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**Environmental Assessment for NSW Police Force Facility, Potts Hill Reservoirs Site,
Rookwood Road, Potts Hill**

5 November 2008





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STATEMENT OF VALIDITY

Submission of Environmental Assessment prepared under Part 3A of the *Environmental Planning and Assessment Act 1979*.

Environmental Assessment prepared by:

Name: Stuart McDonald
Qualifications: BURP (Hons) MPIA CPP
Address: SJB Planning
Level 2, 490 Crown Street
Surry Hills NSW 2010

Proponent & land details:

Proponent / applicant name: Landcom (on behalf of NSW Police)
Proponent address: 100 Joynton Ave, Zetland NSW 2017
Land to be developed: Part of Potts Hill Reservoirs site
Rookwood Road, Potts Hill
Proposed development: NSW Police Facility

Declaration:

I certify that I have prepared the contents of this Environmental Assessment in accordance with the Director-General's Requirements dated 5 February 2008 and the *Environmental Planning and Assessment Act 1979* and Regulation, and that to the best of my knowledge, the information contained in this report is neither false nor misleading.

Signature:

A handwritten signature in black ink, appearing to read 'smcdonald'.

Name:

Stuart McDonald

Date:

5 November 2008



1.0 EXECUTIVE SUMMARY

1.1 This Report

This report relates to the development of a section of the Potts Hill Reservoirs site for the purpose of the construction and operation of a new facility for the NSW Police Force (NSW Police).

The Potts Hill Reservoirs site is the subject of a separate State Significant Site listing under the Major Projects SEPP to rezone the site for residential and business park. The proposed Police Facility, subject of this application, is located in the area identified as future commercial and employment lands in the eastern precinct (also referred to as the business park).

The report addresses the site and its context, the development history, the statutory and policy controls applying to the site and comprises an Environmental Assessment for the purpose of a Project Application under Part 3A of *the Environmental Planning and Assessment Act 1979* (EP&A Act).

In January 2008 Landcom (on behalf of the NSW Police) requested authorisation to submit a Project Application under Part 3A for the new NSW Police Facility within the proposed employment lands/business park section of the Potts Hill Reservoirs site. The Director-General's requirements were issued on 5 February 2008.

This Environmental Assessment report has been prepared in accordance with the Department's guidelines for Project Applications and addresses the issues outlined in the Director General's Requirements.

Section 2 of this report describes the site and its context. Section 3 describes the proposed development and Section 4 contains the Environmental Assessment and sets out the statutory context.

Section 5 of this report provides a Statement of Commitments and Section 6 sets out the conclusion which finds that the development is consistent with the policy framework for the site and is compatible with surrounding development.

1.2 Project Overview

The Project Application includes the following key aspects:

- Construction of a new Police Facility within the area identified as the business park section of the Potts Hill Reservoirs site;
- The new Facility will replace the majority of functions undertaken at the existing Police Facility at Zetland and will comfortably service current operations while providing adequate capacity for expanded operations moving forward;
- The relocation of the majority of the current functions existing at the Zetland Police Facility to the proposed Potts Hill facility is necessary given that that site sits within the area of the designated Green Square Town Centre, an identified major centre under the Sydney Metropolitan Strategy;
- The proposed Facility comprises three main buildings with 14,865m² of gross floor area, 179 'at grade' car spaces, a designated 1,898m² paved storage yard, a helipad, two telecommunications towers and 4,235 m² of associated landscaping works;



- Twenty four (24) hour a day, seven (7) days a week, all year round operation/use of the Facility is proposed;
- The staffing levels will vary depending upon the day of the week and time of day, however it is envisaged that the Facility will initially accommodate an estimated 261 permanent staff with potential future expansion of up to 400 staff; and
- A fundamental concern of the NSW Police is the security of the Facility. Consequently a number of security focused elements have been included within the physical design of the facility and will also form part of the daily operational activities at the site.

1.3 Site Description

The development site is located on the Potts Hill Reservoirs Land as described in the Concept Plan submitted with Major Project Application (MP 07_0099).

The Potts Hills Reservoirs Land is irregular in shape and has an area of 116 hectares. The land is bound by Rookwood Road to the east, Brunker Road to the south, Cooper Road to the west and the Southern Sydney Freight Rail Line and Lewis Street to the north.

The site of the proposed Police Facility is located in the 'eastern precinct' of the Potts Hill Reservoirs Land which is also the proposed employment / business park precinct in accordance with the Concept Plan (refer to Figures 1 & 2).

The development site has an area of 3 hectares.

1.4 Statutory Planning Context

The site lies within the Bankstown City Council Local Government Area (LGA) and is currently zoned for Special Uses (Sydney Water) in accordance with the Bankstown Local Environmental Plan 2001 (BLEP 2001). The proposed development is permissible with consent in accordance with the provisions of BLEP 2001.

Section 4.5 of this Environmental Assessment (EA) outlines the relevant statutory and policy controls and assesses the development against them. The EA concludes that the proposal complies with all relevant Commonwealth, State and local planning controls.

The Environmental Assessment of the development concludes that the proposed construction and operation of a new Police Facility is compatible with surrounding and future development and consistent with the statutory and policy framework applying to the site.

1.5 Impacts

The impacts on water quality and drainage are minimal. Plans of Concept Drainage and Civil Works have been prepared and submitted with the application and which demonstrate appropriate stormwater management and sediment and erosion control systems will be put in place.

A Water Management Report has also been submitted (refer to Annexure 1) which outlines some environmentally sustainable design initiatives with regard to hydraulic and civil works that may be incorporated into the construction of the Facility. The options are concerned with rainwater



collection and reuse, water efficient fixtures and tapware, solar boosted gas hot water systems and wet fire services water consumption.

In terms of ESD outcomes, a Green Star Road Map (refer to Annexure 4) has been prepared for the project which maps a sustainability strategy for the incorporation of a range of ecologically sustainable development principles in the design, construction and operation.

The sustainability strategy leads to a minimum Green Star Office Design rating of 4 stars.

The proposed development responds to the heritage significance of the adjacent items by maintaining an appropriate buffer between the proposed revised State Heritage Register boundary and will have no adverse impact on the cultural significance of the Potts Hill Reservoirs Land.

In accordance with the scope of civil infrastructure works proposed under MP 08_0069, the site will be delivered in a clean, remediated state, void of vegetation and structures and provided with all necessary services, ready for development. As such no endangered ecological communities or threatened species, or their habitat, will be affected as a result of the construction of the proposed Police facility.

Concept Plan MP 07_0099 established a curtilage around the heritage items located in the Potts Hill Reservoir lands. An application has been submitted to the Heritage Council on the 1st October 2008 to amend the curtilage boundary. The proposed Facility is located outside the proposed amended curtilage boundary.

Neither the proposed construction of new buildings or ongoing operations will have significant adverse impacts on adjoining residential and commercial premises in the vicinity of the Potts Hill Reservoirs site.

1.6 Conclusion

The proposal will facilitate the relocation of the majority of the NSW Police operations from the Zetland Facility to the Potts Hill facility. The relocation will free up land in the Green Square Town Centre and will deliver a new purpose built Facility to accommodate the NSW Police expanded needs.

The proposal involves new buildings of high architectural merit and a 'Green Star Road Map' supports the application and demonstrates how the development has committed to ecologically sustainable outcomes within the design.

The Environmental Assessment addresses the Director-General's Requirements for this Project Application and the matters for which approval are sought are consistent with the Concept Plan and the proposed zoning contained in the State Significant Site proposal.

The proposal complies with the relevant statutory and policy framework and the Environmental Assessment demonstrates the potential impacts of the development can be satisfactorily mitigated and managed and therefore the project should be approved.



2.0 SITE ANALYSIS AND CONTEXT

2.1 The Subject Site and Context

The development site is within the Bankstown City Council Local Government Area and is located approximately 2.5km north of Bankstown CBD and 16km west of the Sydney CBD.

