

9 March 2009

The Director General
Department of Planning
GPO Box 39
SYDNEY NSW 2001.

Attention: Annette Birchall

Dear Sir,

**APPLICATION TO MODIFY PROJECT APPROVAL NO. 08-0049
SYDNEY WATER FACILITY, POTTS HILL RESERVOIRS SITE**

We make this application under Section 75W of the Environmental Planning and Assessment Act 1979 (the Act) on behalf of Brookfield Multiplex. The application is to amend some of the detailed design and layout of the approved project.

1. THE APPROVED PROJECT

Approval under Section 75J of the Act was granted by the Minister on 7 January 2009 to Major Application No. 08_0049 for:

“Demolition of a storage shed and construction of a warehouse, office buildings, car parking and landscaping.”

The approval applies to lot 2 DP 225818, on the part of the Potts Hill Reservoirs site known as the Sydney Water facility.

2. SUMMARY OF PROPOSED MODIFICATIONS

The application seeks to amend the approved plans as follows:

Element	Proposed modifications
Office	• North portion of office extended east by 1.2m and south portion extended west, at ground and level 01 • Enclosed basement added, principally for store rooms, plant rooms, rainwater tanks and the like • North/south dimension reduced • Minor internal layout amendments • Roof design amended and roof level reduced by 515mm

Warehouse/warehouse office	- Warehouse extended north by c. 25m and east/west width increased by 1.2m - Floor levels at warehouse office changed, ramp deleted, lift added - Internal layout of warehouse office amended - Warehouse main roof height increased by 500mm - Precast concrete based added to elevations
Site	- Concrete storage bin layout amended - Above-ground water tanks added at north of site entrance - Truck wash layout amended
Car parking	- Car and truck/trailer layout altered and accessible car spaces included - Number of spaces altered as outlined in following table
Landscaping	Landscaping amended to accommodate layout changes
Stormwater and civil works	More detailed civil works, stormwater and sediment control plans consistent with layout changes and reflecting more detailed construction design

A comparison of the main development statistic of the proposed modified scheme with the approved scheme is as follows:

Item	Approved scheme	Proposed amended scheme
GFA	Office: 5,914m ² Warehouse: 6,147m ² Total: 12,061m ²	Office: 6,324m ² Warehouse: 7,729m ² Total: 14,053m ²
Floor space ratio	0.27:1	0.32:1
% ground coverage	Approx. 21%	Approx. 26.5%
Car parking	Office: 413 Warehouse: 36 Total cars: 449 Truck/trailers: 53	Office: 382 Warehouse: 44 Total cars: 426 Truck/trailers: 57

Full details of the proposed amendments are shown on the plans accompanying this application, prepared by Bates Smart Architects, Aspect Studios, EcCell Environmental Management and Cardno Low & Hooke and described below.

3. MODIFIED CONDITIONS

To give effect to the above amendments, the following conditions of approval require modification, as follows:

- **Condition 1 – Development description**

Condition	Proposed modification
Project approval is granted only to activities as described in the Environmental Assessment, principally: a) 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); b) 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); c) Parking for 509 vehicles; d) Outdoor storage areas, surrounding hardstand and landscaping areas; e) Demolition of a storage shed.	Project approval is granted only to activities as described in the Environmental Assessment, principally: a) Construction of a two (2) storey 6,324m² office building with a maximum building height of nine (9) metres (excluding any roof mounted plant, equipment or service installations); b) Construction of a warehouse with an attached two (2) storey office building of 7,729m² and a maximum building height of 12 metres (excluding any roof mounted plant, equipment or service installations); c) Parking for 483 vehicles; d) Outdoor storage areas, surrounding hardstand and landscaping areas; e) Demolition of a storage shed.

