

***Potts Hill Reservoirs Site
Sydney Water Facility
Proposed by Sydney Water Corporation
MP08_0049***

Director-General's Environmental Assessment Report
Section 75I of the
Environmental Planning and Assessment Act 1979

December 2008



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December 2008
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EXECUTIVE SUMMARY

This is a report on an application seeking approval to construct a new building for the purpose of headquarters for Sydney Water Corporation on the Sydney Water Reservoirs Site, Potts Hill pursuant to Part 3A of the *Environmental Planning and Assessment Act, 1979* ("the Act").

The Potts Hill Reservoirs Site Surplus Lands Concept Plan (MP 08_0049), submitted by Landcom and Sydney Water Corporation, proposes the development of 40 hectares of land within the Reservoirs Site including 15.3 hectares for employment lands in the Eastern Precinct to be utilised primarily by public authorities. The Sydney Water Workplace Facility is within the Eastern Precinct. The Concept Plan is currently under assessment by the Department of Planning.

Sydney Water Corporation (the proponent) is seeking approval for the following;

- a two storey office building with a floor area of 5,914m² and a maximum building height of nine metres;
- a warehouse and attached two storey office with a total floor area of 6,147m² and a maximum building height of 12 metres;
- parking for 509 vehicles including spaces for trucks and trailers;
- outdoor storage areas; and
- surrounding hardstand areas and landscaping.

The estimated project cost of the development is \$48,730,000.

The site is currently zoned 5 Special Uses in the Bankstown Local Environmental Plan (LEP) 2001. The proposal is defined as a public building under the LEP and is permissible under the existing zoning regime.

The proposal was exhibited for a period of 33 days from Wednesday 30 July 2008 to Monday 1 September 2008.

During the exhibition period, the Department received one submission from a public authority, Bankstown Council, which raised an issue specific to this proposal and no submissions from the public. It is noted that other public authority submissions were received in response to the Concept Plan which were relevant to the project.

Public Authorities

The Bankstown Council submission sought assurance from Sydney Water that on-site stormwater management is adequate and that there are no adverse impacts on stormwater flow over adjoining sites.

Key issues raised by public agencies on the Concept Plan of relevance to the Project Application:

- traffic management, access roads and intersection design;
- the number of vehicle parking spaces; and
- construction hours and management plans.

Also, key issues considered in the Department's assessment include:

- the principles of ecological sustainable development;
- contamination and site stability;
- utilities and infrastructure requirements; and
- impact on heritage items.

Preferred Project Report

No amendments have been made to the original application. However, on 17 October 2008, the applicant submitted a letter to address issues raised by the Department and the Council.

On 3 November 2008 the proponent submitted further information clarifying the number of parking spaces and staff as well as more justification for the amount of vehicle parking spaces sought.

Assessment

The Department has assessed the merits of the proposal and is satisfied that the impacts of the proposed development have been addressed via the Statement of Commitments and the additional information provided by the proponent. Furthermore, the proposal adequately addresses the Director-General requirements for the project. On these grounds, the Department is satisfied that the site is suitable for the proposed development and that the project will provide environmental, social and economic benefits to the region. All statutory requirements have been met.

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1 BACKGROUND

1.1 The Site

1.1.1 Site context and location

The Site is in the eastern part of Lot 2 DP 225818 known as the Potts Hill Reservoirs Land and is bound by Rookwood Road to the east, Bunker Road to the south, Cooper Road to the west and a water supply pipeline and Southern Sydney Freight Rail line to the north (see Fig. 1). It is located 2.5km north of Bankstown CBD within the local Government area of Bankstown and is owned by Sydney Water Corporation. The Potts Hill Reservoirs Land is listed on the State Heritage Register.



Figure 1: Site Location (red box provides indicative location of site)

The 116 hectare Potts Hill Reservoirs Land contains both operational Sydney Water land to be retained for water treatment and distribution purposes and 40 hectares under agreement for development by Landcom. The redevelopment land is the subject of a Concept Plan that has been submitted to the Department by Landcom and is currently under assessment. The subdivision of the development land and some infrastructure works has been approved under a separate project application.

The Sydney Water Workplace Facility (the Site) will be accommodated on a 4.36 hectare lot in the eastern part of the Reservoirs Land bound on the west by Reservoir 2 and to the north by Reservoir 1. Undeveloped lots form the eastern and southern boundaries.

1.1.2 Existing site features

The Site is part of an engineered elevated plateau with a steep embankment running along its eastern boundary and is currently vacant except for a shed on the north western boundary of the site. It is currently accessed via a driveway off Brunker Road near Graf Avenue, as well as one off Rookwood Road, a major arterial road.

The Geotechnical Report prepared for the Reservoirs Land note that the Sydney Water Facilities site is underlain by shale fill up to 5.5m thick, most likely from the excavation undertaken for the construction of Reservoir 2.

The Ecological Assessment notes that vegetation on the Site is limited and that no native vegetation communities occur within the study area due the highly disturbed character of the land. No endangered ecological communities have been found within the Sydney Water Facilities site. Likewise, the threatened plant,

Acacia pubescens as well as the Cumberland Land Snail and Green and Golden Bell Frog were not found on the Site. While some planted trees that may provide limited foraging resources for several threatened fauna will be removed, it is anticipated that this will be replaced once the proposed landscaping has established, thus maintaining or improving the biodiversity value of the Site.

1.1.3 Heritage Significance

The whole of the Potts Hill Reservoir site is listed as a State Heritage Item although there is a proposal currently before the NSW Heritage Council to amend the boundary to exclude the surplus land which is the subject of the Concept Plan application.

The significant heritage elements on the site include the reservoirs, a row of Canary Island Palms and a number of shed like structures. There are no significant heritage elements on the proposed site of the Sydney Water facility although two heritage sheds directly abut the western boundary.

1.1.4 Surrounding land and development

The Sydney Water Facility, this proposal, will occupy Lot 102 in the approved subdivision of the 15 hectare 'Eastern Precinct' (see Fig. 2). Reservoir 1 is directly north of the Site. It was constructed in 1922 and it's proposed that its current functions will be retained. Reservoir 2 is directly west of the Site. It was constructed in 1886 and the Concept Plan for the Reservoirs Land includes the potential use of Reservoir 2 for the storage of inert fill and/or storage of stormwater or recycled water. Both reservoirs are heritage listed.