The site is located on the Potts Hill Reservoirs Land as described in the Concept Plan submitted with Major Project Application (MP 07_0099).

The Potts Hill Reservoirs Land is comprised of two allotments being Lot 2 in DP 225818 and Lot 1 in DP 610303. The Reservoirs Land is approximately 116 hectares in area and is irregular in shape (refer to Figures 1 & 2).



Figure 1: Locality of site – source: © Where Is www.whereis.com.au



Figure 2: Aerial photograph of site - © Department of Lands www.lands.nsw.gov.au

The site accommodates two water reservoirs. Reservoir 2, the larger reservoir, continues to operate and supply water to metropolitan Sydney while Reservoir 1 was decommissioned in 1999. The Police site is located to the south of Reservoir 1 and to the east of Reservoir 2.

Lot 2 in DP 225818 is the larger of the two lots and accommodates the 'eastern precinct' and 'Brunker Road site' in accordance with the Concept Plan (MP 07_0099) (refer to Figure 8). Lot 2 in DP 225818 is bound by Rookwood Road to the east, Brunker Road to the south, Cooper Road to the west and the Southern Sydney Freight Rail Line and Lewis Street to the north.

It is noted that a project application for civil infrastructure works has been lodged with the Department of Planning (MP 08_0069). The proposal is for civil infrastructure works relating to the proposed employment lands in the eastern precinct and Brunker Road site and includes subdivision, demolition, bulk earthworks (including excavation and compaction), soil remediation and site infrastructure.

The works are within the terms of the Concept Plan (MP 07_0099) and will deliver the site in a condition ready for the roll out of the commercial/employment generating development envisaged in the Master Plan, such as the proposed Police facility.

Specifically the site will be void of trees and built structures, remediated, essentially level and connected to all essential infrastructure and services.



As part of the project application for civil infrastructure works, Lot 2 in DP 225818 is proposed to be subdivided to create six Torrens Title allotments. Five of the allotments are proposed for the purpose of future business park generating uses and the sixth lot will be a residual allotment accommodating the Reservoirs Site and associated infrastructure and will be held by Sydney Water.

The proposed Police Facility is to be located on proposed Lot 103 of the new subdivision. Figure 3 below, is an extract from the plan of proposed subdivision submitted with MP 08_0069, and illustrates the location and shape of proposed Lot 103.

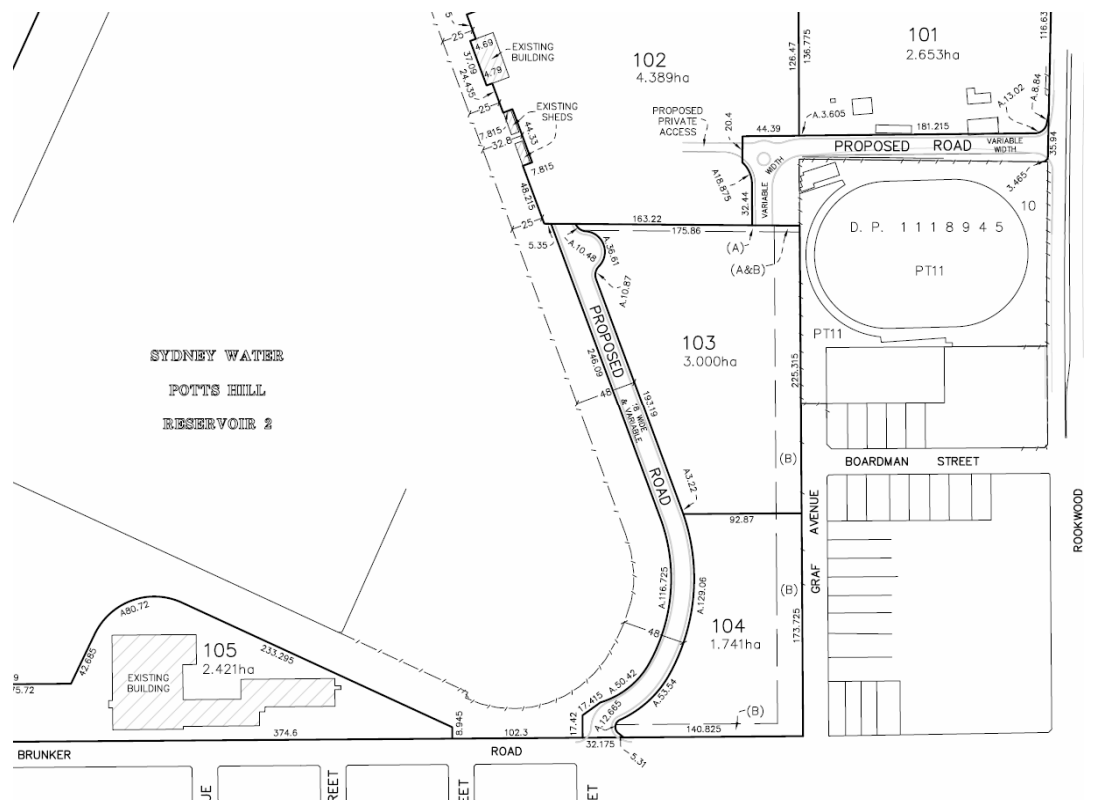


Figure 3: Extract from "Plan showing proposed subdivision of part of Sydney Water land at Rookwood Road and Brunker Road, Potts Hill, being Lot 2 D.P.225818 and Lot 1 D.P. 610303 in Bankstown and Auburn L.G.A.'s" prepared by YSCO Geomatics and dated 29 July 2008.

The site has an area of 3ha (30,000m²), is elevated and contains north east views towards the Sydney CBD. The elevated position results in part from excavation deposits associated with the construction of the reservoirs.

An 8m to 10m high embankment extends along the eastern boundary of the site (refer to Figures 4 & 5). A retaining wall is proposed to be constructed along the eastern boundary as part of the civil infrastructure works proposed in accordance with MP 08_0069. The wall will retain the existing embankment and battered fill.



Figure 4: View of the eastern embankment at the subject site, looking from within the grounds of Potts Park.



Figure 5: View of the eastern embankment at the subject site, looking from the car park of Potts Park and the Greyhound Social Club.



The Reservoir Lands are listed on the State Heritage Register and this matter is extensively addressed within the Concept Plan application. The Concept Plan is subject to an application to the Heritage Council to amend the cartilage boundary. The proposed Police Facility site is located outside the proposed revised heritage area.

The site is in the vicinity of various identified heritage items including Reservoir 2 and two heritage listed “sheds” and heritage listed vegetation.

Bus services currently travel along Rookwood Road and Bruncker Road. These services provide access to the Bankstown town centre and nearby railway stations.

The area is serviced by all necessary utilities including water, sewer, stormwater drainage, power, gas, and telecommunications.

2.2 Adjoining Sites and Surrounding Development

The Potts Hill Reservoirs Land is surrounded by the suburbs of Yagoona, Regents Park and Birrong, and the surrounding development is characterised by residential and light industrial land uses.

Housing stock comprises a variety of architectural styles of a scale ranging between one (1) and three (3) storeys.

To the east of the subject site is Graf Avenue, Potts Park and the Greyhound Social Club at 140 Rookwood Road. Residential dwellings are located along the eastern side of Graf Avenue and in Boardman Street which intersects with Graf Avenue (refer to Figure 6).

Beyond Rookwood Road to the east is the Chullora Industrial Park and a TAFE NSW facility (South Western Sydney Institute).

To the west of the subject site is a row of palm trees and beyond that is the Sydney Water Potts Hill Reservoir 2 (refer to Figure 7). Birrong railway station lies approximately 1km to the west of the site beyond Cooper Road.

Immediately to the north of the site is proposed Lot 102 and immediately to the south is proposed Lot 104 in accordance with the plan of proposed subdivision submitted with MP 08_0069 and both are within the eastern precinct (commercial / employment land) identified in the Concept Plan (MP 07_0099).