- **Condition 2 – Development in accordance with plans and documentation**

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, as amended by Section 75W report prepared by City Plan Strategy and Development dated 9 March 2009.			
Architectural drawings prepared by Bates Smart			
Drawing No.	Revision	Name of Plan	Date
1.01	C	Site Plan	24/02/2009
2.00	A	Level B1 Floor Plan	20/02/2009
2.01	B	Level 00 Floor Plan	20/02/2009
2.02	B	Level 01 Floor Plan	20/02/2009
2.03	B	Roof Plan	20/02/2009
4.01	C	Sections A-A & B-B	04/03/2009
5.01	B	North & East Elevations	20/02/2009
5.02	B	South & West Elevations	20/02/2009
2.11	B	Level 00, 01 Floor Plans & Roof Plan	20/02/2009
2.12	B	Level 00 Warehouse Floor Plan	20/02/2009
4.11	B	Sections A-A, B-B & C-C	20/02/2009
5.11	B	North & East Elevations	20/02/2009
5.12	B	South & West Elevations	20/02/2009
AA-1020	3	Truck Wash/Storage Sheds Plans	04/03/2009
AA-1021	3	Truck Wash/Storage Sheds Sections & Elevations	04/03/2009

Landscape drawings prepared by Aspect Studios			
Drawing No.	Revision	Name of Plan	Date
28030-CD050	A	Legend + Schedule	12/02/2009
28030-CD070	A	Site Plan	12/02/2009
28030-CD100	A	Finishes + Planting Plan 1	12/02/2009
28030-CD101	A	Finishes + Planting Plan 2	12/02/2009
28030-CD102	A	Finishes + Planting Plan 3	12/02/2009
28030-CD103	A	Finishes + Planting Plan 4	12/02/2009

Environmental drawings prepared by EcCell			
Drawing No.	Revision	Name of Plan	Date
		Environmental Management of Overland Flow	15/12/2008

Bulk Earthworks and Siteworks drawings prepared by Cardno Low & Hooke			
Drawing No.	Revision	Name of Plan	Date
400	F	Siteworks Plan (Sheet 1 of 4)	16/02/2009
401	G	Siteworks Plan (Sheet 2 of 4)	16/02/2009
402	F	Siteworks Plan (Sheet 3 of 4)	16/02/2009
403	G	Siteworks Plan (Sheet 4 of 4)	16/02/2009
300	B	Bulk Earthworks (Sheet 1 of 4)	30/01/2009
301	C	Bulk Earthworks (Sheet 2 of 4)	12/02/2009
302	B	Bulk Earthworks (Sheet 3 of 4)	30/01/2009
303	C	Bulk Earthworks (Sheet 4 of 4)	12/02/2009

The details of and the justification for each proposed modification and an assessment of its impacts, if any, are detailed below.

4. JUSTIFICATION FOR AMENDMENTS

The proposed amendments to the approved project have arisen out of ongoing operational and detailed design evaluation by Sydney Water and its user groups, Brookfield Multiplex and the designers. Generally, the additional floorspace is provided to provide storage and fabrication space requirements as determined by Sydney Water.

Reasons for some of the more substantive amendments are as follows:

Warehouse extension

Sydney Water has reassessed its capability and requirements for its fabrication operations. The approved plans indicated an area for future warehouse expansion to accommodate the later amalgamation of a regional fabrication team into the Potts Hill facility. This amalgamation has now been brought forward, also bringing forward the requirement to expand the warehouse.

Office basement addition

Sydney Water has determined that the original office design did not provide it with adequate floor space to undertake its administrative activities. Whilst there is no proposed population increase, additional space is required.

Storage sheds

Sydney Water undertook detailed consultations with its user groups which identified a lack of storage space in the approved design. The proposed sheds provide the necessary storage for equipment and materials to meet operational requirements.

Office roof design

The change in the roof area above the atrium of the office building to a saw tooth configuration has been brought about by the decision to move to a mixed-mode air conditioning system. The plant provides conventional air conditioning as well as enabling natural ventilation. The air conditioning may be shut down and automatic louvers within the saw tooth roof form will open to allow natural ventilation. The proposed amendment is consistent with ESD design principles.