Landcom have submitted a project application for a new facility for the NSW Police Force directly south of the Site on Lot 103. Lot 101 to the east of the Site will potentially be occupied by an electricity substation operated by Transgrid. The entire Eastern Precinct is elevated above surrounding roads by up to four metres, with a 9.5 metre embankment bounding the eastern edge of the site along Graf Avenue. It also includes a few established trees scattered throughout the Precinct and various vegetation along the boundaries.

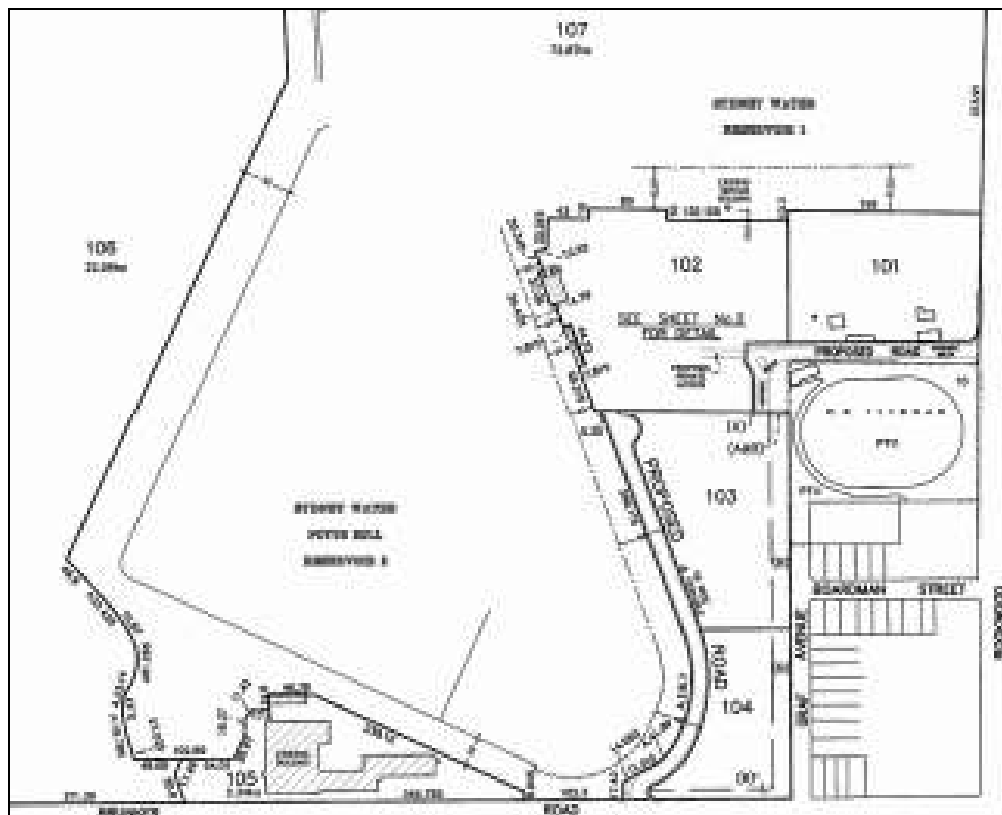


Figure 2: Subdivision lots for the Eastern Precinct (JBA 2008).

The Greyhound Social Club is located directly south east of the Site with a small pocket of low density residential development directly south of this along Graf Avenue and Boardman Street approximately 280m from the Site.

1.2 Project History/Chronology

Following a review of operations on the Potts Hill Reservoirs Land, Sydney Water entered into an agreement with Landcom to investigate the possibility of finding alternative uses for 40.4 ha of surplus land. Sydney Water and Landcom developed a proposal which includes a 15.7 ha business park and a 24.7 ha residential precinct as shown in Figure 3.

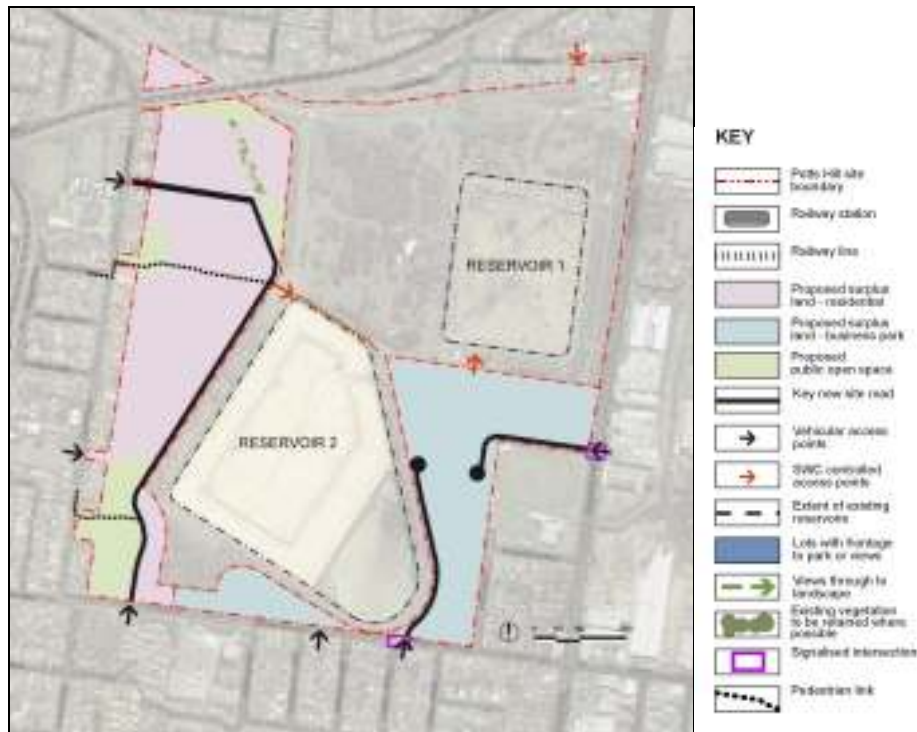


Figure 3: Concept layout for the redevelopment land

On 14 July 2007, the Minister agreed to consider the Potts Hill Reservoirs Land as a State Significant Site under the Major Projects SEPP. A Concept Plan application was publically exhibited from Wednesday 30 July 2008 to Monday 1 September 2008 and is currently under assessment.

The Sydney Water facility proposal forms part of the proposed business park included in the Concept Plan for the Reservoirs Land. In March 2008, Sydney Water requested the Director-Generals Requirements for the Environmental Assessment of the Project Application for the new Sydney Water Facilities.

