

3 February 2021

Anthony Witherdin  
Director  
Key Sites Assessments  
Department of Planning Industry and Environment  
12 Darcy Street  
Parramatta NSW 2150

Dear Sir

**Expansion of the Museums Discovery Centre (SSD-10472)  
Response to Submissions and Additional Information**

Milestone (Aust) Pty Limited (Milestone) continues to act on behalf of Create NSW (“the Applicant”) in relation to the Expansion of the Museums Discovery Centre (MDC) State Significant Development Application (SSDA) known as SSD-10472.

In response to correspondence from the Department of Planning, Industry and Environment (DPIE) dated 2 December 2020, this report provides an outline of the Applicant’s response to submissions received during the public exhibition period. This submission also addresses DPIE’s Additional Information Request correspondence dated 16 December 2020.

**Introduction**

The SSDA seeks approval for the expansion of the MDC including removal of vegetation, earthworks and site preparation, and the construction and operation of a new building for the storage, conservation, research and display of the Powerhouse collection.

An Environmental Impact Statement (EIS) was prepared by Milestone for the MDC Expansion Project in accordance with the provisions of Division 5.2 of the *Environmental Planning and Assessment Act 1979*. The EIS was placed on public exhibition between Wednesday 4 November 2020 and Tuesday 1 December 2020. During this period, the community, interested parties and key stakeholders (including government agencies and The Hills Shire Council) were invited to provide comments and submissions for consideration by DPIE.

**Analysis of Submissions**

During the public exhibition period, four submissions were received from the following NSW Government agencies:

- Environment, Energy and Science Group of DPIE (dated 4 December 2020);
- Sydney Water Corporation (dated 22 November 2020);
- Transport for New South Wales (TfNSW) dated (27 November 2020); and
- Endeavour Energy (dated 4 December 2020).

A submission was also received from The Hills Shire Council (the Council) dated 8 December 2020.

It is noted that the NSW Department of Education was notified of the SSDA however did not comment.

A total of four community submissions were received including one objection submission from an adjacent landowner, one objection submission from a local business owner and two objection submissions from individuals living remote from the SSDA site but familiar with museum operations.

The key issues raised by the DPIE in their letter dated 2 December 2020 are summarised as follows, noting that they are drawn from issues raised by the Council and government agencies:

- Car parking and traffic
- Relationship between the TAFE and MDC site
- Loading dock
- Tree removal, replanting and the Biodiversity Development Assessment Report (BDAR).

The key issues raised within submissions received from members of the public are summarised as follows:

- Tree removal
- Site selection
- Risks to the collection
- Museum operations
- Sustainability
- Parking

### **Actions Taken Since Exhibition**

Since the conclusion of the public exhibition period, the Applicant has comprehensively reviewed and considered all submissions received. A Register of Submissions table is provided at **Appendix A** and the concerns raised are comprehensively listed and addressed within the detailed Response to Submissions table provided at **Appendix B**. An overview of the actions taken by the Applicant is provided below.

**Clarifications and refinements in Response to Submissions:** The RtS does not include any substantive amendments to the development proposal. The updated reports and addendum documents provide additional information and clarification, as follows:

<b>Key Issue</b>	<b>Action</b>
Car parking and traffic	In response to submissions received in relation to traffic and car parking considerations, an updated Traffic Impact Assessment (TIA) dated 13 January 2021 has been prepared by JMT Consulting which provides: <ul style="list-style-type: none"> <li>• Swept path analysis demonstrating access and egress by 19 metre vehicles and associated commentary.</li> <li>• An updated Green Travel Plan with information required by Transport for NSW.</li> <li>• Further information in relation to bus services and connections available between the museum sites.</li> <li>• A plan showing potential locations for informal car parking located at the adjacent TAFE site.</li> </ul>
Relationship between the TAFE and MDC sites	The Applicant provides additional information in relation to the relationship between the TAFE and MDC site within the RtS table (refer DPIE2). More specifically, it is clarified that TAFE and MDC have a close working relationship and there is a longstanding arrangement whereby MDC vehicles can enter the MDC site across the TAFE via Green Road. This will be maintained following construction of Building J.  Justification is provided for vehicle connectivity between the MDC and TAFE within the detailed RtS table (refer response to TfNSW4) and it is confirmed that MDC does not rely on on-site car parking at the TAFE site.
Operation of the Loading dock	In response to concerns raised in relation to the 24-hour operation of the loading dock, the Acoustic Report by Northrop has been updated to include further assessment of potential noise impacts to residential receivers during the night-time period.

	<p>The updated report, dated 20 January 2021, confirms that the proposed operation of the loading dock is acceptable subject to the adoption of mitigation measures which are listed at section 7.4.2 of the report. These can readily be addressed via the imposition of Conditions of Consent.</p> <p>Further information is also provided by the Applicant in relation to the need for 24-hour operation and the limited number of occasions (four times a year with a maximum of two vehicles) that the loading dock is likely to be used during the night time period (refer response to DPIE4).</p>
Tree removal	<p>Updated Landscape Plans dated 2 February 2021 have been prepared showing the location of trees to be retained and their Tree Protections Zones. It is demonstrated that the trees can be suitably accommodated by the proposed development.</p> <p>The Landscape Report has been updated to confirm the Applicant's commitment to planting densities as recommended by the Council.</p> <p>A Tree Replacement Strategy Addendum dated February 2021 has been prepared which advances consultation with the Council in relation to suitable sites for replanting.</p>
SIA review and feedback	<p>The Social Impact Assessment (SIA) report has been updated in response to the comments received from the DPIE including the addition of the social demographic profile of the resident community in immediate proximity to the site to the baseline social analysis.</p> <p>The updated SIA report, dated 2 February 2021, provides further commentary in relation impacts of tree removal on the local community. The additional analysis has not changed the key conclusion that the project is anticipated to bring significant public benefits to the local and broader communities.</p> <p>A detailed response to the SIA review is provided within the RtS table (refer DPIE12-DPIE19).</p>
Stormwater Management	<p>In response to concerns raised by the Council in relation to stormwater management, this RtS report includes an updated Stormwater Management Report dated 14 January 2021 and associated Civil Engineering Drawings. More specifically, changes are made to achieve compliance with Version 4 of the Parramatta River Catchment, a single outlet for the onsite stormwater detention tank is provided and the proposed overland flow route is shown in the updated civil drawings.</p>