General building footprint modifications

Changes to the detailed design of the warehouse office and the office building have been driven by design validation exercises involving Sydney Water user groups.

The alterations are largely refinements which do not alter the overall layout or use of the site but will assist in achieving its most operationally effective and efficient use.

5. ENVIRONMENTAL ASSESSMENT OF MODIFICATIONS

5.1 Overview

In this part we assess the environmental impacts of the proposed modifications. In so doing we will specifically address the headings under the “Key Assessment Requirements” of the Director General’s Requirements for the project application, issued on 27 March 2008.

5.2 Statutory context

The relevant statutory context addressed in the original EA and the Director General’s assessment report remain largely unchanged and no issues arise as a result of the proposed amendments.

5.3 Urban design, built form and visual impact

There are no significant changes to the general bulk, scale or location of the buildings on the site. The changes in building height of plus or minus half a metre will be barely perceptible given the scale and location of the buildings. The proposed additional floor space is not significant and is well within the proposed maximum FSR contained in the Concept Plan for the site. The proposals generally represent minor alterations to building footprints which, due to the

location of the buildings on the site and its surrounding context, do not have any ramifications for the overall design and built form on the site. The extension to the warehouse building, over land identified in the original EA for that extension, will be consistent in design and materials with the approved part of the building.

The Sydney Water site is adjoined by the reservoirs, Transgrid and Police, as shown in **Figure 1**. These are not sensitive land uses and they will not be adversely impacted upon by the proposed amendments.



Figure 1 Surrounding context (courtesy Bates Smart)

The proposed amendments do not affect the assessment of the visual impacts of the proposal contained in the original Environmental Assessment, specifically:

“The location of site and the modest scale of the buildings (two storeys) mean the visual impact from publicly accessible areas and from outside the Reservoirs Land will be minimal. The landscaping will soften any visual impact for adjoining development and on heritage items from new development.”

Proposed changes to the approved landscape scheme are generally minor, reflecting the necessary adjustments created by the built form changes. The proposed plan has been prepared by the same landscape architects, Aspect, and maintains the high quality of landscape form and design contained in the approved plan.

Changes to the detailed building design, such as the office roof form and the warehouse office retail the general design principles of the original form and a high visual standard.

5.4 Compliance with Concept Plan

The Concept Plan application lodged with the Department of Planning for the whole Reservoirs site is still under assessment. As detailed in the Environmental Assessment for the original application, the proposal, as modified by this application, is consistent with the Draft Design Principles for the Reservoirs Land and the Draft Design Guidelines for the Business Park as submitted in the Draft Concept Plan. The only minor variations to the matters discussed in the original Environmental Assessment are as follows.

The floor space ratio has increased from 0.3:1 (as stated in the EA) to 0.32:1 and the site coverage from 21% of the site area to 26.5%. These represent minor changes, remaining well within the Design Guidelines parameters and having no identifiable internal or external impacts.

Setbacks

Consistent with the analysis in the original EA, setbacks will be largely consistent with those outlined in part B3.1.4 of the Design Guidelines in the draft Concept Plan.

The main variation arises as a result of the proposed storage shed and wash bay canopy adjacent to the western boundary. This is within the proposed 20 metre setback from the SHR boundary and heritage listed sheds.

Our assessment of the impact of the proposal on the heritage listed sheds (see Section 4.7 below) concludes there will be no adverse impact on the heritage significance of those sheds associated with the location of the proposed storage shed.

The proposed structures are located largely on approved hard stand area, although the proposed small soft landscaped area in this location will also be deleted. This is required for large vehicle manoeuvrability. The landscaping on the western boundary of the site is proposed to be supplemented by additional Brushbox and Spotted Gums plantings along the full length of the south western car park.

