

RFI RESPONSE TABLE – 20 PACIFIC HIGHWAY BENNETTS GREEN – SECTION 96(2) DA/251/2013/A

No.	Category	Detail	Response	Reference
1		This letter is a stop the clock notice	Noted	
2	Legal	The application has been lodged under Section 96(2) seeking to modify the development consent as issued on 5 March 2015. The detail under Section 6.2 'Substantially the Same Development' of the report has been considered by Council and discussed in broad terms with the Hunter & Central Coast Joint Regional Planning Panel at its briefing on the application. An outcome of the Briefing is a legal opinion/consideration of the application to modify the development consent is required which provides a qualitative and quantitative (Moto Projects (No 2) Pty Ltd v North Sydney Council 1999) comparison of the proposed modification against the original development consent. The opinion/consideration is to have particular regard to the changes to the Building products Warehouse and Showroom.	Noted. Norton Rose Fulbright have prepared legal advice which concludes the Modification is substantially the same as the development approved by the Consent and is capable of being determined under s96(2) of the EP&A Act.	Appendix I - Legal Advice
3	OEH	The original development obtained conditional concurrence from OEH with regard to the Threatened Species Development. The proposed modification requires reconsideration by OEH of condition 7 with regard to the translocated Grevillea parviflora, based on the plants as translocated needing to be translocated again to accommodate the proposed changes.	Noted. The applicant has provided Council with a revised Grevillea parviflora translocation document on 16 November 2017. This will be forwarded to NSW OEH for their review. This is included within the RFI package for information purposes.	Appendix J - Ecological Letter
4	RMS	The original development obtained the concurrence of the RMS with regard to connection to a classified (State) road. The proposed modifications to the approved access arrangements have been referred to the RMS for review. Council has been advised a response is not likely until early October 2017.	RMS have since issued their comments and the proponent has since liaised with Council (21 November 2017). RMS comments are comprehensively addressed in the CBRK report.	Appendix E - Traffic Report
5	DPI	NSW DPI: Council is yet to receive a response to its referral of the modified proposal.	Council have confirmed they will issue a determination with or without the response.	N/A
6	Subsidence	NSW SA: Council is yet to receive a response to its referral of the modified proposal.	The applicant has been in contact with NSW SA, and a revised Mine Subsidence Report has been prepared by Douglas Partners.	Appendix H - Mine Subsidence Report

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7	Façade	A revised building design is required for the Bunnings Warehouse that provides improved urban design outcomes to the Pacific Highway and South Street. Note, the proposed modification was considered by the Hunter & Central Coast Joint Regional Planning Panel at its briefing for the application. The Panel noted the changes and similarly raised concerns with the proposed expanded footprint and elevations.	The Bunnings Warehouse design has been revised and further detail added. The Pacific Highway elevation is excluded from this RFI response, with the applicant to further resolve an appropriate outcome early in 2018. Architectural and landscape renders will also be submitted in January 2018.	Appendix N - Architectural Plans
8	Finishes	Details of the material and colour finishes are required for all buildings, where possible using examples/images of existing finishes as proposed for this development.	The Buchan Group have now provided further details as to the materials and colour finishes. Refer to the revised architectural plan set.	Appendix N - Architectural Plans
9	Roof Plant	Details of roof plant and related screening is required for the Bunnings Warehouse and Restaurant. Whilst roof mounted mechanical services are located on the roof plan, they are not detailed in sections or elevations, nor are there any heights provided.	Details of roof plant and related screening are shown for the Bunnings Warehouse on drawing ATP-223 (P03). Roof plant and screening is not nominated on the restaurant as a tenant has not been secured, however this applicant is willing to accept a standard condition of consent.	Appendix N - Architectural Plans
10	Sprinkler Tank	The height (inclusive of RLs), diameter and material details of the proposed Sprinkler Tank and Fire Sprinkler Pump House adjoining the South Street access ramp/driveway are required in the form of architectural elevations and perspectives. Concerns are the tank will be quite prominent and visually obtrusive to residential properties opposite. Following a review of such detail, it may be required the infrastructure be relocated.	The location of this essential infrastructure is fixed. The galvanised steel tank will be 5.5m high and 10m in diameter. Photorealistic renders of the South Street façade will be provided to Council in January 2018 to demonstrate that the impact is acceptable.	Appendix N - Architectural Plans
11	Anaconda Glazing	Additional glazing is required in the front (east) elevation for Bulky Goods Unit T3.	Additional glazing has been required, refer to drawing ATP-254 (P04).	Appendix N - Architectural Plans
12	Rear Elevation	The rear elevations of the Bulky Goods Units of the approved development incorporate articulation and contain more visual interest when compared with the proposed modification. The rear elevations are to be improved noting the aspect to the sporting fields.	Additional articulation has been provided to the rear elevations of the Bulky Goods Units, refer to drawing ATP-290 (P03).	Appendix N - Architectural Plans
13	Plan notes	Note, the overall site plan (ATP-200) details the Bunnings Warehouse as 'Bulky Goods'. The building was approved as a Building Products Warehouse and Showroom, hence the reference in the overall site plan is to be corrected.	Noted. This has been amended, refer to revised architectural set.	Appendix N - Architectural Plans