Proposed Lot 102 is the site of the proposed new workplace facility for Sydney Water Infrastructure Group (refer to MP 08_0049).

To the north of proposed Lot 102 is the Sydney Water Retained Lands which contain areas of ecologically significant vegetation including Sydney Turpentine Ironbark Forest. Beyond the northern boundary of the Potts Hill Reservoirs Land (signified by the Southern Sydney Freight Rail Line) is residential development within the suburb of Regents Park.



Figure 6: View looking south along Graf Avenue. The eastern boundary of the subject site is on the right of the photo and Boardman Street is on the left of the photo.



Figure 7: View from subject site looking west towards Reservoir 2 beyond the row of existing Palm Trees.



3.0 THE PROPOSED DEVELOPMENT

3.1 Objectives of the Proposal

Landcom, on behalf of the NSW Police, seek to construct a new Police Facility on the Potts Hill Reservoirs Land within the section designated as employment/business park (the eastern precinct).

The proposed Facility comprises three main buildings, car parking, an open storage yard, a helipad, two telecommunication towers, a substation and associated landscaping.

The proposal will facilitate the relocation of the NSW Police Force operations from the Zetland Facility to the new, purpose built, Potts Hill Facility.

The proposed development includes 14,865m² of gross floor area comprising offices, workshops, garages and warehouse space. 179 'at grade' car spaces are proposed and one semi-trailer garage.

It is proposed that the Facility will be in use twenty four hours a day, seven days a week, all year round. The staffing levels will vary depending upon the day of the week and time of day, however it is envisaged that the development will initially accommodate an estimated 261 permanent staff with potential future expansion of up to 400 staff.

The objectives of the project are outlined below:

- To relocate the majority of the current operations from the existing Police Facility at Zetland with a new purpose built, secure Facility, of high practical performance and of adequate capacity to satisfy the NSW Police requirements both now and moving forward;
- To achieve a development that fulfils the fundamental and practical need of the NSW Police Force while delivering best practice sustainable development outcomes with respect to energy efficiency and water usage;
- To release the NSW Police site at Zetland for redevelopment as part of the Green Square Town Centre;
- To create a positive working environment with highly functional buildings, high aesthetic quality, high architectural merit, innovative and contemporary design within an appropriately landscaped setting;
- To protect the identified significant aspects of heritage items in the vicinity of the site;
- To protect any identified important or significant natural/physical environmental features at the site or within the vicinity of the site; and
- To ensure the development complements the needs of the local community and maintains and protects the desirable character elements of the surrounding area.



3.2 Capital Investment Value

The estimated overall cost of works is \$27,547,573.00 (excluding GST) as detailed in the “Summary of Construction Cost” prepared by McCredie Richmond Partners Pty Ltd and dated 22 October 2008 (refer to Annexure 2).

3.3 Development Details

The following tables provide a break down of the basic information relevant to the development.

Element	Proposed
Site Area	30,000m ²
Total Floor Space	14,865m ²
Floor Space Ratio	0.495:1
Landscaped Area	4,235 m ²
Height	Maximum height of buildings – 13.35m (i.e. Building 1) Maximum height of telecommunications towers – 30m
Car Parking Spaces	179 (including 4 disabled spaces)

Table 1: Basic development information

3.4 Description of Works

The following provides a summary of the proposed building works as shown on the architectural drawings prepared by HBO + EMTB.

3.4.1 Demolition, Excavation and Subdivision

The proposal does not include subdivision, does not involve demolition works and involves only relatively minor excavation works associated with building footings.

The approved Civil Infrastructure Works Stage 1 Major Project (MP08_0069) will essentially deliver a clean site in a condition ready for the commencement of construction of the new development.

Specifically the works involved with the Civil Infrastructure Works Stage 1 project will prepare the ‘Eastern Precinct’, ‘Brunker Road Site’ and the ‘Bagdad Street Site’ for redevelopment as proposed by the Potts Hill Concept Plan.

In terms of the eastern precinct, the Civil Infrastructure Works Stage 1 project involves the following works

- The decommissioning, disconnection, relocation, augmentation and reconnection of utilities and services;
- Removal and disposal of hazardous materials;
- Demolition of existing built structures and any associated subterranean elements;
- Removal of existing trees and vegetation / landscaping to facilitate the early and civil works;
- Bulk excavation and earthworks for pits, plenum, trenches and the like;
- Site remediation works;
- Construction of two roads and associated retaining walls for structural support;
- Provision of new stormwater management and drainage infrastructure; and
- Subdivision of Eastern Precinct and Brunker Road Site into 6 Torrens Title allotments.



3.4.2 Erection of Buildings

The proposal involves the construction of three buildings. Building 1 is three storeys in height and is predominantly an administration building with some workshops and garages at ground level.

Building 2 is two storeys in scale and is predominantly a vehicle service building with associated offices at level 1.

Building 3 is a warehouse building and will be used for warehouse storage with some associated office space.

A kiosk electricity substation is also proposed. The substation is proposed to be located adjacent to the north east corner of building 3 and has a GFA of 21m².

Building 1 – Administration Building

- 3 storey building, running parallel to the eastern boundary (set back 20m) with internal lift to all levels and 3 sets of internal fire stairs;
- Plant room roof RL 70.23;
- GFA of 7,399m² ;
- Ground level contains a reception, offices, meeting room, garages, workshops, loading dock, meal rooms, gymnasium, store rooms, plant rooms and amenities;
- Levels 1 and 2 contain offices, meeting rooms, meal rooms, store rooms and amenities; and
- The roof level contains plant rooms for air handling units (AHU) and a chiller compound.

Building 2 – Vehicle Services Building

- 1 and part 2 storey building, running parallel to the western boundary with 2 sets of internal fire stairs;
- Plant room roof RL 67.03;
- GFA of 4,160m²;
- Ground level contains two reception areas, workshops, store rooms, plant rooms and amenities;
- Level 1 contains offices, meeting room, meal rooms, plant rooms and amenities; and
- The roof level contains plant rooms.

Building 3

- High-bay warehouse with mezzanine level at the southern end. The building runs parallel with western boundary and contains a fire stair;
- Roof RL 66.6;
- GFA of 3306m²;
- Ground floor level contains large area to accommodate warehouse storage, office, amenities, reception, communications room; and
- Mezzanine level contains storage room.

3.4.3 Car Parking and Servicing

Two vehicular access points are proposed, one in the north east corner the second along the western boundary, between buildings 2 and 3.



The proposal involves 179 at grade car parking spaces including 4 spaces for mobility impaired persons.

The car spaces will be spread around the site with spaces located at the northern end of all three buildings, adjacent the eastern edge of building 3 and at the southern end of building 1.

One semi-trailer garage is proposed adjacent to the north west corner of building 1.

A large (304m²) vehicle workshop is proposed within building 2.

Various additional garages and workshops for specialised Police vehicles are proposed within building 1 and a loading dock (86m²) is also proposed for building 1.

It is proposed that vehicle access will also be available to the 'Exhibits Warehouse' and the storage yard at the southern end of the site.

3.4.4 Helipad

An emergency helipad is proposed and is located adjacent the northern boundary and between the northern car parks.

A well defined circular area surrounded by a grassed area has been designated for the helipad.

The use of the helipad is anticipated to be infrequent with potentially as few as 3-4 uses a month.

PSNK Aeronautical Services were engaged by Landcom to identify and review the physical characteristics and operational requirements for the operation of a helipad at the site.

Subsequently a Review of Facility Requirements report has been prepared and is submitted with this application (refer to Annexure 3).

The location and design specifications of the proposed helipad accord with the requirements identified in the PSNK Aeronautical Services report.

3.4.5 Telecommunication Towers

Two telecommunication towers or, radio antennae, are proposed to service the proposal. The towers are to be located adjacent to the south west corner of building 2 and the south east corner of building 1.

