



# Australian Institute Police Management Draft Statement of Commitments

Prepared for Australian Federal  
Police

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# 1 Operation Use and Management of the AIPM Site

- The AIPM facilities will be utilised to provide law enforcement leadership courses to the Australian Federal Police and to other Commonwealth and State Government Safety and Regulatory agencies in accordance with Commonwealth policy and guidelines. The site will not cater for private commercial sector functions or private conference facilities.
- The operations of the AIPM will be conducted in a manner to minimise noise disturbance to surrounding residences and fauna on the site.
- Wherever possible, AIPM will organise transport for attendees by utilising mini bus services to and from the site and / or encourage the use of taxi facilities during periods where the AIPM facilities will be at the maximum capacity.

## 2 Operational Environmental Management

The proponent agrees to ongoing commitment to the appropriate management of significant aspects of the site through the implementation of the Operational Environmental Management Plan (OEMP) prepared by Gondwana Consulting Pty Ltd, dated 11 December 2008. The OEMP provides environmental management programs relating to:

- The protection of the Little Penguin.
- The protection of the Long-nosed Bandicoot.
- The management of *Phytophthora cinnamoni* entering the site.
- The management of vegetation, pests and weeds.
- The protection of heritage buildings and sites.
- Hazardous materials.
- Air emissions.
- Water quality and stormwater.
- Erosion and sedimentation.
- Noise impacts.
- Resources and energy use.
- Waste management.
- Traffic and parking.
- Visual impacts.

The environmental management programs clearly identify the purpose and methodology in ensuring potential impacts are mitigated and comprise:

- Performance objectives.
- Goals.
- Mitigation measures.
- Performance measures.
- Monitoring / Auditing/ Reporting provisions.

### 3 Construction Management

Construction management will be undertaken in accordance with the submitted Construction Environmental Management Plan (CEMP) prepared by Gondwana Consulting Pty Ltd dated 11 December 2008.

The CEMP provides for the following key management regimes:

- Construction scheduling and hours, taking into consideration nesting activities of the Little Penguins.
- Compliance with relevant environmental legislative requirements for site construction activities.
- Implementation of environmental management program and procedures in respect to identified potential environmental impacts. The procedures aim to provide criteria and indicators to measure environmental performance, as well as mitigation measures to reduce potential impacts. The environmental management program relates to:
  - Environmental Management Procedure;
  - Air Emissions;
  - Flora and Fauna – in respect to the Little Penguin, Long-nosed Bandicoot, *Phytophthora cinnamomi*, vegetation, weeds and pests;
  - Hazardous materials;
  - Heritage buildings and site;
  - Noise and vibration;
  - Traffic and parking control;
  - Waste management; and
  - Water quality, stormwater and erosion.
- Implementation of induction and environmental training (as appropriate) to all contractors, sub-contractors and regular visitors into the requirements of the CEMP, prior to commencing works or entering the site.

In addition to the above construction management regime, the following measures will be carried out, as recommended by AHA Ecology:

- The fencing of sensitive areas during construction to avoid inappropriate access.
- The implementation of the CEMP to minimise construction disturbance to the Little Penguin breeding periods and noise and vibration sensitivity.
- Any works relating to “exempt development” under Schedule 3 of the State Environmental Planning Policy (Major Projects) 2005 will be undertaken in accordance with the management measures of the CEMP.

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## 4 Landscaping

Landscape works will be carried out in accordance with the landscape plans and report by Taylor Brammer submitted with the PPR.

Significant trees proposed to be retained will be protected in accordance with the Arborist Development Assessment Report Dated December 2008 and Root Mapping Assessment Arborist Report dated October 2008.

The proponent commits to a 52 week defects period for landscaping. The landscape contractor shall be required to undertake regular maintenance inspections and works during this period and replace any failed plants, finishes / equipment as determined to be defective.

## 5 Ecologically Sustainable Development

Building design and associated infrastructure will be in accordance with the Building Services Report dated 9 December 2008 and the Energy Savings Report dated 9 December 2008 by Medland Mitropolis, submitted with the PPR. These key measures include:

- Implementing energy savings actions and measures in accordance with the Guidelines for Energy Saving Action Plans by the NSW Department of Energy, Utilities and Sustainability.
- New office buildings are designed to achieve a four star or better ABGR rating for new buildings.
- Meters are to be incorporated into the building design to allow for the required data to be collected for future energy analysis and rating.
- Mechanical Services to include the a new air conditioning system that is a combination of VRV (variable refrigerant volume) and inverter driven split air conditioning systems.
- Electrical Services to be designed such that internal and external lighting is designed in accordance with Section J.6 of the BCA.
- Hydraulic Services to include the implementation of rainwater harvesting facilities for reuse to water closets in visitor accommodation.
- Lift services to include a new generation electric lift to the Administration Building.

Other ESD measures to be incorporated within the development include:

- Use of building materials that are ecologically sustainable.
- Incorporation of solar hot water where possible, such as visitor accommodation.
- Selection of landscape plant species that are endemic to the North Head area.

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## 6 Bushfire Management

The recommendations of the "*Bushfire Compliance Assessment & Recommendations*" Report by Bushfire Protection Planning & Assessment Services dated 6 December 2008 will be implemented as part of the project. These recommendations relate to the:

- Establishment of Asset Protection Zones both within the site and in conjunction with the NPWS/DECC, over National Park land directly adjacent to the subject development site as per current arrangements.
- Provision of satisfactory water supply.
- Appropriately designed vehicular access and egress for fire fighting vehicles.
- Development of a Bushfire & Vegetation Maintenance Plan and the periodic review of the existing Emergency Procedures Handbook.
- Adoption of recommended Construction Standards in the design and construction of buildings and alterations and additions to existing buildings.

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## 7 Stormwater Management and Water Quality Control

The proponent undertakes stormwater management control measures in accordance with the Site Stormwater Assessment Report prepared by CRW Consulting Engineers dated 8 December 2008 and associated stormwater and erosion and sediment control plans by JJ Marino.

Stormwater management and water quality control will include:

- The treatment devices for the removal of contaminate that may otherwise be present within the stormwater discharge of the site.
- The retention of existing stormwater discharge location.
- The introduction of 2 x 9,000 litres and 2 x 8,600 litres water storage tanks across the development to collect and store roof rainwater.
- Soil and erosion control measures as proposed by JJ Marino to be implemented prior to earthworks and construction commencing on the site.
- Implementation of the Construction Environmental Management Plan and the Operational Environmental Management Plan as prepared by Gondwana Consulting Pty Ltd.

## 8 European and Indigenous Heritage Conservation Management

Proposed works and conservation management of the site will be undertaken in accordance with the recommendations of the Historic Heritage Management Plan by NBR&P dated December 2008. The recommendations will be implemented in two timeframes:

- The Preferred Project Scheme as sought under the submitted development scheme by Brewster Hjorth Architects (within 3 years).
- The long term (from 3 years as opportunities arise).

The implementation of the recommendations and the heritage management performance will be reviewed annually or as appropriate in line with the implementation timeframes by a heritage specialist.

The conservation management plan will be reviewed before December 2013 or earlier if the need arises.

External finishes and colours to the proposed development will be the same or similar to the “sample board” prepared by Brewster Hjorth Architects submitted with the PPR.

The persons responsible for the management of any works on site will ensure that all staff, contractors and others involved in construction and maintenance related activities are made aware of the statutory legislation protecting indigenous sites and places of significance.

The rock/shelter art site will continue to be protected and conserved by both the AIPM and DECC.

If any cultural materials are uncovered during works, work in that area are to stop and the DECC and qualified archaeologist notified.