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14	Subdivision	A Plan of Subdivision prepared by a Surveyor is to be provided. Details of right of carriageway and easements are to be provided. Clarification of the lot being created around the round-about off the Groves Road intersection.	<p>The reference to a proposed 3 Lot subdivision in the S96(2) SEE as lodged was made in error. The S96(2) application does not proposed to amend the approved consolidation and three-lot subdivision of the Council-owned land, one of which lots is subject to the Spotlight proposal.</p> <p>Therefore, subdivision does not form part of this application. The use of the term 'lots' is conceptual in nature only.</p> <p>A condition of consent is invited to register appropriate rights and easements prior to occupation.</p>	N/A
15	Civil	<p>The Stormwater Management Plan by Mott MacDonald submitted in support of the proposal fails to demonstrate compliance to Lake Macquarie Development Control Plan. In particular the strategy should:</p> <p>a) Provide suitable stormwater harvesting facilities. Stormwater harvesting tanks were shown on the approved DA plans, but are not shown on the plans submitted with the current modification application.</p> <p>b) Provide location of proposed drainage easements on plan.</p> <p>A revised Stormwater Management plan for the proposed development is required to be submitted for further assessment.</p>	<p>Noted. Refer to revised Civil Engineering Plan Set and civil report.</p> <p>No drainage easements are shown as no further subdivision is proposed. (See item 14)</p>	<p>Appendix R - Civil Engineering Plans</p> <p>Appendix D: Stormwater report</p>
16	Civil	No Civil plans detailing how the site is to be accessed from the Pacific Highway in regard to the drainage swale.	Northrop are taking carriage of all civil engineering external to the site including the WAD application. Please find appended a 'General Arrangement Plan' which illustrates how the site will be accessed from the Pacific Highway. (Ref NL140504-1 - C1.00[1])	Appendix S - Northrop General Arrangement Plan
17	Traffic	It is noted the drive thru traffic from the Family Restaurant exits onto the service road, and that there are 2 car parking spaces located on the service road. The manoeuvring and safety of these arrangements is questioned.	A revised traffic report with detailed swept path analysis has been provided as part of the RFI response. Refer to Appendix E for written response from CBRK.	Appendix E - Traffic Report
18	Civil	The requirements of Hunter Water for the driveway crossings over its easement adjoining South Street are to be obtained and incorporated into the design detail. Discussions with Hunter Water identified the need to ensure the driveway crossing imposes no loading over the water main.	Hunter Water requirements have been sought and received by the project team. The revised civil engineering plans reflect the applicable requirements.	Appendix R - Civil Engineering Plans