The Project Application is consistent with all aspects of the Concept Plan submitted by Landcom.

2 PROPOSED DEVELOPMENT

2.1 The proposed development

The proposal is for modern office and warehouse buildings in a landscaped business park setting and associated landscaping and vehicle parking. At approximately 21%, the site coverage will be substantially less than the allowable maximum site coverage of 70% provided for in the Design Guidelines for the business park.

2.1.1 Warehouse building and attached office building

The warehouse comprises of 5,462m² of floor space with a maximum building height of 12m and provides 5,400m² of column free space. The building has a north-south alignment with access and loading provided through roller shutter doors on the western side. A large canopy provides weather protection to the loading area. The building will be used for warehousing and distribution of Sydney Water operational equipment. The warehouse has the potential to extend to the north.

A two storey building is located at the southern end of the warehouse and forms the front façade. It provides approximately 685m² of office and amenities for 60 field maintenance staff including offices, a meeting rooms, storage and utilities areas and dining facilities. The office building overhangs to the west of the warehouse so the depot manager's office overlooks the access and loading area. The design and location of the warehouse office building will provide a more visually appealing and less bulky façade for the southern entry point.

A ramp links the offices to the warehouse and provides disabled access between the upper level, the warehouse level and the lower level. It is top lit and therefore provides good natural light to both the office and warehouse.

2.1.2 Office building

The office building has a maximum building height of 9m and comprises of 5,914m² of office space, staff amenities and meeting rooms. The office is orientated east-west with the main entry to the building being on the western side. The eastern side of the building houses a café terrace which extends out to an external deck cantilevered over a steep embankment and the buildings rainwater tank. The upper level provides an open office plate that wraps around a central atrium which is used to provide natural light and draw out excess heat.

The extensive use of glass and articulation will reduce the bulk of the office building and its positioning will largely screen the more bulky design of the warehouse from the east. The low scale buildings, raised position and distance of the development from residential properties and the road mean the visual impact for adjoining residents and the general public will be minimal, further softened perimeter landscaping.

2.1.3 Landscaping

Landscaping around the site has been broken into zones and designed to be low maintenance, interpret the characteristics of the site and incorporate stormwater management features. The following landscaping zones have been identified:

- Car parking bays: these will be paved with permeable paving and consist of large trees for shade and mass planting to break down the visual impact. Large trees will line the main vehicular carriageways through the site and native trees and shrubs will be used to soften the impact of the large retaining walls around the eastern entry point. Stormwater management swales are also located in these areas.
- Office entries: a paved path connects the two office buildings and includes a series of sunken garden rooms along its length. These will be paved and include benches. An open lawn surrounded by cultural tree plantings is located to the east of the entrance to the warehouse office.
- Embankment: Bush regeneration of Sydney Turpentine and Ironbark Forest is proposed to occur along the steep embankment along the western boundary of the site. This area will also include native tree and understorey species to supplement and reinforce existing indigenous vegetation communities situated on the Potts Hill site.
- Hardstand: The northwest and west of the site are predominantly hardstand areas of asphalt paving required for storage of equipment, materials and vehicles as well as for manoeuvrability of large trucks. Periphery planting of native trees and understorey will be planted where available.

3 STATUTORY CONTEXT

3.1 State Environmental Planning Policy (Major Projects) 2005 and Environmental Planning and Assessment Act 1979

On 14 July 2007, the Minister for Planning declared the development for residential, employment and recreational uses of the Potts Hill Reservoirs Land to be a Major Project under the *Environmental Planning and Assessment Act 1979* (the Act) and authorised the submission of a Concept Plan for the site.

The Sydney Water Workplace Facility proposal is a development within the employment lands under the Concept Plan. The proposal is generally consistent with the Concept Plan and is permissible under the current zoning under the Bankstown Local Environmental Plan 2001. Project approval may therefore be given prior to the approval of the Concept Plan.

It is also noted that, concurrent with the Concept Plan, the Department is considering a proposal to list the Potts Hill Reservoirs site as a State significant site under the MP SEPP. The proposed MP SEPP amendment includes altering the existing site zoning to B7 Business Park, which would permit business premises and office premises.

The CIV of the proposal is estimated at \$48,730,000.

3.2 NSW Heritage Act 1977

The Potts Hill Reservoirs Land is currently listed on the NSW State Heritage Register (SHR) due to its historic role in managing Sydney's water supply. The listing renders the site an ecologically sensitive area of State significance. There are no heritage buildings on the Sydney Water Facility site, however, there are two heritage listed 'sheds' and a row of heritage listed palm trees immediately adjacent to the western boundary. The impact of the development on these heritage items have been considered within this report.

It is noted that an application has been made to the Heritage Council to revise the boundary of the SHR listing to exclude the Concept Plan development site. The Department has been advised that the NSW Heritage Council has resolved to consider the proposal, which at the time of writing has completed public exhibition.

3.3 State Environmental Planning Policy No 55 - Remediation of Land

Some degree of contamination has been found within the Eastern Precinct, including the Sydney Water Facility site, resulting in the need for remediation of the site. Remediation works are being undertaken by Landcom for the entire Potts Hill Reservoirs Land as part of a separate Part 3A application.

3.4 State Environmental Planning Policy (Infrastructure) 2007

The proposed development qualifies as traffic-generating development under clause 104 of this SEPP, as it is a development having ancillary parking accommodation for 200 or more motor vehicles and will connect to a road, i.e. the new road connecting the development to Bruncker Road. Therefore the Department must give the NSW Roads and Traffic Authority (RTA) written notification of the application consider any submission made by the RTA and the accessibility of the site. The Department is also required to give the RTA a copy of the determination of the project within seven days of a decision.

The Department notified the RTA of the proposal at the commencement of the public exhibition period and have considered access issues within this report. The RTA did not make a submission in relation to the Sydney Water Facility.

It should be noted that the Concept Plan application considers traffic issues pertaining to the employment lands and that the RTA have provide a submission in relation to this.

3.5 Bankstown Local Environmental Plan 2001

The site is currently zoned 5 Special Uses (Sydney Water) (see Figure 4) for which the objectives are:

- (a) to identify land owned, used or required to be used by, or under the authority of, a public authority or for other semi-public purposes, and
- (b) to permit a range of uses which are compatible with the locality.

