approximately 915 parking spaces servicing the BIMC, the nearby RSL and public parking for the town centre.

### Planning Proposal

As discussed with DPIE at our meeting on 12 October 2021, it is proposed to lodge a Planning Proposal (PP) with Bathurst Regional Council (Council) to facilitate the proposed development.

The PP seeks to amend *Bathurst Regional Local Environmental Plan 2014* (BRLEP 2014) in relation to the site as follows:

Planning control	Existing	Proposed BIMC Site	Proposed GSC Site
Height	12m	29m	21m
FSR	2:1	2.6:1	2:1 (no change)

The aim is to lodge the PP with Council in the coming weeks.

The PP was discussed with Council officers on 30 September 2021 and we are advised that the intended lodgement of the PP is being reported to Council on 20 October 2021.

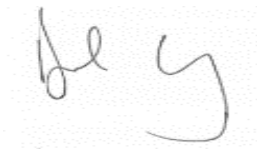
**Intent to enter a VPA**

As also noted in the meeting held with DPIE on the 12 October 2021, the Applicant has held discussions with Council regarding the intent to enter into a Voluntary Planning Agreement (VPA) in relation to the PP. We note DPIE's advice at this meeting that the parties to the VPA should be the applicant and Council and not the Minister for Planning and Public Spaces.

**Conclusion**

We trust that the above information is sufficient to enable the issue of SEARs for the proposed development. If you wish to discuss any aspect of this letter, please contact Sammy Hamilton on 8413 0403.

Yours sincerely



Dan Keary BSc MURP MPIA  
Director