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19	RMS	Note, Council is awaiting comment from the RMS as to the proposed changes. The outcome of the RMS advice will be provided once available, with additional assessment issues possibly being raised by Council at that time.	RMS have since issued their comments and the proponent has since liaised with Council (21 November 2017). RMS comments are comprehensively addressed in the CBRK report.	Appendix E - Traffic Report
20	Swept Paths	The access ramp/driveway from South Street to the rear service bay of the Building Products Warehouse and Showroom requires additional detail in the form of widths, clearance and the like, inclusive of swept paths from South Street, through the access ramp and within the service delivery bay. Detail of the acoustic wall is to be included.	A revised traffic report with detailed swept path analysis has been provided as part of the RFI response. The acoustic wall is shown on the swept path analysis. Refer to Appendix E for written response from CBRK.	Appendix E - Traffic Report
21	Swept Paths	Details of service vehicles including swept paths are required for internal areas (deliveries and waste collection) for the Building Products Warehouse & Showroom as well as the Bulky Goods Units and Restaurant. Additionally movements at the (Bunnings service vehicles) South Street and the Pacific Highway access points are to be provided.	A revised traffic report with detailed swept path analysis has been provided as part of the RFI response. Refer to Appendix E for written response from CBRK.	Appendix E - Traffic Report
22	Carparking	The development provides a total 846 car parking spaces, 13 additional non-discriminatory parking spaces and 2 waiting bays. An assessment based on the proposed GFA identified 697 car parking spaces and 14 non-discriminatory parking spaces as being required. Therefore as an excess in car parking is proposed a reduction is required as per Council's DCP and to improve landscaped outcomes.	CBRK have calculated that the development requires 818 spaces in total. The proposal provides 837 (compliant). The amended architectural plan set has included additional landscaping in response to Council's comment.	Appendix N - Architectural Plans & Appendix E - Traffic Report
23	Carparking	A minimum of 14 accessible parking spaces are to be provided throughout the development. The additional parking is to be provided for the Restaurant, the Service Station/Take Away Food Premises, and the Bulky Goods Units. The Building Products Warehouse and Showroom provides an adequate number).	The amended architectural plans show 17 disabled parking spaces.	Appendix N - Architectural Plans
24	Carparking	Wheel Stops are required where parking spaces front landscaping and pedestrian paths.	Wheel stops are provided in a number of spaces on the amended architectural plans, refer to drawing ATP-200 (P08).	Appendix N - Architectural Plans
25	Carparking	Confirmation trailer parking is proposed within the Bunnings car park.	Trailer parking is provided in various places on the amended architectural plan set, refer to drawing ATP-200 (P08)	Appendix N - Architectural Plans

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No.	Category	Detail	Response	Reference
26	Retaining Walls	A retaining wall is shown on or directly adjoining the property boundary with 1D South Street Windale (Lot 3 DP 1214343 – Council owned land). Council's Property Department has requested the retaining wall and all other works be contained within the development site and be engineered to ensure no detrimental impacts occur to Council's land. In this regard, cross sections are required of the retaining wall demonstrating the retaining wall, footings, and drainage as well as excavation is all located within the development lot.	The revised engineering plans show all works contained within the development site. Retaining wall details included within the revised civil engineering set.	Appendix R - Civil Engineering Plans
27	Access	Note, whilst not a matter for determination should access be required over 1D South Street during the construction period, it will be necessary for the owner/applicant to enter into a licence agreement and pay the required fees in order to enter upon Council land.	Noted. Not a DA issue.	N/A
28	Retaining Walls	A site plan is to be provided identifying retaining walls along each boundary, with cross sections.	Retaining wall details included within the revised civil engineering set.	Appendix R - Civil Engineering Plans
29	Pylons	Condition 39 of the Development Consent No. 251/2013 restricts Pylon signs to a maximum height of 9 metres, and permits three main Pylon signs within the development site. The proposed signage scheme under the modification is inconsistent with condition 39, and is to be revised accordingly.	A revised signage plan has been provided, drawing reference ATP-293 (P02). All signage has been resized to comply with the 9m as previously approved. Three signs are proposed on the Pacific Highway elevation, including one for fuel, and one sign is proposed on Lake Street. Detailed justification for this change is provided in the Urbis cover letter.	Urbis Cover Letter
30	Pylons	Further, the proposed Pylon Sign at South Street is not supported due to the residential nature. The sign is to be revised to be a 'directory sign' similar to that approved under DA/251/2013.	Noted. This Pylon Sign has been removed from the application. A small scale directory sign will be provided in its place as requested by Council.	Appendix N - Architectural Plans
31	Fencing	The plans are to detail a fence on the southern boundary consistent with Crokers Creek Watercourse Rehabilitation Plan prepared by Ecological Australia (29/1/2017).	Noted, architectural plans are updated to include this fence.	Appendix N - Architectural Plans
32	Access	The access gate between the sports fields and the development is to ensure persons in wheel chairs and mobility scooters can open/close the gate.	The access gate has been removed entirely, leaving an un-gated opening.	N/A