Under the LEP, the proposal is defined as a 'public building' and is permitted within zone 5 and therefore the proposal can be approved prior to approval of the Concept Plan.

Clause 36C of the LEP also requires that vehicle access to the land be provided by a road other than an arterial road, which would include Rookwood Road and that the safety, efficiency and ongoing operation of the arterial road will not be adversely affected by the proposed development. Two new access roads into the Eastern Precinct are being constructed under the Civil Works project approval. The Sydney Water Facility will have access from both of these roads.



Figure 4: Bankstown and Auburn LEP Zoning Map for the site

4 CONSULTATION AND ISSUES RAISED

4.1 Pre-exhibition consultation

4.1.1 Director-General's Environmental Assessment Requirements

The Director-General's Environmental Assessment Requirements (DGRs) for the proposal (see Appendix A), were prepared in consultation with Bankstown City Council and in light of preliminary consultation with key stakeholders.

In the preparation of the Sydney Water Facility and the Concept Plan environmental assessments, the proponent and Landcom consulted with Bankstown Council as well as community groups and community representatives, the Department of Environment and Climate Change (DECC), the Roads and Traffic Authority (RTA) and Ministry of Transport, the Heritage Branch of the Department of Planning and all relevant utility providers.

4.1.2 Other

In the course of assessing the Concept Plan, which includes the proposal, ongoing consultation has also been undertaken by the Department with the DECC, RTA, the Ministry of Transport and both Bankstown and Auburn Council. Where comments from these agencies have been relevant to the Sydney Water Facility proposal, they have been taken into account in this assessment.

4.2 Public Exhibition and Notification

The Environmental Assessment (EA) was exhibited from Wednesday 30 July 2008 to Monday 1 September 2008 for a period of 33 days and was published in the Sydney Morning Herald, the Daily Telegraph, the Canterbury Bankstown Express and the Canterbury Bankstown Torch. Neighbouring residents/landowners were also notified of the exhibition by mail by the Department. The EA was made available to the public in the Department's Information Centre and at the offices of Bankstown and Auburn City Councils.

4.3 Submissions received

The Department received one submission from a public authority, namely Bankstown City Council, specifically regarding the proposal and none from the public. However, it is noted that submissions were also received from the RTA and the Ministry of Transport regarding the Concept Plan, and that some issues raised in those submissions are relevant to the proposal.

Overall, key issues raised by public authorities included:

- traffic management, access roads and intersection design;
- the number of vehicle parking spaces;
- on-site stormwater management and impact on adjoining sites.

No issues raised in public submissions for the Concept Plan were directly relevant to the proposal.

Discussion on the key issues which include those raised in submissions is in Section 5 of this report. Copies of all relevant public authority submissions received can be found in Appendix C.

4.4 Proponent's response to submissions

The proponent lodged on 17 October 2008 a letter (Appendix D) containing responses to issues raised in the submission from Council and those raised by the Department. On 3 November 2008, the proponent lodged another letter providing further clarification of car parking allocation issues.

5 ASSESSMENT

5.1 Legislative Requirements of the Director-General's Report

Section 75I(2) of the Act and Clause 8B of the Environmental Planning and Assessment Regulation 2000 provides that the Director-General's report is to address a number of requirements in the Director General Report. These matters and the Department's response are set out as follows:

Section 75I(2) criteria	Response
Copy of the proponent's environmental assessment and any preferred project report	The Proponent's EA and Response to Submissions are located in Appendix B and D respectively.
Any advice provided by public authorities on the project	All advice provided by public authorities on the project for the Minister's consideration is set out at Appendix C of this report.
Copy of any report of a panel constituted under Section 75G in respect of the project	No statutory independent hearing and assessment panel was undertaken in respect of this project.
Copy of or reference to the provisions of any State Environmental Planning Policy that substantially govern the carrying out of the project	Each relevant SEPP that substantially governs the carrying out of the project is identified and assessed in Section 3 .
Except in the case of a critical infrastructure project – a copy of or reference to the provisions of any environmental planning instrument that would (but for this Part) substantially govern the carrying out of the project and that have been taken into consideration in the environmental assessment of the project under this Division	An assessment of the development relative to all environmental planning instruments is provided in Section 5 of this report and in the attachments.
Any environmental assessment undertaken by the Director General or other matter the Director General considers appropriate.	The environmental assessment of the project application is this report in its entirety.
A statement relating to compliance with the environmental assessment requirements under this Division with respect to the project.	The proponent's EA addressed the DGR requirements and is considered to have satisfied those requirements as addressed in this report. Refer to the Conclusion in Section 6 of this report for a statement relating to this requirement.
Clause 8B criteria	Response
An assessment of the environmental impact of the project	An assessment of the environmental impact of the proposal is discussed in Section 5 of this report.
Any aspect of the public interest that the Director-General considers relevant to the project	The public interest is discussed in Section 5 of this report.
The suitability of the site for the project	The suitability of the site for the project has been considered in Sections 1 and 5 of this report.
Copies of submissions received by the Director-General in connection with public consultation under section 75H or a summary of the issues raised in those submissions.	A summary of the issues raised in the submissions is provided in Section 4 and Appendix C of this report.

The following sections assess each of the key issues associated with the proposal, based on submissions received by the Department, the proponent's assessment of the issue and response to submissions, and the Department's conclusions. In each case, where some environmental impact has been determined as likely to occur, the issue has been addressed through the proponent's commitments to mitigation measures and the Department's recommended conditions of approval.

5.2 Traffic

Issue

Traffic impact on surrounding road networks and the signalisation of intersections on Rookwood Road and Brunker Road.

Consideration

The proposed development is designed to accommodate approximately 450 Sydney Water staff with access from a new road off Rookwood Road to the east and a new road from the south off Brunker Road. Traffic generation also include a small proportion of heavy vehicles. Providing direct access roads into the employment precinct will avoid traffic impacts and conflicts with non site traffic along the residential streets of Boardman Street and Graf Avenue.

The eastern access off Rookwood Road will provide access to Sydney Water, Transgrid and NSW Police while the southern road off Brunker Road will provide access for Energy Australia as well as secondary access routes for both NSW Police and Sydney Water, thus dispersing traffic from the Site into the surrounding road network.

