

Attachment 6 – External & Internal Referral Response Table

1. EXTERNAL REFERRALS

The application, and subsequent revisions, was referred to a number of External Agencies for comment. The following table details the Agency and their final comments in relation to the proposed development.

External Agency	Reason for Referral	Response
Transport for NSW	Frontage to a classified road (Kangaloon Road).	The application was referred to Transport for NSW who raised no objection stating the proposed development will be provided access from a local road (Wiseman Road) and the access and traffic generation will not adversely impact on the operation of Kangaloon Road.
Natural Resource Access Regulator (NRAR)	A controlled activity at a specified location in, on or under waterfront land (within 40m) (<i>Water Management Act 2000</i>).	The application was referred to the NRAR who issued their General Terms of Approval (GTAs) on 16 November 2021.
Water NSW	Site located within the Sydney Drinking Water Catchment	<p>The application was referred to Water NSW who requested additional information on 6 September 2021. Water NSW requested that the applicant separate MUSIC Models for each stage of the development to demonstrate a neutral or beneficial effect (NorBE) on water quality. The request was provided to the applicant however no further information was provided.</p> <p>Therefore, insufficient information has been provided to demonstrate that the development (and each relevant stage) will have a neutral or beneficial effect (NorBE) on water quality as required by the Biodiversity and Conservation SEPP.</p>

2. INTERNAL REFERRALS

The application, and subsequent revisions, was referred to a number of Council departments for comment. The following table details the department and their final comments in relation to the proposed development.

Internal Department	Response
Transport and Traffic Engineer	The application was referred to Council's Transport and Traffic Engineers who raised no objection noting that the predicted traffic volumes for the proposed development would not be detrimental to the surrounding network. Council's Transport and Traffic Engineers detailed that a bus service should be provided as part of the development.
Water and Sewer Development Engineer	The application was referred to Council's Water and Sewer Development Engineers who requested that all dwellings floor levels be designed to be above the probable maximum flood level (PMF). Additional information was submitted to detail all dwellings with floor levels above the PMF.
Accredited Certifiers	The application was referred to Council's Accredited who raised no objection subject to the imposing of conditions.
Council Environment Officer	<p>The proposed development was referred to Ecological (private consultant undertaking Council's Environment Referral) who requested additional information to properly assess potential ecological impacts. The requested information was to confirm the location and extent of proposed vegetation removal, including affected species and if native flora and fauna was to be removed an ecological impact assessment would be required.</p> <p>A tree removal and retention plan and an ecological response were provided by the applicant.</p> <p>The ecological response concluded that the development would not impact upon areas of habitat likely to be used by threatened species.</p> <p>In relation to the Biodiversity Offset Scheme:</p> <ul style="list-style-type: none"> • The proposed development would not affect land identified as an Area of Outstanding Biodiversity Value (AOBV); • BOSET - No part of the site is mapped on the Biodiversity Values Map. The area of clearing criteria for this site is 0.5ha. The area of native vegetation to be impacted by the proposed development is well below this threshold (<0.12ha). • The site does not contain threatened plant species or ecological communities, and does not contain likely habitat for threatened fauna. <p>The Biodiversity Offset Scheme does not apply to the proposed development. A Biodiversity Development Assessment Report is not required.</p> <p>Given the extremely limited extent and isolation of native vegetation present at 6 Wiseman Road,</p>

	Bowral (most of which is planted), the response was regarded as sufficient for the purpose of assessing potential impacts of the proposed development upon biodiversity.
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