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No.	Category	Detail	Response	Reference
33	Acoustic	Architectural detail of the required acoustic wall is to be provided (height, dimensions, material, setback, clearance from swept paths of delivery vehicles).	Architectural details of the acoustic wall are included on drawing number ATP-295 (P01). The acoustic wall is also included in the swept path analysis undertaken by CBRK. The materiality is specified in acoustic report. Screen must be of a solid imperforate construct (FC sheet, lapped and capped timber, masonry etc.) and at least 1.5m high.	Appendix N - Architectural Plans, Appendix E - Traffic Report and Appendix F - Acoustic
34	Acoustic	Details are required of the practicalities of each specific proposed management control, i.e.. no forklifts in the nursery unloading area.	The acoustic report has been undated and includes a series of recommendations and management controls which are explained in detail.	Appendix F - Acoustic Report
35	Acoustic	In addition, the acoustic report provides an assessment of the hours of operations for aspects of the total development excepting the Restaurant and Service Station & Take Away Food & Drink Premises. The Acoustic Consultant is to provide an assessment of the hours of operation for these uses.	The acoustic report has been updated to include an assessment of impact with specific regard to the hours of operation proposed.	Appendix F - Acoustic Report
36	Acoustic	Note, in Figure 2 of the report the eastern end of the service area is differently configured to that submitted with the architectural plans.	The respective drawings have been reconciled / amended.	
37	OEH	With regard to the modifications to the translocated area, the concurrence of the OEH is required before this matter can be considered in detail. On receipt of advice from OEH more detail can be provided. Note, the Landscape Plans and the translocated areas are inconsistent, in that the translocated areas need to be treated as natural areas. Plans will need to be amended, inclusive of providing exclusion fencing.	Noted. The applicant have provided Council with a revised Grevillea parviflora translocation document on 16 November 2017. This will be forwarded to NSW OEH for their review. This is included within the RFI package for information purposes.	Appendix J - Ecological Letter
38	Ecology	It is also proposed condition 30 Hollow-bearing Tree Removal be modified to include additional detail for nest box installation as follows: Hollow-bearing Tree Removal A qualified ecologist or wildlife carer shall supervise installation of nest boxes and removal of any hollow bearing trees to ensure mitigation against any native animal welfare issues. Removal of Trees with Habitat Hollows Removal of trees with habitat hollows shall be undertaken outside of hollow dependent fauna hibernating and breeding periods (i.e. preferred	Noted. Applicant willing to accept a condition of consent.	N/A