A traffic impact assessment has been undertaken for the Concept Plan application using existing traffic conditions and estimated traffic conditions based on the total employee numbers predicted for the eastern employment precinct. The traffic assessment concluded that the surrounding road network can accommodate the estimated traffic generation of the Potts Hill redevelopment site with proposed intersection capacity improvements, the form of these intersection improvements are still under negotiation with the RTA upon writing of this report.

The proposal is consistent with the Concept Plan with regards to traffic generation potential and the proponent has committed to provided access, servicing and layout arrangements in accordance with the relevant Australian standards.

5.3 Car parking

Issue

The amount of vehicle parking spaces proposed exceeds the minimum parking rates in the Bankstown Council DCP 2005 by 311 spaces.

Consideration

While Government policy encourages a minimalist approach to car parking, Bankstown City Council Development Control Plan 2005 sets out minimum requirements for the provision of on site car parking. As shown in Table 1, the proposal provides substantially more parking spaces than the minimum rates in the DCP.

Table 1: Car parking provisions

Use	Area (m ²) GFA	Proposed spaces	DCP minimum requirement	Proposed staff No. (day shift)
Office	6,263	395	157	380
Warehouse	5,798	93	20	66

The Traffic Report prepared by Masson Wilson Twiney, states that the proposed parking 'reflects the known operational car parking requirements of the Sydney Water facility' as, along with normal office functions, this facility includes a warehouse component accommodating shift workers and is also designed to be an emergency response centre.

In their response to submissions dated 17 October 2008, Sydney Water note that the number of car parking spaces allocated to the warehouse (including the office component) is 40 for an estimated 66 staff and 230 spaces allocated to the estimated 380 staff of the office building. The remainder of the spaces requested are for operational or training purposes (Table 2).

Table 2: Spaces dedicated to specified purposes

Purpose	Spaces
Truck/trailer	53
Pool cars	100
Training Centre	50
Visitor parking	15
Total	218

The Department understands that the particular operational functions of this facility would require specific parking needs for staff to travel to and from work safely and without delay when called in for an emergency and for parking to be available when an emergency situation arising both day and night. As concluded in the above section, the Department is also satisfied that surrounding road network has the capacity for the estimated traffic generated.

The Department has therefore concluded that it is appropriate for Sydney Water to provide the proposed number of parking spaces to ensure the adequate functioning of the facility.

5.4 Stormwater management

Issue

Bankstown City Council sought assurance from Sydney Water that on-site stormwater management is adequate for the significant change in impervious areas proposed on this site and that additional built areas would not adversely impact on the stormwater flow over the adjoining sites, specifically the Greyhound Social Club.

Consideration

The Site naturally drains in an easterly direction towards Rookwood Road drainage system. There are several stormwater pipelines on the Site, some of which currently capture stormwater runoff from upstream catchments. These will be incorporated into the proposed system.

A Stormwater Management Plan prepared by James Taylor & Associates details various measures proposed to control stormwater. These are consistent with the Bankstown City Council's DCP Part D7 and include:

- rainwater tank for each building to reuse runoff in toilet flushing and irrigation. This reduces the runoff volume and pollutant loads and slows down the flow;
- bio-detention swales along roads and in car parking areas to treat and slow run-off and promote sub-surface flows;
- gross pollutant traps to remove sediment, debris, organic matter and litter.

These measures will also serve to treat stormwater to pollution reduction targets recommended by the Department of Environment and Climate Change, reflected in the Bankstown Councils Development Engineering Standard and therefore adopted for the eastern precinct. These reduction targets are:

- 80% for total suspended solids (TSS)
- 45% for total phosphorous (TP)
- 45% for total nitrogen (TN) and
- 70% for litter.

In their Statement of Commitments, Sydney Water confirm that stormwater runoff from the site will be managed in accordance with the above measures as detailed in the Stormwater Management Plan. In relation to stormwater quality, the Department have recommended a condition of approval for the regular inspection and maintenance of these by Sydney Water or the user of the site as committed to by Landcom in the Civil Works project approval. The Department is therefore satisfied that on-site stormwater management is adequate and that additional built areas will not adversely impact on the stormwater flow over the adjoining sites.

5.5 Ecologically Sustainable Development Principles

Issue

The Department is obliged to assess all projects against the principles of Ecologically Sustainable Development (ESD), specifically the precautionary, integration, intergenerational, biodiversity and valuation principles.

Consideration

The proposal does not involve the clearing of land or impact on heritage items and therefore does not pose a threat of serious or irreversible environmental damage. Short-term environmental impacts and those from the physical reshaping and remediation of a previously unused site have been considered by the Department under the Civil Works project approval.

Drainage and stormwater management will ensure post-development flows will be maintained to pre-development levels will not damage significant flora and heritage items off-site. The use of rainwater and other water saving initiatives will minimise the demand on potable water. There is also the potential to use recycled water from the Liverpool to Ashfield transfer main. Proposed landscaping with native species is likely to result in an improvement of the site's biodiversity.

The office building has been designed to minimise energy consumption and reduce or eliminate greenhouse gas emission and has the capacity to perform 60% better than a conventional office building. Its design will meet a minimum rating of 5 stars for both Green Star Office Design and Australian Building Greenhouse Rating (ABGR).

To ensure these outcomes are realised, the proponent has committed to constructing and operating the Facility in accordance with the EA Sustainability Report and the Department is recommending a condition of approval for the preparation and implementation of an Energy Saving Action Plan in accordance with the requirements of the Department of Water and Energy.

The site is not flood affected or in a coastal area and therefore will not be adversely affected by any changes to flood levels or sea level rise as a result of climate change.

5.6 Geotechnical and remediation works

Issue

Geotechnical analyses submitted as part of the Civil Works EA conclude that some parts of the Eastern Precinct, including the Sydney Water site, require remediation as well as compaction or similar treatment to ensure adequate stability prior to construction.

Consideration

The geotechnical analyses notes that it is unlikely the fill on the Site was compacted in accordance with an engineering specification. They also note that minor levels of contaminated soil have been found, likely to be from the construction of the reservoirs and the sites use. Fill treatment and remediation of the Site are being undertaken under the Civil Works project approval.

To ensure the long term stability of the development, the Department has recommended a condition of approval that prior to the commencement of any foundation works, site stability and foundation design shall be approved by a suitably qualified engineer. The proponent has also committed to obtaining a site audit statement to confirm that the site is suitable for the proposed development.

5.7 Utilities and Infrastructure

Issue

No issues have been raised with the Department regarding potential impact of the proposal on existing water treatment facilities on the site.