The tower design is yet to be finalised however it is likely that the towers will be no higher than 30m. It is anticipated that each tower will be a single, pre-cast concrete pole, 600mm in diameter.

The alternative is that the towers will be constructed of steel. Either way, the towers will be located in the position indicated on the architectural drawings and be no higher than 30m.

It is noted that the two radio antennae, up to 30m in height, were envisaged for the site within the Concept Plan Project Application MP 07_0099 (refer to Section 3.4.2 of the Environmental Assessment prepared by Cite[®] and submitted with the Concept Plan Application).



3.4.6 Storage Yard

A large storage yard, 1898m² in area, is proposed for the southern end of the site. The storage yard is adjacent to the building 3 and will accommodate storage for large items such as vehicles, boats, machinery and the like.

It is proposed that the storage yard will be paved with recycled permeable pavers.

3.4.7 External Finishes

The building materials chosen will complement the contemporary architectural style of the proposed buildings while demonstrating regard for the surrounding natural and built environment.

The exterior finishes include:

- Aluminium framed glass handrails;
- Corugated Colorbond sheeting;
- Cement render and paint;
- Fixed glass in aluminium frames - powdercoat finish;
- Fold-up garage doors- powdercoat finish;
- Aluminium framed glazed doors - powdercoat finish;
- Glazed skylight roofing;
- Aluminium framed glass wall - powdercoat finish;
- Aluminium louvres - powdercoat finish;
- Metal composite wall panel system;
- Proprietary roof ventilators;
- Polycarbonate roof sheeting; and
- Precast concrete wall system.

An external finishes schedule is shown on the elevation drawings and a materials and finishes sample board is submitted with the application.

3.4.8 Landscaping

Comprehensive landscape works are proposed including extensive new plantings of native trees, shrubs and grasses.

The landscape works also include turfed areas, planted earth screening mounds, maintenance paths, gravel and vegetated swales, outdoor bench seating, recycled permeable paving and street tree plantings.

A detailed Landscape Plan prepared by HBO + EMTB has been submitted with the architectural drawing package which supports the Project Application. The Landscape Plan also includes a detailed Planting Schedule outlining proposed species.

3.4.9 Infrastructure and Services

A project application for civil infrastructure works relating to the proposed employment lands at the Potts Hill Reservoirs site has been lodged (MP 08_0069).

The civil infrastructure proposal includes subdivision, demolition, bulk earthworks (including excavation and compaction), soil remediation and installation of site infrastructure. The works are within the terms of the concept plan (MP 07_0099) proposed by Landcom and Sydney Water.



Upon completion of the infrastructure works associated with MP 08_0069 the proposed Police facility site will be delivered in a clean state fully serviced with a reticulated water system from the Liverpool to Ashfield transfer main, connected to the local sewerage system and connected to electricity, gas and the telecommunications systems.

Stormwater is dealt with in accordance with the Concept Drainage and Civil Works Plans included in the drawing package.

In terms of waste management, it is expected that very little, if any waste will be generated from the construction phase given the delivery of the site in a clean, 'ready to build' post the civil infrastructure works.

On-going waste management during operation of the new use will accord with trade waste agreements to be negotiated with future external providers and these will be consistent with the NSW Government's Waste Reduction and Purchasing Policy (WRAPP).

3.5 Use and Security

The development will be restricted to use by the NSW Police Force. Appropriate security measures are proposed including the following:

- 24 hour staffing;
- Perimeter fencing;
- Secure entry points (both to the site and to each building);
- Closed circuit surveillance cameras;
- External security lighting; and
- Guard surveillance.

3.6 Hours of Operation and Number of Employees

It is proposed that the Facility will be in use twenty four hours a day, seven days a week, all year round.

The staffing levels will vary depending upon the day of the week and time of day, however it is envisaged that the Facility will initially accommodate an estimated 261 permanent staff with potential future expansion of up to 400 staff.

3.7 Documentation

The documentation supporting the Project Application comprises ten (10) copies of the Environmental Assessment and ten (10) copies of the drawing package.

The drawing package includes the following drawings:



1. Architectural drawings, prepared by HBO + EMTB, dated 27 October 2008, Revision A

Drawing No.	Drawing Title	Scale
PA – 000	Title Page	
PA – 001	Site Plan	1:500
PA – 002	Building 1 – Ground Floor	1:200
PA – 003	Building 1 – Level 1	1:200
PA – 004	Building 1 – Level 2	1:200
PA – 005	Building 1 – Roof Plant Room Level	1:200
PA – 006	Building 1 – Roof Plan	1:200
PA – 007	Sections	1:200
PA – 008	Building 1 – Elevations 1	1:200
PA – 009	Building 1 – Elevations 2	1:200
PA – 010	Perspective View	
PA – 011	Building 2 – Ground Floor	1:200
PA – 012	Building 2 – Level 1	1:200
PA – 013	Building 2 – Roof Plan Plant Room Level	1:200
PA – 014	Roof Plan	1:200
PA – 015	Building 2 – Sections	1:200
PA – 016	Building 2 – Elevations 1	1:200
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PA – 018	Building 2 – Perspective View	
PA – 019	Building 3 – Ground Floor	1:200
PA – 020	Building 3 – Mezzanine Level	1:200
PA – 021	Building 3 – Roof Plan	1:200
PA – 022	Building 3 – Sections	1:200
PA – 023	Building 3 – Elevations 1	1:200
PA – 024	Building 3 – Elevations 2	1:200
PA – 025	Building 3 – Perspective View	
L - 003	Landscape Plan	1:500

Table 2: Schedule of architectural drawings

2. Plan of Concept Drainage and Civil Works prepared by Steve Paul and Partners and dated 20 October 2008 with Job Reference No. 08108-C01

- | | |
|--|----------------|
| • Face Sheet | - Sheet 1 of 5 |
| • Plan of Concept Drainage and Civil Works Sheet No. 1 | - Sheet 2 of 5 |
| • Plan of Concept Drainage and Civil Works Sheet No. 2 | - Sheet 3 of 5 |
| • Plan of Concept Erosion Control & Site Management | - Sheet 4 of 5 |
| • Plan of Concept Erosion Control & Site Management | - Sheet 4 of 5 |
| • Details & Notes | - Sheet 5 of 5 |



Annexures to this Environmental Assessment include the following:

- Annexure 1: Water Management Report (prepared by Steve Paul and Partners)
- Annexure 2: Quantity Surveyors Statement (prepared by McCredie Richmond Partners)
- Annexure 3: Helicopter Landing Site – Review of Facility Requirements (prepared by PSNK Aeronautical Services)
- Annexure 4: Green Star Road Map (prepared by Medland Metropolis)
- Annexure 5: Plan of Concept Drainage and Civil Works (prepared by Steve Paul and Partners)
- Annexure 6: BCA Compliance Report (prepared by BCA Logic)
- Annexure 7: Traffic and Parking Assessment Report (prepared by Masson Wilson Twiney)
- Annexure 8: Architectural Design Intent Statement (prepared by HBO + EMTB)
- Annexure 9: Visual Analysis Report (prepared by Richard Lamb and Associates)



4.0 ENVIRONMENTAL ASSESSMENT

4.1 Part 3A of the *Environmental Planning and Assessment Act 1979*

Part 3A of the *Environmental Planning and Assessment Act 1979* (The EP&A Act) requires that major projects obtain approval from the Minister for Planning. Development is defined as a 'Major Project' to which Part 3A applies either by being identified within a State Environmental Planning Policy or by order of the Minister published in the Gazette.

In this instance the Minister for Planning, in July 2007, agreed to consider the Potts Hill Reservoirs Land as a potential State Significant Site under the State Environmental Planning Policy (SEPP) (Major Projects) 2005 (Major Projects SEPP).