In addition to the above, the architectural drawings prepared by Lahznimmo and the Landscape Plans prepared by Aspect Studios have been updated to include minor refinements and additional information as required by the DPIE and in response to submissions.

**Ongoing Consultation:** Further consultation has been undertaken with Registered Aboriginal Parties (RAPs) for the project. As outlined in the draft Aboriginal Cultural Heritage Assessment Report (ACHAR) prepared by Curio Projects (Appendix J to the EIS), consultation stages 2-4 of the consultation process are ongoing. It is anticipated that Stage 4 of the consultation process will be concluded in February 2021. Upon conclusion of the consultation process, a final ACHAR will be provided to the Department.

Consultation with the Council in relation to tree replacement sites is also ongoing. This RtS report responds to the Council's identification of site opportunities, as contained within correspondence dated 8 December 2020, by nominating select sites capable of accommodating tree planting. In identifying the sites, the

Applicant has undertaken studies to determine those sites with the greatest potential for replanting, including where this would be consistent with existing Plans of Management over the land. Further consultation with the Council will be undertaken to finalise the replanting strategy and this will include consultation with relevant surrounding communities.

Further opportunities for consultation are outlined within the updated SIA Report dated 2 February 2021 at Section 7.1 and these will be explored by the Applicant during the next phase of the project.

## **Response to Submissions**

This Response to Submission (RtS) report is supported by the documents outlined in Table 1 and provided in the appendices of this report. The supporting documentation is intended to supersede and/or supplement those originally lodged in September 2020.

Table 1: RtS Supporting Documentation

<b>Supporting Document</b>	<b>Report Date</b>	<b>Consultant</b>	<b>Appendix</b>
Updated Landscape Plans	3 February 2021	Aspect Studios	C
Updated Landscape Report	3 February 2021	Aspect Studios	D
Updated Architectural drawings	17 December 2020	Lahznimmo Architects	E
Updated Architectural drawings with annotations	17 December 2020	Lahznimmo Architects	F
Updated Transport Impact Assessment	13 January 2021	JMT Consulting	G
Updated Acoustic Report	20 January 2021	Northrop	H
Updated Social Impact Assessment	2 February 2021	Ethos Urban	I
Tree Replacement Strategy Addendum	February 2021	Applicant	J
Updated Stormwater Management Report including updated Civil Engineering drawings	14 January 2021	Northrop	K
BDAR Addendum	25 January 2021	WSP	L
Informal TAFE Car Parking Plan	27 January 2021	Lahznimmo Architects	M
Updated Schedule of Materials	18 January 2021	Lahznimmo Architects	N

In relation to **Appendix F**, a supplementary set of updated architectural drawings has been prepared with annotations clearly highlighted in red text. The annotations document changes made in response to the submissions received and the request for additional information. The updated architectural drawing package provided at **Appendix E** excludes amendment annotations but incorporates all changes and it is intended that these plans would be endorsed by the DPIE, subject to approval of the SSDA.

## **Relevant Changes to Legislation / Planning Framework**

The DPIE will be aware that *The Hills Local Environmental Plan 2019* was amended on 13 November 2020 to facilitate the expansion of the MDC. The LEP amendments include rezoning part of the SSDA site to Part SP2 Infrastructure (Information and Education Facility) and increasing the building height limitation to 15 metres.

It is otherwise confirmed that there have been no changes to the legislative framework since the Environmental Impact Statement (dated 18 September 2020) was prepared that would or significantly alter the assessment or prevent the SSDA from being approved.

Of relevance is that the DPIE has prepared a Rapid Assessment Framework, which aims to streamline the assessment of major projects, including State Significant Development Applications. The proposed reforms, which are currently on public exhibition, include changes to regulation, policy, systems and practices including the introduction of the State Significant Development Guidelines (SSD Guidelines). This RtS report has regard to the draft SSD Guidelines (exhibition version), where relevant.

## **Conclusion**

Based on the feedback and concerns raised in submissions on the EIS, this RtS incorporates updated consultant reports and minor refinements to the development proposal including the architectural and landscape drawings. Where necessary, and in response to additional analysis undertaken by the project team, further environmental management measures have been recommended. These recommendations, which are detailed within the accompanying RtS table and supporting documentation, will be adopted by the Applicant to further minimise environmental impacts of the project.

This RtS has demonstrated that the SSDA continues to suitably balance environmental impact with community benefit and sufficient information has been provided by the Applicant to enable the DPIE to finalise the assessment of the SSDA.

If you require clarification on any matter, do not hesitate to contact us.

Yours sincerely

**Milestone (AUST) Pty Limited**

A handwritten signature in black ink, appearing to read 'Lisa Bella Esposito', written in a cursive style.

**Lisa Bella Esposito**

Director