Consideration

Capacity exists within most services to accommodate the development, but relocation and augmentation will need to be undertaken for some existing Sydney Water infrastructure, sewerage and electricity. Electricity substations will also need to be provided within the Sydney Water site. The number and location of the

substations required on the Sydney Water site will depend on the final load requirement and will be the subject of a future project application.

All works associated with servicing the Sydney Water site have been assessed through the Civil Works project approval and Landcom has committed to obtaining necessary compliance certificates from relevant utility service providers prior to the issue of subdivision certificates.

5.8 Construction Management

Issue

The original proposed hours of construction were 7am-6pm on weekdays and 7am-3pm on weekends. This is outside of the standard construction hours recommended by DECC.

Apart from an erosion and sediment control plan, no other potential construction impacts have been addressed as part of the EA. The RTA has also stated that a Construction Traffic Management Plan should be submitted to Council.

Consideration

In their submission for the Civil Works project, DECC noted that standard construction hours are 7am-6pm on weekdays and 8am-1pm on Saturdays, with no work to take place on Sundays or public holidays. The Department has therefore conditioned the construction hours to be in line with the standard construction hours, reducing the proposed hours of construction on a Saturday by three hours.

The Department has also conditioned the preparation of Construction Management Plans prior to the commencement of relevant works. These will address construction traffic, pedestrian management and parking of construction vehicles, noise and vibration management, management of impact on adjacent vegetation and heritage items, air quality, waste management and stormwater management.

The Department is satisfied that the conditions of approval will ensure that construction activities are appropriately managed to reduce the impact on the environment and local residents.

5.9 Heritage

Issue

While there are no heritage items on site of the Sydney Water facility, two heritage listed sheds are located immediately adjacent to the western boundary followed by a row of heritage listed palms and reservoir 2.

Consideration

There is a fall of approximately 2 meters from the northern to the southern boundary and a cross fall of 1.5 meters from the western boundary to the top of the eastern embankment. This, along with stormwater management measures, will ensure stormwater quality or quantity will not damage the adjacent heritage items.

Site levels adjacent to the sheds will be adjusted slightly to respect the existing shed levels and prevent the need for retaining walls and an appropriate buffer is being maintained between the development and other heritage items.

The Department is satisfied that all heritage items in the vicinity of the Site will not be impacted by the proposed development.

5.10 Urban design

Issue

No concerns have been raised by the Department in relation to the architectural design and quality of the proposed buildings.

Consideration

The photomontages at Figures 5 and 6 show the proposed elevation treatment. The proposed buildings are two storey industrial buildings with a modern and contemporary appearance and are finished with light weight materials including glass and metal finishes which reduces the bulk of the buildings. The proposed building scale, form and finishes are compatible with its surrounds and result in a satisfactory urban design outcome.



Figure 5: Photomontage of eastern and northern elevations of Office building



Figure 6: Photomontage of eastern and southern elevations of Warehouse building

6 CONCLUSION

The Department has assessed the EA and response to submissions and considered the submissions received in response to the proposal and the Concept Plan, where relevant. The key issues raised in submissions included traffic management and intersection design, vehicle parking spaces and stormwater management.

The Department has considered these and other relevant issues and recommends a number of conditions of approval to ensure that all environmental impacts are minimised or managed to an acceptable level.

On these grounds, the Department considers the site to be suitable for the proposed development and that the proposal is in the public interest. Consequently, the Department recommends that the proposal be approved, subject to conditions.

7 RECOMMENDATION

It is recommended that the Minister:

- (A) consider the findings and recommendations of this report;
- (B) approve the proposal under section 75J(1) of the NSW *Environmental Planning and Assessment Act, 1979*, subject to conditions, and sign the Determination of the Major Project (**tag A**).

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APPENDIX A. DIRECTOR GENERAL'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS

Director-General's Requirements

Section 75F of the *Environmental Planning and Assessment Act 1979*

Application No.	MP 08_0049
Project	<p>The proponent is seeking Project Application approval for Sydney Water's new facility, including:</p> <ul style="list-style-type: none"> • A combination of office (6,000 sqm), warehouse and storage buildings (5,500 sqm); • Outdoor storage areas, car parking, circulation and landscaping; • Indicative gross floor area of about 11,000 sqm • Maximum building height of 9m, for office component and 12m for the warehouse element; and • Road access off Rookwood Road or Brunker Road (two stub roads/culs-de-sac) constructed to industrial road standard.
Site	Rookwood Road, Bankstown (Lot 2, DP 225818)
Proponent	Sydney Water
Date of Issue	27 March 2008
Date of Expiration	27 March 2010
General Requirements	<p>The Environmental Assessment (EA) must include:</p> <ol style="list-style-type: none"> (1) an executive summary. (2) a description of the proposal including: <ul style="list-style-type: none"> ○ textual and diagrammatic articulation of the proposal; ○ description of the existing environment and suitability of the site; ○ various components and stages of the project as relevant. (3) justification for the project and alternatives considered; (4) project objectives; (5) a consideration of all relevant NSW State Environmental Planning Policies, applicable planning instruments and relevant legislation, including justification of any proposed variations from these; (6) an assessment of the environmental impacts of the project, with particular focus on the key assessment requirements specified below; (7) a draft Statement of Commitments, outlining commitments to public benefits, environmental management, mitigation and monitoring measures with a clear identification of who is responsible for these measures if and where relevant; and (8) a signed statement from the author of the EA certifying that the information contained in the report is neither false nor misleading.
Key Assessment Requirements	<p>The Environmental Assessment must address the following key issues for both the construction and operational stages:</p> <ul style="list-style-type: none"> • Urban Design and Built Form - Demonstrate that the type, bulk, scale, size and design quality on the site respond to the location (and the location's wider context) and its character and function appropriately. The EA is to outline the existing and proposed footprints, GFA, heights, materials, colours, and landscaping. Photomontages of the proposed development are to be provided as well as shadow drawings. • Compliance with the Concept Plan – Provide an assessment against any submitted or approved Concept Plan and justify any non-compliance. • Visual Impact – Address the visual impact of the project in the context of adjoining development, impact on any heritage items (on-site or in the vicinity) and the development as viewed from publicly accessible areas.

