

Attachment 8 –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 (TfNSW)	Development with Frontage to a classified road.	<p>In accordance with Clause 101 of ISEPP, the proposed development was referred to the Transport for NSW (TfNSW) for review and comment.</p> <p>Transport for NSW (TfNSW) completed an assessment of the DA. TfNSW provided comments for Council's Development Engineers review and provided Council's Engineers had no issue they raise no objection to the DA.</p> <p>Council's Development Engineers reviewed TfNSW's comments and raised no further issue subject to the inclusion of conditions of consent which have been included in the Recommended Conditions of Consent provided in Attachment 9.</p>
Subsidence Advisory NSW (SA NSW)	Site identified as land within a Mine Subsidence District (<i>Coal Mines Subsidence Compensation Act 2017</i>)	SA NSW raised no objection to the proposed development and issued their General Terms of Approval (GTA) which have been included in the Recommended Conditions of Consent provided in Attachment 9 .
Endeavour Energy	Development carried out immediately adjacent to an easement for electricity purposes.	Endeavour Energy raises no objection to the proposed development subject to the incorporation of conditions of consent which have been included in the Recommended Conditions of Consent provided in Attachment 9 .

Sydney Water	Development requiring connection to Sydney Water Infrastructure.	The application was referred to Sydney Water for comment. Sydney Water outlined that there are current constraints in the Picton wastewater system and servicing of the Performing Arts Centre. Furthermore, depending on staging this may impact issuing of a Section 73 certificate and an occupation certificate if capacity is not yet available for the development and Occupation Certificate would be deferred if capacity was not available. The applicant was notified on the comments from Sydney Water and noted that this would be dealt with at Construction Certificate stage.
NSW Police Force	New development subject to safer by design review.	NSW Police raises no objection to the proposed development subject to the incorporation of conditions of consent which have been included in the Recommended Conditions of Consent provided in Attachment 9 .
Civil Aviation Safety Authority (CASA) and Air Services Australia		<p>The applicant consulted with CASA during the assessment of the application in regards to the proposed solar panels being within a line of sight for aircrafts utilizing nearby local airports.</p> <p>CASA raised no objections to the proposal and provided the following comments on June 4 2021:</p> <p><i>With respect to procedures designed by Airservices in accordance with ICAO PANS-OPS and Document 9905, at a maximum height of 171.8m (564ft) AHD, the property development will not affect any sector or circling altitude, nor any instrument approach or departure procedure at any Airport.</i></p> <p><i>This proposal will not adversely impact the performance of Precision/Non-Precision Navigational Aids, HF/VHF Communications, A-SMGCS, Radar, PRM, ADS-B, WAM, or Satellite/Links.</i></p>
Cubbitch Native Claimants	Barta Title	No response received.

Aboriginal Corporation		
Tharawal Aboriginal Council	Local Land	No response received.

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
Development Engineering	Council's Development Engineering have assessed the proposed development and have stated that the proposal is acceptable provided the conditions outlined receive compliance. The conditions provided by Development Engineering have been included in the Recommended Conditions of Consent provided in Attachment 9 .
Heritage Officer	<p>The application was referred to an external heritage consultant for review. The site is located within the Picton Heritage Conservation Area. The application was referred to an external heritage consultant for review. The external heritage consultant was generally supportive of the proposal subject to the consideration of the following recommendations:</p> <ul style="list-style-type: none"> <i>The Masonic Hall was considered for the heritage list during the council's heritage review, but was thought to be sufficiently protected by its location inside the HCA. Preliminary heritage referral advice was that this Arts Centre design should give some acknowledgment to the small Masonic Hall that is intended to be demolished to make way for the development.</i> <p><i>Without requiring significant design amendments, it is requested that the development "give a nod" to the demolished masonic hall on this site, rather than airbrushing it out of local history. For example, the Masonic Hall wall footprint could be reproduced in the floor finish pattern of one of the larger spaces in the development. The Masonic emblem could be removed from the original building and displayed inside the new development with a small explanatory story board. This acknowledgement could be embellished with a plaque outside the building.</i></p> <ul style="list-style-type: none"> <i>Plans for the new Performing Arts Centre building show a tiny strip of residue land on the street frontage being infilled with the usual lines of native grasses and ground covers. This</i>