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		clearing times occur in March/April and October / November). Any hollow-bearing trees shall be felled in one to two metre sections, beginning at the top of the crown. Lengths cut from the tree(s) shall be in a manner that will preserve the hollow(s) with each section inspected and appropriately treated to minimise impact to fauna.		
39	Ecology	Nineteen nest boxes are to be installed on adjacent Council land (Lot 3 DP 1214343 1D South Street Windale):	Noted. Applicant willing to accept a condition of consent.	N/A
40	Stormwater	A revised Soil and Water Management Plan is to be prepared and submitted to Council for review.	Noted. Refer to updated civil engineering set.	Appendix R - Civil Plans
41	Zoning	The large format building form remains as per the Masters approval to accommodate the internal display areas, however fails to provide an external finish responsive to the Business Park zoning and prominent site. The building features a boxy profile. As identified prior to lodgement, views from Pacific Highway (and South Street) are important with Council seeking an innovative architectural response. The SoEE refers to the built form as responsive to the 'industrial nature of the precinct' and this is not considered suitable given the Business Park zoning and proximity to residential neighbourhood. A revised architectural response is required to improve the visual impact of the building when viewed from either street frontage.	The Bunnings Warehouse design has been revised and further detail added. The Pacific Highway elevation is excluded from this RFI response, with the applicant to further resolve an appropriate outcome early in 2018. Architectural and landscape renders will also be submitted in January 2018.	Appendix N - Architectural Plans
42	Landscaping	The southern view corridor from the Pacific Highway is noted in the SoEE as being screened by remnant vegetation on adjoining land. The reliance on the neighbouring vegetation to screen the proposed service area would not normally be supported however as the adjoining land incorporates a 20m riparian setback the likelihood of this area being developed is minimal, a landscape buffer/setback for the entire length of the southern boundary is not warranted. In this regard however details of the servicing area (inclusive of swept paths) is required to explore opportunities for additional landscaping offset from the boundary (i.e.. accommodated root and canopy volumes).	Noted. Swept path analysis has been prepared by CBRK which confirm there is no further opportunity for landscaping.	Appendix E - Traffic Report

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No.	Category	Detail	Response	Reference
43	Landscaping	Landscape elevations of South Street indicate high hedging to screen fencing across this frontage (sheet 602). The plant species nominated will not achieve this degree of screening and tree growth will be severely impacted by proximity to retaining and building face. Demonstrate landscape response compatible with twofold response of visually softening bulky building and addressing a low density residential streetscape.	Refer to architectural plan ATP-295 (P02) which demonstrates the opportunity for landscaping. The tiered approach and removal of planting from the Hunter Water Easement has shifted the planting further west, away from the easement and retaining wall.	Appendix N - Architectural Plans
44	Landscaping	The northern elevation visible from public open space has a long continuous roof form. If tree planting is to be successful for screened purposes the diversity of the tree species diversity to be increased.	The proposed landscape solution to the northern elevation of Lot 1 is considered to be appropriate. We note the proposal results in additional tree plantings compared to the approved DA.	Appendix Q Landscaping Plans
45	Landscaping	Street trees are to be provided along South Street and Pacific Highway for amenity and street character. Provide street tree planting along South Street frontage, species to be <i>Corymbia gummifera</i> 75 litre at 15m centres with standard tree guards.	Additional street tree planting has been provided on South Street. Trees provided on Pacific Highway have been rationalised to include planter boxes in front of lots 2 and 3, providing a superior landscape and visual outcome. Photomontages will be prepared and provided to Council in early 2018 to illustrate the proposed resolution of this facade.	Appendix Q Landscaping Plans
46	Landscaping	Planting throughout the Hunter Water easement is noted on landscape plans as low shrubs, grasses and ground covers. Discussions with Hunter Water have identified the proposed landscaping needs to be relocated outside of the easement.	Planting has been removed from the easement per Council's comment.	Appendix Q Landscaping Plans
47	Landscaping	The DCP requires one tree per 20m ² of front setback. Planting of eleven trees <i>Corymbia maculata</i> across the South Street frontage is supported however planting 1000mm off a retaining wall, fencing, and over an easement provides inadequate root and canopy volumes.	The planting has been moved out of the easement (as above) and away from the retaining wall allowing for sufficient root and canopy volumes.	Appendix Q Landscaping Plans
48	Landscaping	Areas of turf planting across South Street frontage and Pacific Highway entries are not supported (with the exception of Fire Brigade Access). The turf areas are to be generously landscaped to enhance the street interface and respond to built elements such acoustic walls, high fencing, lighting, building bulk and mass, and the Business Park setting of the development.	As requested, the landscape plans illustrate no turfed areas except the Fire Brigade access and Hunter Water easement.	Appendix Q Landscaping Plans

