

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 Clauses 2.119 and 2.122 of the SEPP, the proposed development was referred to the Transport for NSW (TfNSW) for review and comment as the development has frontage to Menangle Street (classified road) and constitutes traffic generating development.</p> <p>Transport for NSW (TfNSW) completed an assessment of the DA and requested additional information which was provided by the applicant. TfNSW raised no objection to the DA 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 their servicing position is that new wastewater connections can be accepted by Sydney Water if proposed developments are within the Picton Scheme boundary and are

		consistent with the approved land use zoning under the Wollondilly LEP. Sydney Water raised no objection to the proposed subject to the incorporation of conditions of consent which have been included in the Recommended Conditions of Consent provided in Attachment 9 .
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 .
Western Sydney Airport Authority		The application was referred to the Western Sydney Airport Authority for comment. The referral was returned as the site is located well outside the Obstacle Limitation Surface and will not impact the prescribed airspace.
Cubbitch Native Claimants Aboriginal Corporation	Barta Title	No response received.
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	<p>The application was referred to Council's Development Engineering who requested additional information in relation to Flooding and Stormwater.</p> <p>These comments were subsequently addressed by the applicant in amended documentation. The proposal is deemed to be acceptable by Council's Development Engineering Team subject to the incorporation of conditions of consent which have been included in the Recommended Conditions of Consent provided in Attachment 9.</p>

<p>Traffic</p>	<p>The application was referred to an external Traffic Consultant for review. The consultant requested additional information relating to the following items:</p> <ul style="list-style-type: none"> • Parking • Access and Circulation • Active and Public Transport • Network Impacts <p>These comments were subsequently addressed by the applicant in amended documentation submitted. A further review was undertaken and a further request for additional information was issued to the applicant.</p> <p>These further comments were subsequently addressed by the applicant in amended documentation submitted.</p> <p>The proposal is deemed to be acceptable by the Traffic Consultant subject to the incorporation of conditions of consent which have been included in the Recommended Conditions of Consent provided in Attachment 9.</p>
<p>Heritage Officer</p>	<p>The application was referred to an external heritage consultant for review due to the site's location within the Picton Heritage Conservation Area and proximity to Heritage items. The external heritage consultant raised no objection to the development noting the following:</p> <ul style="list-style-type: none"> • <i>The proposal includes the demolition of the Council Administration Building and site features, which make Little contribution to the heritage significance of the Picton Conservation Area. The demolition works will have an acceptable heritage impact.</i> • <i>The proposal will improve public engagement with a part of the Picton Conservation Area that is currently occupied by a car park.</i> • <i>The proposal will improve the setting of part of the Picton Conservation Area that currently occupied by non-contributory elements.</i> • <i>The design of the proposed new library and Government Services Building is sympathetic to the Picton Conservation Area and heritage items in the vicinity.</i> • <i>The proposed library has a greater setback from the former Shire Hall than the existing building, and has a more sympathetic design. The proposed library will enhance the</i>

	<p><i>setting of the hall and will increase views of it from Menangle Street. The proposed library will have a positive heritage impact.</i></p> <ul style="list-style-type: none"> <i>• The proposed Government Services Building will obscure a view to Reservoir Hill and the old Picton Post Office clock tower from Colden Street. This view is of secondary significance to the Picton Conservation Area. The proposed building will have a minor negative heritage impact.</i> <i>• The proposed development will have no physical impact on heritage items in the vicinity.</i> <i>• Other than the loss of one significant view associated with the subject site, the proposed development is consistent with the heritage requirements and guidelines of the Wollondilly LEP 2011 and the Wollondilly DCP 2016.</i>
Contributions	<p>The application was referred to Council's Contributions Officer who noted that the proposed development is Public Infrastructure of a kind listed in Clause 1.9 of Wollondilly Contributions Plan 2020, therefore exempting the development from the application of the Plan.</p> <p>Accordingly, there is no further comment required by the Contributions Team.</p>
Property	<p>The application was referred to Council's Property Team who raised no objection to the development.</p>
Wastewater	<p>The application was referred to Council's Wastewater Team who raised concern with the constraints of the Sydney Water Picton Treatment Plant and requested a feasibility application be submitted to Sydney Water to confirm water related requirements for the development.</p> <p>The application was referred to Sydney Water for comment. Sydney Water outlined that their servicing position is that new wastewater connections can be accepted by Sydney Water if proposed developments are within the Picton Scheme boundary and are consistent with the approved land use zoning under the Wollondilly LEP. Sydney Water raised no objection to the proposed subject to the incorporation of conditions of consent which have been included in the Recommended Conditions of Consent provided in Attachment 9.</p>

Sustainability	<p>The application was referred to Council's Sustainability Coordinator who requested additional information in relation to sustainability and Water Sensitive Urban Design.</p> <p>These comments were subsequently addressed by the applicant in amended documentation submitted. The proposal is deemed to be acceptable by Council's Sustainability Coordinator subject to the incorporation of conditions of consent which have been included in the Recommended Conditions of Consent provided in Attachment 9.</p>
Strategic Planning	<p>Council's Strategic Planning Team reviewed the application and requested additional information relating to the height variation, car parking and wastewater servicing.</p> <p>The applicant provided additional information to address the comments and the application is considered to be appropriate from a strategic planning and urban design perspective.</p>
Environment	<p>The application was referred to Council's Environment Team who requested additional information in relation to landscaping.</p> <p>These comments were subsequently addressed by the applicant in amended documentation. The proposal is deemed to be acceptable by Council's Environment Team subject to the incorporation of conditions of consent which have been included in the Recommended Conditions of Consent provided in Attachment 9.</p>
Contamination	<p>The application was referred to Council's Contamination Officer who requested a Detailed Site Investigation be submitted demonstrating that the site is / could be made suitable for the intended use.</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 which has been conditioned accordingly. 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>The application was referred to Council's Environmental Health Team who requested additional information in acoustics, design of food and drink areas and wastewater.</p> <p>These comments were subsequently addressed by the applicant in amended documentation submitted. The proposal is deemed to be acceptable by Council's Environmental Health Team subject to the incorporation of conditions of consent which have been</p>

	included in the Recommended Conditions of Consent provided in Attachment 9 .
Waste Team	<p>The application was referred to Council's Waste Team requested additional information.</p> <p>These comments were subsequently addressed by the applicant in amended documentation submitted. The proposal is deemed to be acceptable by Council's Waste Team subject to the incorporation of conditions of consent which have been included in the Recommended Conditions of Consent provided in Attachment 9.</p>
Building Surveyor	Council's Building Surveyor has assessed the proposed development and confirmed 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 Impact Assessment Working Group	<p>The application was referred to the Wollondilly Social and Health Impact Assessment Working Group (SaHIA) who requested additional information relating to the following items:</p> <ul style="list-style-type: none"> • Social Impact • Accessibility • Outdoor Seating • Parking • Lighting • Public Bathrooms <p>These comments were subsequently addressed by the applicant in amended documentation. The amended documentation submitted by the applicant was re-referred to Social and Health Assessment Working Group who raised additional concerns in relation to:</p> <ul style="list-style-type: none"> • Safe Exits • Accessibility • Design of car parking • Bicycle Parking • Public Bathrooms <p><u>Assessment Officer Comments</u></p>

	The design of the development complies with the relevant accessibility, Bicycle and Car Parking requirements. Suitable conditions of consent have been incorporated to ensure SaHIA's comments are suitably addressed where relevant.
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