	<ul style="list-style-type: none"> • Traffic – Prepare a detailed Traffic Impact Study in accordance with the RTA Guide to Traffic Generating Developments which addresses amongst other things peak volumes, existing and proposed traffic volumes; and identify suitable treatments to ameliorate any traffic and safety impacts associated with the development, such as identification of pedestrian movements and appropriate treatments. The EA should also demonstrate compliance with relevant Council and RTA traffic and car parking codes. • Utilities Infrastructure - Address existing capacity, constraints and requirements of the development for sewerage, water, waste disposal, wastewater treatment, recycled water, gas, electricity, telephone and sewerage in consultation with relevant agencies. • Impacts on Water Quality and Drainage – Address potential on-site and off-site impacts on the quality of surface water and groundwater. Demonstrate a commitment to 'water sensitive urban design'. • Heritage – Heritage impact statement addressing the heritage significance of any buildings/structures in the immediate vicinity of the proposal and details of any proposed conservation measures. • Threatened Species – Identify any threatened flora and fauna species in the immediate vicinity of the proposal and prepare a Species Impact Statement, where required. • Ecologically Sustainable Development - Demonstrate how the development will commit to ESD principles in design, construction and ongoing operation phases. • Energy Savings Action Plan <ol style="list-style-type: none"> (1) Demonstrate that the development is capable of achieving the requirements of Greenstar and the Australian Building Rating Scheme. (2) Prepare an Energy Savings Action Plan in accordance with the requirements of the DWE and the Guidelines for Energy Savings Action Plans, DEUS 2005.
Consultation Requirements	<p>During the preparation of the Environmental Assessment, you should undertake relevant and justified level of consultation with the relevant Local, State or Commonwealth government authorities, service providers, community groups and/or affected landowners. This should include the following:</p> <p>Agencies and other authorities:</p> <ul style="list-style-type: none"> ▪ Bankstown City Council; ▪ Roads & Traffic Authority and Ministry of Transport; ▪ DECC ▪ NSW Heritage ▪ NSW Fire Service; and ▪ All utility providers.
Deemed refusal period	60 days
Application Fee Information	Fees are applicable to the application. The fee is based on estimated cost of works as per the <i>Environmental Planning and Assessment Regulation 2000</i> . A Quantity Surveyors report is required verifying the capital investment value of the development.
Landowners Information	Landowner's consent is to be provided in accordance with the <i>Environmental Planning and Assessment Regulation 2000</i> .
Documents to be submitted	<p>Once the draft EA has been submitted and determined to be adequate by the Department the applicant should submit:</p> <ul style="list-style-type: none"> • 10 hard copies of the environmental assessment report & sets of subdivision plans; and • 5 copies of the environmental assessment report and plans on CD-ROM (in PDF – please ensure all files are less than 2Mb in size)

APPENDIX B. ENVIRONMENTAL ASSESSMENT

See attached disc titled *Environmental Assessment. Sydney Water, Potts Hill. New Workplace Facility for Sydney Water Infrastructure Group (July 2008)* and associated plans

APPENDIX C. PUBLIC AUTHORITY SUBMISSIONS

APPENDIX D. PROPONENT'S RESPONSE TO SUBMISSIONS

APPENDIX E. CONDITIONS OF APPROVAL

SCHEDULE 1

PART A – PROJECT

Application made by:	Sydney Water Corporation
Application made to:	Minister for Planning
Major Project Number:	08_0049
On land comprising:	Lot 2 in DP 225818
Local Government Area:	Bankstown City Council
For the carrying out of:	Demolition of a storage shed and construction of a warehouse, office buildings, car parking and landscaping.
Capital Investment Value:	\$48,730,000
Type of development:	Project approval under Part 3A of the Act
Determination made on:	
Determination:	Project approval is granted subject to the conditions in the attached Schedule 2.
Date of commencement of approval:	This approval commences on the date of the Minister's approval.
Date approval will lapse:	5 years from the date of determination

PART B – DEFINITIONS

In this approval the following definitions apply:

Act means NSW *Environmental Planning and Assessment Act, 1979*.

BCA means the Building Code of Australia.

Concept Plan means *Concept Plan Application under Part 3A – Environmental Assessment Potts Hill Reservoirs Land* (including accompanying Appendices) prepared by Cite Urban Strategies on behalf of Landcom and Sydney Water Corporation and any subsequent amending documentation submitted to the Department prior to determination of the Concept Plan.

Council means Bankstown City Council.

Department means the Department of Planning or its successors.

Director means the Director of the Strategic Assessments Branch of the Department of Planning.

Director-General means the Director-General of the Department of Planning (or delegate).

Environmental Assessment (EA) means *Environmental Assessment for Sydney Water, Potts Hill. New Workplace Facility for Sydney Water Infrastructure Group* (including accompanying Appendices and Design Report) prepared by Conics (Sydney) for Sydney Water Corporation and dated July 2008.

Major Project No. 08_0049 means the project described in Conditions A1, Part A, Schedule 2 and the accompanying plans and documentation described in Condition A2, Part A, Schedule 2.

Minister means the Minister for Planning.

Project means development that is declared under Section 75B of the Act to be a project to which Part 3A of the Act applies.

Preferred Project Report (PPR) means the letters submitted by Conics to the Department titled *Response to Submissions* dated 17 October 2008 and *Clarification of Car Parking Allocation* dated 3 November 2008.

Proponent means Sydney Water Corporation

Statement of Commitments means the Statement of Commitments (as they apply to this project) made by the Proponent.

Site means the land as shown in drawing no. 070902A prepared by AWT Survey dated 03/07/2008

SCHEDULE 2

CONDITIONS OF APPROVAL

MAJOR PROJECT APPLICATION NO. MP 08_0049

1 Development Description

Project approval is granted only to activities as described in the Environmental Assessment, principally:

- Construction of a two (2) storey 5,914m² office building with a maximum building height of nine (9) metres (excluding any roof mounted plant, equipment or service installations);
- Construction of a warehouse with an attached two (2) storey office building of 6,147m² and a maximum building height of 12 metres (excluding any roof mounted plant, equipment or service installations);
- Parking for 509 vehicles;
- Outdoor storage areas, surrounding hardstand and landscaping areas;
- Demolition of a storage shed.