4.1.1 Concept Plan (MP 07_0099)

On 14 July 2007, the Minister for Planning formed an opinion under clause 6 of the Major Projects SEPP that the redevelopment of the Potts Hill Reservoirs site for residential, employment and recreational uses, is a Major Project (MP 07_0099) to which Part 3A of the EP & A Act applies.

The Director-General's Requirements (DGR's) for the Environmental Assessment of the Concept Plan were issued on October 2, 2007. In July 2008, Landcom, on behalf of Sydney Water, submitted a combined State Significant Site Study and Concept Plan Environmental Assessment Report to the Minister which involves the following elements:

- Redevelopment of land to comprise:
 - Residential uses (19.8ha);
 - Open Space / Public Recreation (4.9ha);
 - Employment / Business Park (15.3ha);
- Maximum site density thresholds;
- Maximum building heights; and
- Rezoning of the developable land (through Schedule 3 of the Major Projects SEPP) to facilitate the Concept Plan proposal.

The 'eastern precinct' of the Potts Hill Reservoirs Land is identified as employment lands / business park and the concept plan envisages subdivision into several large allotments with new Sydney Water facilities on one site, Transgrid facilities on another and a new Police Facility on another.

The extent of the Potts Hill Reservoirs Land and the proposed broad land uses are demonstrated in Figure 8 below which is a figure extracted from the Environmental Assessment, Potts Hills Reservoirs Land, Concept Plan Application, prepared by Cite` Urban Strategies.

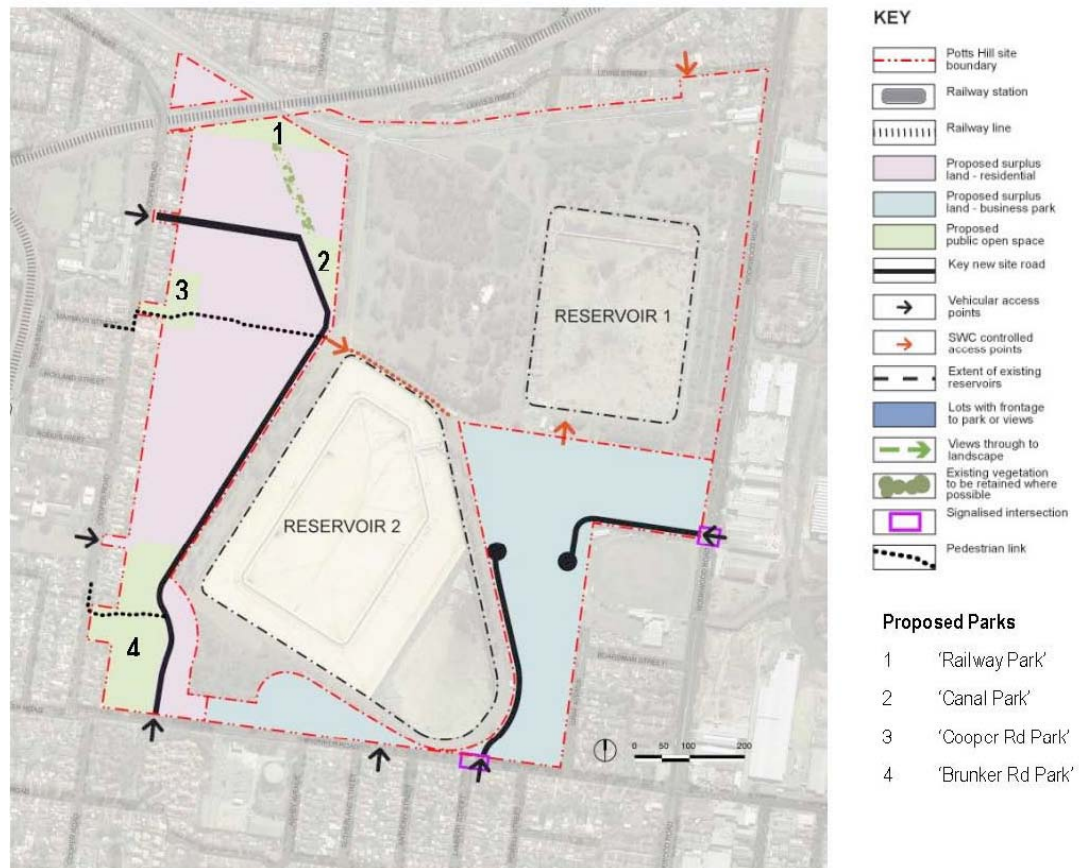


Figure 8: Extract from Environmental Assessment, Potts Hill Reservoirs Land, Concept Plan Application, prepared by Cite' Urban Strategies (Figure ES 2 – Potts Hill Reservoirs site, land use concept).

4.1.2 Sydney Water Facility (MP 08_0049)

In March 2008 Sydney Water requested authorisation to submit a Project Application under Part 3A for new Sydney Water Facilities on the Potts Hill Reservoirs Land. The Director-General's requirements for the Project Application were issued on 27 March 2008 (MP 08_0049).

The Project Application for a new Sydney Water facility has now been submitted and involves the construction of new office, warehouse and storage buildings; outdoor storage area, car parking, circulation and landscaping and road access off Rookwood and Brunner Roads. The proposal is within the terms of the Concept Plan proposed by Landcom and Sydney Water (MP 07_0099).

4.1.3 Civil Infrastructure Works - Stage 1 (MP 08_0069)

In addition to the Sydney Water Facility Project Application, a project application for civil infrastructure works has been lodged (MP 08_0069).

The proposal is for civil infrastructure works relating to the proposed employment lands at the Potts Hill Reservoirs site and includes subdivision, demolition, bulk earthworks (including excavation and compaction), soil remediation and site infrastructure. The works are within the terms of the Concept Plan (MP 07_0099) proposed by Landcom and Sydney Water.



The Project Application letter for this project is dated 20 March 2008 and the Director-General's requirements for Environmental Assessment were issued on 4 July 2008. The Project Application has now been lodged and the Environmental Assessment was publicly exhibited from 27 August to 29 September 2008.

4.1.4 Civil Infrastructure Works - Stage 2 (MP 08_0116)

A Stage 2 'Civil Infrastructure Works' Major Project is proposed (MP 08_0116) in accordance with project application letter dated 20 March 2008.

Stage 2 of the civil infrastructure works relates to the residential precinct, and will include subdivision, demolition, bulk earthworks, soil remediation and site infrastructure in accordance with the terms of the concept plan (MP 07_0099) proposed by Landcom and Sydney Water.

Director-General's requirements for Environmental Assessment have been issued however a Project Application is yet to be lodged.

4.1.5 Police Facility (MP 08_0050)

In January 2008 Landcom (on behalf of the NSW Police Force) requested authorisation to submit a Project Application under Part 3A for the new NSW Police Facilities within the proposed employment lands / business park section of the Potts Hill Reservoirs site.

The Director-General's requirements were issued on 5 February 2008, listing 'General Requirements', 'Key Assessment Requirements' and 'Consultation Requirements' to be addressed in this Environmental Assessment (EA).

4.2 Director General's Requirements

4.2.1 General Requirements

"The Environmental Assessment (EA) must include:

- (1) an executive summary;*
- (2) a description of the proposal including:*
 - 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 specific 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."*



4.2.2 Key Assessment Requirements

“The Environmental Assessment must address the following key issues for both the construction and operational stages:

- *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 (including antennae) are to be provided as well as shadow drawings.*
- *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.*
- *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’.*
- *Ecologically Sustainable Development – demonstrate how the development will commit to ESD principles in design, construction and ongoing operation phases.*
- *Energy Savings Action Plan:*
 - (1) Demonstrate that the development is capable of achieving the requirements of BASIX and what (if any) commitments will be made on other environmental rating tools such as 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.*
- *Helipad – provide assessment of the potential impacts of the helipad including details of the proposed location, noise assessment, operating hours and security fencing.”*

4.2.3 Consultation Requirements

“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:

Agency and other Authorities:

- *Bankstown City Council;*
- *Auburn City Council;*
- *Roads & Traffic Authority and Ministry of Transport;*
- *Department of Planning;*
- *Air Services Australia;*
- *NSW Fire Service; and*
- *All utility providers.*

*Public:*

Document all community consultation undertaken to date or discuss the proposed strategy for undertaking community consultation. This should include any contingencies for addressing any issues arising from the community consultation and an effective communications strategy.