	<p><i>large piece of architecture should be flanked by some architecturally scaled trees. This requires deep soil and considerable ground area. The last referred for heritage comment showed a car park near the Performing Arts Centre. I recommended that as this appeared to be the only large open outdoor space, that some vigorous, large shade trees be included in the car park.</i></p> <p>The applicant submitted additional information regarding the provision of architecturally scaled trees detailing that they would be delivered in later stages of the overall development of the precinct as part of the public domain upgrades. Council's Natural Resources Officer reviewed the additional information and was satisfied that the landscaping would be addressed under future stages and raised no objection to Stage 1 progressing based on the interim landscaping identified under the subject application.</p> <p>The heritage recommendations relating to the Masonic Lodge have been included as conditions of consent in the Recommended Conditions of Consent provided in Attachment 9.</p>
Growth Planning	<p>Council's Growth Planning Team reviewed the application and requested additional information relating to the height variation and urban design context for the site and precinct.</p> <p>The applicant provided additional information to address the comments and the application is considered to be appropriate from a growth planning and urban design perspective.</p>
Natural Resources Officer	<p>Council's Natural Resources Officer provided a number of comments in relation to the application.</p> <p>applicant submitted additional information regarding the provision of architecturally scaled trees detailing that they would be delivered in later stages of the overall development of the precinct as part of the public domain upgrades. Council's Natural Resources Officer reviewed the additional information and was satisfied that the landscaping would be addressed under future stages and raised no objection to Stage 1 progressing based on the interim landscaping identified under the subject application.</p> <p>Conditions provided by Council's Natural Resources Officer have been included in the Recommended Conditions of Consent provided in Attachment 9.</p>
Contamination	<p>A Preliminary Site Investigation was submitted in support of the application which identified areas of environmental concern that require further assessment. Council's Contamination Officer reviewed the investigation and requested that a Detailed Site Investigation be submitted to address the identified areas of environmental concern.</p>

	<p>The applicant submitted a Detailed Site Investigation which concluded that the site can be made suitable for its intended use subject to further investigation once demolition had occurred onsite. Council's Contamination Officer reviewed the investigation and raised no objection subject to conditions which have been included in the Recommended Conditions of Consent provided as Attachment 9</p>
Environmental Health	<p>Council's Environmental Health Team provided a number of comments in relation to the application.</p> <p>These comments were subsequently addressed by the applicant in amended documentation provided and therefore the proposal is deemed to be acceptable by Council's Environmental Health Team.</p> <p>Conditions provided by Council's Environmental Health Team have been included in the Recommended Conditions of Consent provided in Attachment 9.</p>
Waste Team	<p>The application was reviewed by Council's Waste Team who provided the following conditions that have been included in the Recommended Conditions of Consent provided in Attachment 9:</p> <ul style="list-style-type: none"> • <i>A detailed Waste Management Plan to Council's satisfaction must be submitted and approved prior to the issue of a Construction Certificate. The waste management plan is to include the following details for waste management during both demolition and construction:</i> <ul style="list-style-type: none"> ○ <i>Estimated volume, collection arrangement and disposal location of each waste type;</i> ○ <i>Methodology for identification and management of asbestos and other hazardous substances (eg. PCBs, lead-based paint, etc) during demolition;</i> ○ <i>Demolition and construction site plans showing the locations of bins and accessibility to waste collection vehicles, and how the waste storage and collection area(s) will be kept separated from staff and visitor pedestrian traffic. The plan should also provide information regarding how the bin area will be secured from public access. This will be particularly important in relation to bins containing hazardous materials.</i> • <i>The Waste Management Plan identified in (1) is to also include the following details for the management of waste during the occupation stage:</i>

	<ul style="list-style-type: none"> ○ <i>Anticipated volume and disposal location of each waste type;</i> ○ <i>Collection arrangements: Council staff or contractor, responsibility for transferring bins from the Refuse Enclosure to the Loading/Refuse Zone and return of emptied bins to the Refuse Enclosure, proposed collection frequency and times.</i>
Building Surveyor	Council's Building Surveyor have assessed the proposed development and have stated that the proposal is acceptable provided the conditions outlined receive compliance. The conditions provided by Council's Building Surveyor have been included in the Recommended Conditions of Consent provided in Attachment 9 .
Wollondilly Social and Health Assessment Working Group	The Wollondilly Social and Health Impact Assessment Working Group (SaHIA) raised no objection to the proposal.