

## Candice Pon

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**From:** Cynthia Dugan <cdugan@thehills.nsw.gov.au>  
**Sent:** Thursday, 4 March 2021 4:10 PM  
**To:** Candice Pon  
**Subject:** Expansion of the Museum Discovery Centre (SSD-10472)

Hi Candice,

I refer to your new request for advice regarding the Expansion of the Museum Discovery Centre (SSD-10472). The following comments are made:

### **Parking**

With respect to the parking on the museum site the response letter from Milestone dated 03/02/2021 states:

*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.*

The two sites exist separate to one another. I note the proposal removes 22 formal TAFE spaces and 39 informal TAFE spaces (according to the plans approved with DA 1674/2007/HA for the TAFE expansion) to make way for the museum expansion and replaces them with 24 spaces elsewhere on the TAFE site. The consent authority should ensure that the overall parking numbers provided are sufficient for both approved uses on each site. Ordinarily, if Council were the consent authority, formalisation of this joint access/ parking arrangement would be required through the creation of cross easements on title. The consent authority should consider this as part of the proposed subdivision/ boundary adjustment.

### **Stormwater Drainage**

The previous submission required a drainage system design for the relocated car park. Drawing DA3.02 Revision 4 by Northrop includes this however no OSD or water quality treatment has been included. This area falls to the existing pond within the TAFE site that functions as a stormwater management system as per DA 1674/2007/HA. A pit insert should be installed in the existing kerb inlet pit that this relocated car park drains to (similar to the pit inserts proposed as part of the museum expansion shown on the Northrop plans).

The OSD has been amended to comply with the requirements for the Hawkesbury River catchment area/ third edition of the OSD Handbook (and not the fourth edition as noted in the response letter from Milestone dated 03/02/2021). The MUSIC model has been amended to use the correct station/ rainfall data too. A soft copy of both the MUSIC and DRAINS models referred to in the Northrop Stormwater Management Report Revision 6 dated 14/01/2021 needs to be provided.

### **Tree Removal**

No objections are raised to the updated Tree Replacement Strategy and Landscape Plan however Council's previous recommendations for the replanting sites, potting sizes, maintenance periods still apply. Further discussion with Council's Parks Assets, Shire Strategy Transformation & Solutions section is recommended.

Should you require further clarification on the above, please contact me on 9843 0334.

Regards,



**Cynthia Dugan**

**Principal Coordinator Development Assessment**

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