The consultation process and the issues raised should be described in the Environmental Assessment."

4.3 Justification

Sydney Water investigated the operational land requirements at the Potts Hill Reservoirs site. Those investigations identified that a portion of the property was no longer needed for Sydney Water's operational purposes and could be investigated for alternative uses.

The remainder of the land was identified to be retained by Sydney Water for on-going water storage, treatment, management and distribution.

Landcom entered into an agreement with Sydney Water to investigate suitable uses for the part of the site identified for redevelopment land at the site.

Arising from those investigations, and also arising from their planning work undertaken at Green Square Town Centre, Landcom, in consultation with NSW Police, identified the suitability and need for NSW Police to relocate from their Zetland accommodation.

A Concept Plan Application, MP 07_0099, (supported by an Environmental Assessment) was lodged with the Department of Planning in June 2008 involving the redevelopment of land comprising of: residential uses (19.8ha); open space / public recreation (4.9ha); and employment / business park (15.3ha).

The application sets design guidelines for the residential and the business park precincts including maximum site density thresholds, maximum building heights; and rezoning of the developable land to facilitate the Concept Plan proposal.

The Concept Plan and design guidelines identify and plan for certain land uses within the proposed business park, including a new Police Facility.

The proposal will provide a purpose built development for the NSW Police within a near ideal environment in terms of zoning, location, topography, separation to sensitive uses and spatial requirements.

The site offers good vehicular access, is close to public transport services, and is relatively safe and secure, which are fundamental elements for the NSW Police operations.

The proposal is considered complementary to other proposed land uses within the Potts Hill Reservoirs Land business park which are business uses with quasi industrial elements such as Sydney Water's proposed new facility to the north of the Police site as well as the envisaged future Energy Australia and Transgrid developments.



4.4 Consultation

The Director-General's Requirements state that consultation is required with the following:

- Bankstown City Council;
- Auburn City Council;
- Roads & Traffic Authority and Ministry of Transport;
- Department of Planning;
- Air Services Australia;
- NSW Fire Service; and
- All utility providers.

During the preparation of the various proposals outlined above in section 4.1 of this report, consultation has been undertaken by Landcom and the Concept Plan project team with the representatives and or staff and each of the required groups or identified required organisations.

These communications and consultations have been detailed in the respective Environmental Assessments. As a result of this previous and ongoing extensive consultation, including reference to the future Police Facility, officers of the Department of Planning have confirmed that the Director-General's Consultation Requirements as they relate to this project application, have been met. In addition:

- Formal and in-formal pre-lodgement discussions have been held with the Department of Planning with respect to the proposed Police facilities. The most recent formal discussions were held as recently as 21 October 2008 at the DoP offices in Bridge Street;
- The project manager and Landcom have held discussion with Air Services Australia on several occasions and these discussions resulted in the preparation of the attached report/letter related to the impacts of the proposed helipad and its use (refer to Annexure 3).

4.5 Relevant Statutory and Policy Controls

The relevant planning controls that apply to the site include the provisions of:

- State Environmental Planning Policy (Infrastructure) 2007;
- State Environmental Planning Policy No 19—Bushland in Urban Areas;
- State Environmental Planning Policy No 33— Hazardous and Offensive Development;
- State Environmental Planning Policy No 55 – Remediation of Land;
- Draft State Environmental Planning Policy No 66—Integration of Land Use and Transport;
- Bankstown Local Environmental Plan 2001; and
- Bankstown Development Control Plan 2005.

4.5.1 State Environmental Planning Policy (Infrastructure) 2007

The SEPP provides a consistent planning regime for infrastructure and the provision of services across NSW, along with providing for consultation with relevant public authorities during the assessment process.

The SEPP seeks to provide greater flexibility in the location of infrastructure and service facilities along with improved regulatory certainty and efficiency.

The proposed development meets the aims by way of being public infrastructure and part of the redevelopment of surplus government owned land.



In accordance with the definitions within the SEPP the proposed Police Facility falls under the definition of an emergency services facility which is as follows:

“emergency services facility means a building or place (including a helipad) used in connection with the provision of emergency services by an emergency services organisation.”

Clause 47 of the SEPP outlines that *“development for the purpose of an emergency services facility may be carried out with consent in a prescribed zone by or on behalf of an emergency services organisation that is not a public authority.”*

The NSW Police Force is listed as an emergency services organisation in accordance with clause 46 of the SEPP. The site is currently within the Zone No 5. Special Uses (Sydney Water) in accordance with BLEP 2001 and the Concept Plan for the Sydney Water Reservoirs Land proposes for the eastern precinct to be zoned as B7.

Both zonings are considered to be a prescribed zone for the purpose of the SEPP and the proposal is permissible with consent.

It is noted that the SEPP also separately defines a public administration building as follows:

“a building used as offices or for administrative or other like purposes by the Crown, a statutory body, a council or an organisation established for public purposes, and includes a courthouse or a police station.”

Clause 76 of the SEPP outlines that *“development for the purpose of public administration buildings may be carried out by or on behalf of a public authority with consent on land in a prescribed zone”*.

If the proposal was not to be considered permissible with consent under clause 47 then it would be considered permissible with consent in accordance with the provision of clause 76 of the SEPP.

4.5.2 State Environmental Planning Policy No 19—Bushland in Urban Areas

The aim of the SEPP is to protect and preserve bushland within certain urban areas, as part of the natural heritage or for recreational, educational and scientific purposes.

The SEPP is designed to protect bushland in public open space zones and reservations, and to ensure that bush preservation is given a high priority when local environmental plans for urban development are prepared.

Clause 9 of the SEPP deals with land adjoining land zoned or reserved for public open space and states the following:

“9 Land adjoining land zoned or reserved for public open space

(1) This clause applies to land which adjoins bushland zoned or reserved for public open space purposes.



(2) Where a public authority:

- (a) proposes to carry out development on land to which this clause applies, or*
- (b) proposes to grant approval or development consent in relation to development on land to which this clause applies, the public authority shall not carry out that development or grant the approval or development consent unless it has taken into account*
- (c) the need to retain any bushland on the land,*
- (d) the effect of the proposed development on bushland zoned or reserved for public open space purposes and, in particular, on the erosion of soils, the siltation of streams and waterways and the spread of weeds and exotic plants within the bushland, and*
- (e) any other matters which, in the opinion of the approving or consent authority, are relevant to the protection and preservation of bushland zoned or reserved for public open space purposes."*

Recent applications for the Sydney Water Reservoirs Land, including the Concept Plan Major Project (MP 07_0099) have identified that some remnant bushland which exist to the west of Reservoir 1, north west of the Police site, beyond the proposed Sydney Water New Work Place Facility site.

Small pockets of remnant vegetation also exist along the western boundary and in the south western boundary of the Sydney Water Reservoirs Land.

The Concept Plan identifies that the vegetated areas within the retained Sydney Water retained land will be subject of an Environmental Management Plan and Vegetation Management Plan to be prepared by Sydney Water in consultation with the DECC.

As stated elsewhere in the Environmental Assessment, the Police site will be delivered ready for development in a clean remediated state, clear of vegetation, in accordance with the scope of works outlined in the Stage 1 Civil Infrastructure Works Major Project application (MP 08_0069).

There is no remnant bushland on the Police site and the proposal is unlikely to have any significant adverse impacts on remnant bushland to the west and north west of the site.

4.5.3 State Environmental Planning Policy No 33— Hazardous and Offensive Development

This SEPP provides definitions for 'hazardous industry', 'potentially hazardous industry' 'hazardous storage establishment', 'offensive industry', 'offensive storage establishment' and potentially offensive industry'. The definitions apply to all planning instruments, existing and future.