2 Development in Accordance with Plans and Documentation

The development shall be in accordance with the following plans and documentation, unless otherwise approved by the Director, Strategic Assessments, Department of Planning:

Environmental Assessment for Sydney Water Potts Hill New Workplace Facility for Sydney Water Infrastructure Group, Volume 1 prepared by Conics (Sydney), including all Appendices dated July 2008.			
Architectural and landscape drawings prepared by Bates Smart			
Drawing No.	Revision	Name of Plan	Date
1.01	B	Site Plan	14/11/2008
2.01	A	Level 00 Floor Plan	01/07/2008
2.02	A	Level 01 Floor Plan	30/06/2008
2.03	A	Roof Plan	01/07/2008
4.01	A	Sections A-A + B-B	30/06/2008
5.01	A	North + East Elevation	01/07/2008
5.02	A	South + West Elevation	01/07/2008
10.01	A	Level 00 Floor Plan	01/07/2008
10.02	A	Level 00 Floor Plan	01/07/2008
2.11	A	Level 00, 01 Floor Plans & Roof Plan Warehouse	30/06/2008
2.12	A	Level 00 Floor Plan Warehouse	30/06/2008
4.11	A	Sections A-A, B-B & C-C Warehouse & Warehouse Office	01/07/2008
5.11	A	North + East Elevations Warehouse & Warehouse Office	30/06/2008
5.12	A	South + West Elevations Warehouse & Warehouse Office	30/06/2008
LDA-01	B	Landscape Concepts	June 2008
LDA-02	B	Landscape Plan	June 2008
LDA-03	B	Detail Landscape Plan + Planting	June 2008
LDA-04	B	Landscape Sections	June 2008

Environment drawings prepared by James Taylor & Associates			
Drawing No.	Revision	Name of Plan	Date
C01	B	Bulk Excavation & Erosion Control	June 2008
C02	B	Preliminary Stormwater Management Plan	June 2008
Boundary drawing prepared by AWT Survey			
Drawing No.	Revision	Name of Plan	Date
070902A	A	Sketch showing proposed boundaries of SWC facility and contamination zones eastern precinct – Potts Hill SWC Site	03/07/2008

3 Inconsistency between plans and documentation

In the event of any inconsistency between conditions of this project approval and the plans and documentation referred to above, the conditions of this project approval prevail.

4 Lapsing of Approval

The project approval will lapse 5 years after the approval date in Part A of Schedule 1 of this project approval unless specified action has been taken in accordance with Section 75Y of the Act.

5 Compliance with Relevant Legislation and Australian Standards

The proponent shall comply with all relevant Australian Standards and Codes (including Building Code of Australia) and obtain all necessary approvals required by State and Commonwealth legislation in undertaking the project described in Condition A1, Part A, Schedule 2 of this approval.

6 Environmental Management Plan

Prior to the commencement of relevant works, Environmental Management Plan(s) shall be prepared for demolition, excavation and construction activities by a suitably qualified person in accordance with relevant legislation and guidelines. The Plan(s) shall include mechanisms for monitoring and recording results of management measures and be implemented prior to and throughout the period of construction, as relevant. Detailed plans may be prepared for individual stages of construction, sites or issues as appropriate.

The Plan(s) shall address, but not be limited to, the following matters where relevant:

- Contact details of site manager;
- Construction traffic, pedestrian management and parking of construction vehicles (including staff cars);
- Noise and vibration management;
- Management of impact on adjacent heritage items;
- Management of impact on adjacent native vegetation;
- Air quality (including dust and hazardous materials if any);
- Erosion and sediment control;
- Waste management; and
- Stormwater management.

7 Construction hours

The hours of construction, including the delivery of materials to and from the site, shall be restricted as follows, unless approved by the Director, Strategic Assessments, Department of Planning:

- Between 7:00am and 6:00pm, Mondays to Fridays inclusive;
- Between 8:00am and 1:00pm, Saturdays;
- No work on Sundays and public holidays.

8 Dust control measures

Adequate measures shall be taken to prevent dust from affecting the amenity of the surrounding area during construction.

9 Disposal of seepage and stormwater

Any seepage or rainwater collected on-site during construction shall not be pumped to the street stormwater system unless separate prior approval is given in writing by Council. Under no circumstances is any collected water or additional stormwater flow or drainage to be directed or discharged into any endangered ecological communities. Discharges are to be managed in accordance with the provisions of the NSW *Protection of the Environment Operations Act 1997*.

10 Approved plans to be on site

A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification shall be kept on the site at all times and shall be readily available for perusal by any officer of the Council or the Department.

11 Site notice

A site notice(s) shall be prominently displayed at the boundaries of the site for the purposes of informing the public of project details including, but not limited to the details of the Proponent, Builder and Structural Engineer. The notice(s) is to satisfy all but not be limited to, the following requirements:

- a) Minimum dimensions of the notice are to measure 841mm x 594mm (A1) with any text on the notice to be a minimum of 30 point type size;
- b) The notice is to be durable and weatherproof and is to be displayed throughout the works period;
- c) The approved hours of work, the name of the site/project manager, the responsible managing company (if any), its address and 24 hour contact phone number for any inquiries, including construction/noise complaint are to be displayed on the site notice; and
- d) The notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.

12 Complaints Management System

The Proponent must prepare and implement a construction Complaints Management System before construction commences and maintain the System for the duration of construction. The System shall include the following:

- a) a direct telephone number on which complaints and enquiries about the project may be registered;
- b) a postal address to which written complaints and enquires may be sent; and
- c) an email address to which electronic complaints and enquiries may be transmitted.

The telephone number, the postal address and the email address shall be included on the Site Notice prior to the commencement of construction. A record of complaints received and responses shall be maintained for the duration of construction.

13 Workplace Travel Plan

Prior to occupation of the development, the proponent is to prepare and implement a Workplace Travel Plan with the goal of minimising the daily car trips to and from the site.

14 Stormwater measures

Prior to occupation of the development, the proponent is to prepare and implement an inspection and maintenance schedule for all stormwater infrastructure proposed for the site to ensure a suitable working standard is maintained.

15 Energy Savings Action Plan

The proponent is to prepare and implement an Energy Savings Action Plan in accordance with the requirements of the Department of Water and Energy and *Guidelines for Energy Savings Action Plans* as soon as is practically feasible or within 12 months of occupation.

16 Foundations

Prior to the commencement of any foundation works, site stability and foundation design shall be approved by a suitably qualified engineer having regard to the recommendation of the report prepared by Coffey Geotechnics titled *Potts Hill Geotechnical Investigation Report* dated 30 January 2008 and any subsequent compaction testing associated with any site regrading and/or ground improvement works.