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49	Landscaping	A section identifying the location of the property boundary in relation to landscaping, retaining, easement and fencing across the South Street boundary is required. Whilst Section G Sheet 225 of the Architectural Plans shows some detail, a complete section is required from the property boundary to the building. Note, the 1800mm retaining wall appears to present an unintentional hazard if unfenced.	This has been prepared and is provided at drawing reference ATP-295 (P02)	Appendix N - Architectural Plans
50	Landscaping	Perimeter planting along the northern boundary comprises a monoculture of hedging species (VO) under planted with a grass (PK) that behaves as an annual in this region. Tall shrub planting is not contextually appropriate or considerate of the extent and nature of native vegetation removed from the site. Provide contextually appropriate and diverse planting outcomes responsive to the adjoining land use (Acacia, Banksia, Melaleuca, Callistemon, and Xanthorrhoea), landscape intent, and providing some compensation for the vegetation removed.	Refer to the revised planting species contained within the landscape plans in response to this comment.	Appendix Q Landscaping Plans
51	Fencing	A plan detailing fencing for the site/development is to be provided.	Noted on architectural plan reference ATP-200 (P09).	Appendix N - Architectural Plans
52	Landscaping	It is required that landscaping be used to provide a desirable setting for the buildings as opposed to buildings being located in a setting of expansive carparking. Section 3.9 of Part 5 of Council's DCP 2014 refers to a tree planting bays in a carpark every 6 spaces. Presently the Bunnings site contains an excess of parking and therefore additional planting is to be provided.	Various landscaping improvements have been made across the site with the reduction of footpath width to Pacific Highway leading to an increase of garden bed depth which improves both safety and visual amenity. There have also been various planter boxes included within the revised application. Please also note that the landscape and architectural plans illustrate what is proposed within the site boundaries. Additional street trees will be provided outside the site boundary to assist with landscape buffering (see Condition 34 of DA/251/2013 consent).	Appendix Q Landscaping Plans
53	Landscaping	Tree planting within narrow blisters is not supported as it does not provide adequate root volumes however wedge shaped planting is supported. It is required that designated bays supporting tree pits with appropriate root volume be provided.	Site Image have provided a plan which clarifies the appropriateness street tree root volumes, drawing reference SS 17-3531 501 A.	Appendix Q Landscaping Plans