The policy requires specified matters to be considered for proposals that are 'potentially hazardous' or 'potentially offensive' as defined in the policy.

For example, any application to carry out a potentially hazardous or potentially offensive development is to be advertised for public comment, and applications to carry out potentially hazardous industry must be supported by a preliminary hazard analysis (PHA).

In accordance with clause 3, a potentially hazardous industry means;

"a development for the purposes of any industry which, if the development were to operate without employing any measures (including, for example, isolation from existing or likely future development on other land) to reduce or minimise its impact in the locality or on the existing or likely future development on other land, would pose a significant risk in relation to the locality:

- (a) to human health, life or property, or*
- (b) to the biophysical environment,*



and includes a hazardous industry and a hazardous storage establishment"

In accordance with clause 4, a hazardous storage establishment means:

"any establishment where goods, materials or products are stored which, when in operation and when all measures proposed to reduce or minimise its impact on the locality have been employed (including, for example, measures to isolate the establishment from existing or likely future development on the other land in the locality), would pose a significant risk in relation to the locality:

- (a) to human health, life or property, or*
- (b) to the biophysical environment."*

Operations at the proposed Police Facility may infrequently and from time to time, involve the handling of hazardous materials.

Notwithstanding the above, it is considered that the proposed Police Facility is not considered a hazardous storage establishment and does not involve a potentially hazardous industry. Therefore a preliminary hazard analysis is not required for the purpose of the Project Application.

It is noted that site specific licences will be sought if required in the future and this would include WorkCover appraisal prior to certification. It would also involve compliance with the *Occupational Health and Safety Act 2000* and the *Occupational Health and Safety Amendment (Dangerous Goods) Regulation 2005* amongst other potential relevant legislation, policies and codes.

4.5.4 State Environmental Planning Policy No 55 – Remediation of Land

SEPP 55 is concerned with state-wide planning controls for the remediation of contaminated land. The policy states that land must not be developed if it is unsuitable for a proposed use because it is contaminated.

If the land is unsuitable, remediation must take place before the land is developed. The policy makes remediation permissible across the State, defines when consent is required, requires all remediation to comply with standards, ensures land is investigated if contamination is suspected, and requires councils to be notified of all remediation proposals.

With regard to the Police Facility site it is noted that identification and any required physical remediation of the site is planned to occur as part of the scope of works outlined in the Stage 1 Civil Infrastructure Works Major Project Application (MP 08_0069).

Upon completion of such works, Landcom will submit a detailed Site Audit Summary Report and Site Audit Statement and Validation Report to the Department verifying that the land is suitable for the proposed uses in accordance with the requirements of SEPP 55.

4.5.5 Draft State Environmental Planning Policy No 66 – Integration of Land Use and Transport

This draft SEPP provides a framework for strategic policy makers and developers alike to integrate land use and planning at the regional and local levels with regard to development and the preparation of Environmental Planning Instruments.

The draft policy aims to ensure that urban structure, building forms, land use locations, development designs, subdivision and street layouts help achieve the following objectives:



- (a) Improving accessibility to housing, employment and services by walking, cycling, and public transport,
- (b) Improving the choice of transport and reducing dependence solely on cars for travel purposes,
- (c) Moderating growth in the demand for travel and the distances traveled, especially by car,
- (d) Supporting the efficient and viable operation of public transport services,
- (e) Providing for the efficient movement of freight.

The draft policy was exhibited in 2001 and although superseded to a degree by the Sydney Metropolitan Strategy and the various Sub-Regional Strategies, the draft SEPP has not been withdrawn.

The intent of the policy is still relevant and it is considered that the proposal, given its proximity to nearby bus routes and railway stations, accords with the objectives of the draft SEPP.

4.5.6 Bankstown Local Environmental Plan 2001

Zoning & Permissibility

In accordance with the Bankstown Local Environmental Plan (LEP) 2001 the site is zoned No 5. Special Uses (Sydney Water) refer to Figure 9.

The proposal is considered to fall under the LEP definition of a *public building*: “a building or place used as a business or office by a public authority or an organisation established for public purposes”.

The proposal also includes a helipad and the LEP separately defines a *helicopter landing site* as “a place not open to the public used for the taking off and landing of helicopters”.

Public buildings and helicopter landing sites are both development permissible with consent in the 5(a) Public Use Zone in accordance with the table at Clause 11 of BLEP 2001.

Clause 11(3) of the LEP requires that the consent authority may grant consent to development only if it has had regard to the “general objectives” of the LEP, the objectives of the zone in which the development is proposed and any other relevant provisions of the LEP.

Clause 13 relates to ‘other development which requires consent’ and clause 13(5) specifically relates to the Special Uses zone and states the following:

“(5) Special Uses zone

Development (including ordinarily ancillary or incidental development) may be carried out only with consent on land within Zone 5 for the purpose of the land use indicated for the land by lettering on the map. If there is no lettering shown on the map for land within Zone 5, the only development that may be carried out on such land is the development identified for that zone in the Table to clause 11 as being allowed with consent.”

The majority of relevant Bankstown Council controls relating to urban design and built form outcomes at the site are detailed in the Bankstown Development Control Plan 2005 which is considered below in section 4.5.7.

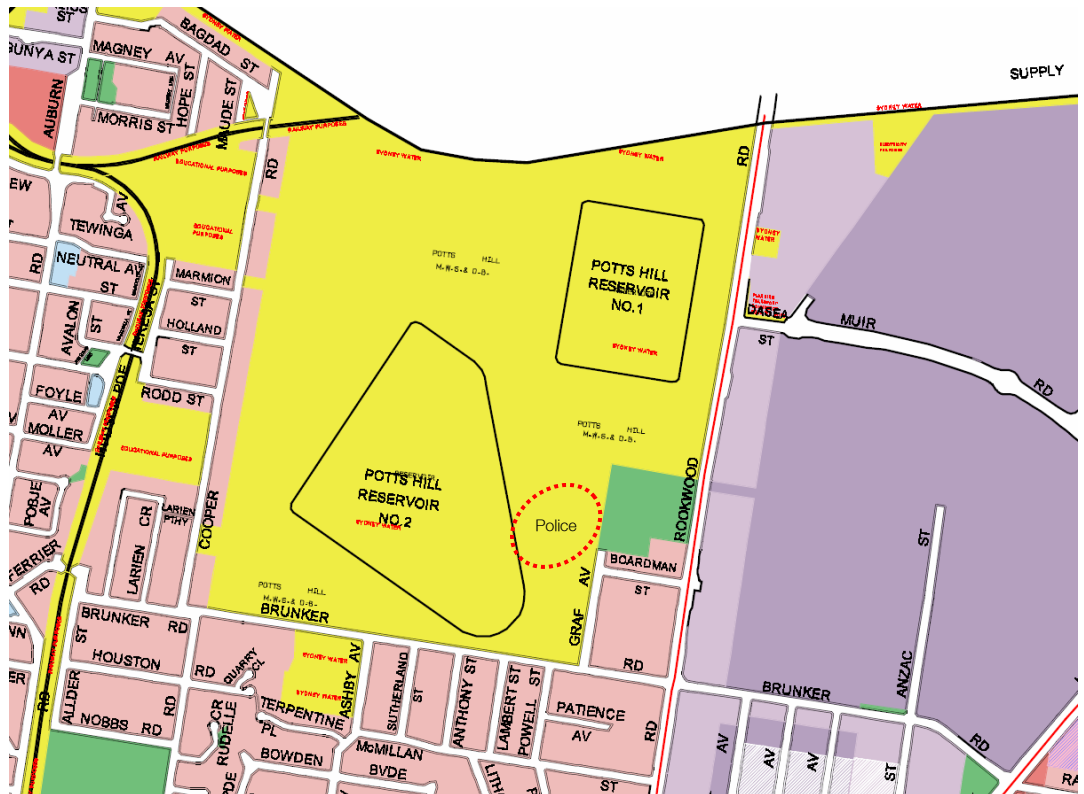


Figure 9: Extract from the Bankstown LEP Zoning Map

LEP Objectives – Clause 2

Clause 2(a) and (b) of BLEP 2001 outlines the objectives of the LEP. The proposal accords with the objectives particularly with regard to achieving new buildings of good urban design and ensuring public and private safety. The proposal will not diminish the role of the Bankstown central business district (CBD) as a sub-regional centre, will not adversely affect any residential area and is compatible with the emerging character and amenity of the locality of the development site.