The proposed shed effectively replaces a former shed which stood in a similar location prior to its recent demolition. As a consequence, the built form represented by the proposed shed is consistent with that which had hitherto existed on this part of the site.

In all the circumstances we believe that the variation to the proposed setback control represented by the location of the proposed shed is justified and acceptable.

5.5 Traffic and car parking

There is no proposed change to the approved vehicular access arrangements to the development site. Whilst there is an increase in the warehouse and office areas, we have been advised that this will not lead to an increase in the overall site workforce or intensity of the use

of the site. Consequently there are not implications in terms of additional traffic generation from the site.

For the same reason there will be no additional car parking demand. There is proposed a slight reduction the total number of on-site car parking spaces provided. The approved development substantially exceeded the on-site car parking requirements contained in the Bankstown City Council Development Control Plan and this will remain the case even with the proposed additional floor space and reduced parking supply.

5.6 Utilities infrastructure

The proposed amendments have no implications for the capacity, constraints and requirements of the development for sewerage, water, waste disposal, wastewater treatment, recycled water, gas, electricity, telephone and sewerage.

5.7 Impacts on Water Quality and Drainage

The proposed amendments have no on-site or offsite impacts on the quality of surface water and groundwater. The main substantive change to the buildings, being the warehouse extension, is situated on approved hardstand area and therefore does not involve any increase in surface runoff. An amended civil works scheme and erosion and sedimentation control plan have been prepared to accommodate the proposed amendments and form part of the application plans accompanying this application. The schemes still incorporate the OSD tank, inter allotment and overland flow drainage to the northern boundary and the filtered discharge at the south eastern boundary, to Bankstown City Council's requirements

There is no change to the commitments to 'water sensitive urban design' encompassed in the approved development.

5.8 Heritage

The majority of the proposed changes to the approved development do not alter the conclusions of the original heritage impact assessment, that there are no adverse heritage impacts associated with the proposal. The main warehouse and office buildings retain more than adequate setbacks from the boundaries with the heritage items.

The main amendment requiring further assessment is the proposal to construct a new storage shed near the western boundary of the site in proximity to the two sheds (identified in the heritage impact report as Sheds 41 and 42) just outside that boundary. The proposed storage shed will be located close to the northern shed.

The design and location of the proposed shed have taken into consideration the existing sheds.

The proposed shed effectively replaces a former shed which stood in a similar location prior to its recent demolition. As a consequence, the built form represented by the proposed shed is consistent with that which had hitherto existed on this part of the site.

The proposed shed is single storey, consistent with the existing sheds and consistent in terms of industrial form and materials (zincalume). It is considered that the proposed shed will have

no adverse impact on the heritage significance of the existing sheds or the major heritage items on the Reservoirs site.

5.9 Threatened Species

The proposed alterations and additions occur over cleared land and have no implications for threatened species.

5.10 Ecologically Sustainable Development

There is no change to the commitments to the ESD principles in design, construction and ongoing operational phases of the proposal, encompassed in the approved development.

5.11 Energy Savings Action Plan

There is no change to the commitments to the achieving the requirements of Greenstar, the Australian Building Rating Scheme and Energy Savings Action Plan encompassed in the approved development.

6. CONCLUSION

The proposed modifications have arisen as a result of the more detailed analysis of the long term operational requirements of Sydney Water on the site. They will assist in achieving the most operationally effective and efficient use of the site.

The proposed modifications do not substantially alter the overall physical form, intensity of use or external impacts of the approved development.

Further, the assessment of the modified proposal does not reveal any aspect of the amended development which alters the conclusions of the assessment undertaken in the Concept Plan and EA for this project and the Department's assessment of the original application. We therefore conclude that it is reasonable for this application to be approved.

Should you have any queries please contact the undersigned on (02) 8270 3500.

Yours Sincerely



David Ryan
Executive Director

CITY PLAN STRATEGY & DEVELOPMENT PTY LTD

Modification Plans

ATTACHMENT B