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54	Access	Pedestrian movement from South Street has no footpath connection into the Nursery Entrance with pedestrians forced to walk through the carpark.	This has been revised, refer to updated Architectural and Landscape Plan sets.	Appendix N - Architectural Plans & Appendix Q Landscaping Plans
55	OEH	Planting within the two widened blisters along the northern boundary (contain the successfully transplanted vulnerable Grevillea species) are impacted by filling and overplanting and this is not supported. Revised landscape plans with methods to retain plantings including locations where native soil profiles can be utilised (also see ecology comment regarding landscaping as natural areas).	Noted. The applicant have provided Council with a revised Grevillea parviflora translocation document on 16 November 2017. This will be forwarded to NSW OEH for their review. This is included within the RFI package for information purposes.	Appendix J - Ecological Letter
56	Landscaping	There appear to be opportunities to plant canopy species within the carpark aligned to pedestrian route that improves amenity and comfort for pedestrians, with some sections proposing unnecessarily large/wide footpath areas. It is recommended to identify and improve tree planting opportunities throughout carpark as per the DCP.	The footpath width has been reduced and garden bed increased in accordance with Council's request.	Appendix N - Architectural Plans & Appendix Q Landscaping Plans
57	Landscaping	The eastern boundary with Pacific Highway details a retaining wall, shared path, landscape area, kerbing and parking bays uncomfortably close creating obstacles to the shared path with vehicle overhangs and insufficient space for critical planting. The narrow 1.0m width landscape area is congested by retaining wall footing and pathway and is not sufficient to accommodate root and canopy volumes of large trees that are intended to 'soften the bulk of the built form when viewed from the Pacific Highway'. It is required a section of the eastern boundary be provided which demonstrates achievement of planting areas and relationship of retaining to streetscape. Overhead electricity wires are also to be considered to demonstrate sufficient canopy volume.	As above, the footpath widths have been reduced, the garden bed area increased with a supporting section provided by The Buchan Group, drawing reference ATP-295 (P02).	Appendix N - Architectural Plans & Appendix Q Landscaping Plans
58	Landscaping	Tree planting along the northern boundary includes the species CG Casuarina glauca, which is a suckering species that out competes other plantings. It is required this species be replaced with Corymbia gummifera or Eucalyptus pilularis.	This change has been made in accordance with Council's request.	Appendix Q Landscaping Plans



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59	Landscaping	The Family Restaurant setting is stark, constituting a carpark and concrete pathway with no amenity created through soft landscaping. In addition, the landscape and engineering plans differ with regard to surface treatments. It is required the forecourt area provide amenity and comfort through soft landscape.	Landscaping in the form of groundcover/grasses have been added to the forecourt, responding to Council's request.	Appendix Q Landscaping Plans
60	Conditions	Public submission relating to the trolleys	Noted. To be included as a condition of consent.	N/A
61	Water	HWC - A referral was sent to Hunter Water Corporation. To date no response has been received.	Liaison has been undertaken with Hunter Water with clarifications made regarding typical consent conditions and requirements for works within the easement.	N/A
62	Ausgrid	AUSGRID – advice dated 14/8/2017 Ausgrid Referral - DA/251/2013/A . The advice does not provide direct implications to the design/layout of the modified proposal noting the nominated locations of the substations/kiosks on the plans, however please review and liaise with Ausgrid as required. Ausgrid's strong recommendation is that the Developer's electrical professional engage with Ausgrid to collaboratively develop an electrical masterplan which sets out a staged approach to achieve the above requirements for the development as a whole. Given the sensitive and heritage nature of the project, utility infrastructure complexities and limited opportunities for substation sites, it is envisaged that an innovative approach requiring development of nonstandard solutions may be needed in some cases. For this reason we would like to commence engagement on an overall strategy as soon as possible. Please have the Developer's representatives contact Ausgrid's Wayne Armstrong (02-85696731), warmstrong@ausgrid.com.au) to commence this engagement.	Engagement has been undertaken with Ausgrid's Wayne Armstrong. This is summarised at Appendix E for Council's information.	Appendix G Ausgrid Letter
63	Bushfire	RFS – advice provided 28/7/2017 recommended conditions be imposed in any modified consent given. NSW Rural Fire Service - Bushfire Protection - DA/251/2013/A	The applicant is willing to accept the DA consent conditions proposed by the NSW RFS.	N/A
64	Police	NSW Police – Council is yet to receive a response to its referral of the modified proposal.	Council have confirmed they will issue a determination with or without NSW Police's response.	N/A



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65	Conditions	Conditions Notice is given for the imposition of conditions as follows: 26A. Plan of Management for Trolley Containment 74A. Asbestos Control Plan	The applicant is willing to accept the DA consent conditions regarding Plan of Management for Trolley Collection and the Asbestos Control Plan proposed by Council.	N/A