Objectives of Special Uses Zone – Clause 55

The objectives of the Special Uses zone are contained within clause 48 of BLEP 2001 and are stated as follows:

“(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”

The development site is owned and used by a public authority and will continue to be as part of the proposal. The proposed use of the site for the purpose of a NSW Police facility is compatible with the employment / business park sub-zoning within the Concept Plan (MP 07_0099) and is compatible with the varied land uses in the wider locality.

*Ecologically Sustainable Development – Clause 19*

Clause 19 of *BLEP 2001* outlines the objectives with regard to ecologically sustainable development and states the following:

“Before granting consent for development, the consent authority must have regard to the following principles of ecologically sustainable development, to the extent it considers them relevant to the proposed development:

- (a) the conservation of energy and natural resources, particularly water and soil, and*
- (b) the avoidance of environmentally damaging materials, and*
- (c) the avoidance of significant adverse impact on the natural environment, particularly areas of remnant vegetation, watercourses and native flora and fauna, and*
- (d) waste avoidance and waste minimisation, and*
- (e) encouraging the use of public transport.”*

A “Green Star Road Map” prepared by Medland Metropolis (refer to Annexure 4) and a Water Management Report prepared by Steve Paul and Partners (refer to Annexure 1) have been submitted with the Environmental Assessment.

Both documents demonstrate that Ecologically Sustainable Development (ESD) has been a prominent consideration within the design phase of the proposed facility.

The reports outline the ESD principles built into, or that are capable of being built into, the design, construction and ongoing operation phases of the proposal.

The proposal fulfils the background principles for ESD and satisfies the ESD objectives of clause 19 in the following ways:

- The site is located in the vicinity of bus routes and railway stations which will encourage the use of public transport;
- The concept drainage regime, and concept erosion control plan will minimise the impact of the development on water and soil;
- The proposal will minimise energy consumption through design and implementation of strategies that will lead to a Green Star Office Design rating of 4 stars (minimum);
- Waste management will be undertaken in accordance with the NSW Government’s Waste Reduction and Purchasing Policy; and
- Implementation of the initiatives outlined in the Water Management Report relating to rainwater collection and reuse, water efficient fixtures and tapware and energy efficient water.

Development Adjacent to Residential Zones – Clause 23

When considering development that relates to land in a zone other than Zone 2 (a) or 2 (b) adjoining land in Zone 2 (a) or 2 (b), the LEP requires the consent authority to take into consideration various matters as outlined in clause 23 of the LEP.

The proposed Police Facility will not be located immediately adjacent to any residential dwellings although nearby residential zoning is found adjacent to the south and south east of the Potts Hill Reservoirs Land in Bruncker Road, Graf Avenue and Boardman Street.

The proposal will not be clearly visible from locations in the adjacent residential zone and the urban design outcomes and built form of the proposal will not diminish the character of the existing residential development within the adjoining residential zone.



The proposal will not overshadow any residential properties or result in adverse noise generation nor will the proposed facility cause nuisance to residents, by way of hours of operation, traffic movement, parking, headlight glare, security lighting, fumes, gases, smoke, dust or odours, or the like and will not result in overlooking of residential properties.

Flood Liable Land – Clause 26

The development site is not identified on Council's flooding map as being flood liable land. The application is supported by a Plan of Concept Drainage and Civil Works prepared by Steve Paul and Partners (refer to Annexure 5) and is satisfactory with regard to the provisions of clause 26.

Floor Space Ratio – Clause 30

In accordance with Clause 30 of BLEP and Council's Floor Space Ratio Map, the site is not subject to a Floor Space Ratio requirement.

Access for People with Disabilities – Clause 32

Clause 32 of the BLEP requires new buildings to meet the requirements of the Building Code of Australia (BCA).

The design incorporates provisions for people with disabilities including disabled access, accessible sanitary facilities and disabled car parking spaces.

A BCA Compliance Report prepared by BCA Logic has been submitted with the application (refer to Annexure 6) which demonstrates compliance with the accessibility requirements of the BCA.

Heritage – Clause 38

The Police Facility is proposed to be constructed in the vicinity of the Potts Hill Reservoir (Reservoirs No's 1 and 2) which is identified in Schedule 6 of BLEP as a Heritage Item.

Clause 38 relates to development in the vicinity of heritage items and states the following:

"The consent authority must take into consideration the likely effect of the proposed development on a heritage item, archaeological site or potential archaeological site, and on its setting, when determining an application for consent to carry out development of land in its vicinity."

Comprehensive analysis has previously been undertaken with respect to the potential impacts on the heritage significance of the two reservoirs from development on the business park section of the Potts Hill Reservoirs Land.

In particular the Concept Plan (MP 07_0099) includes detailed analysis of the State heritage listing and a Conservation Management Plan (CMP), dealing with the wider Reservoirs Land site has previously been prepared and endorsed by the Heritage Council.

The original State listing was based on the ownership of land. The CMP contemplates development of the surplus lands around the significant heritage items (and landscaped elements) and promotes revision of the 'boundary' of the heritage items where development is sought within the surplus lands. The Concept Plan 'carries this forward' and seeks a revision of the curtilage around the heritage items (refer to the Environmental Assessment for the Potts Hill Reservoirs



Land Concept Plan Application, MP 07_0099, Appendix L - Potts Hill Site: Application for Revision to SHR Boundary; Reservoir No.1: Potts Hill Reservoirs Site: Heritage Impact Statement).

This Project Application for the Police Facility does not involve any works to a heritage item and the Police Facility site is located outside the proposed revised heritage area.

4.5.7 Bankstown Development Control Plan 2005

The DCP is a comprehensive document and not all parts are relevant to the application. The primary elements that are relevant to the application include:

- Part D7 – Sustainable Commercial and Industrial Development;
- Part D8 – Parking;
- Part D15 – Telecommunications Facilities; and
- Part E1 – Demolition and Construction.

A series of objectives are outlined in Section 1 of the DCP of which the following are relevant to the project:

- c) to develop a high quality urban environment and built form character in the City of Bankstown*
- d) to ensure development contributes to the prosperity of the City of Bankstown*
- e) to ensure development protects and enhances the natural environment in the City of Bankstown*
- f) to ensure development incorporates the principles of ecologically sustainable development*
- g) to promote a safe and secure environment in the City of Bankstown"*

The overall aim of the project is to provide the NSW Police with an operationally successful, environmentally amenable, secure accommodation. This aim is commensurate with the objectives of the DCP.

The proposal, as represented in the architectural drawings prepared by HBO + EMTB displays high architectural merit and conforms with the built form and urban design parameters set by the Concept Plan for the Sydney Water Reservoirs land.

The proposal will generate prosperity for the City of Bankstown through employment generation and economic multiplier effects that will occur during the construction phase and also during the operation phase of the facility which will initially accommodate an estimated 261 permanent staff with potential future expansion of up to 400 staff, and potentially more during training periods.

The site topography is flat but elevated, adjacent to Sydney Water reservoirs and heritage landscape features to the west, with views east to the city. The site is bound by other allotments to the north and south, a steeply landscaped easement to the east, and a proposed new road to the west.

The arrangement and form of the buildings responds to the site constraints and influences including the elevated position, flat topography, steep embankment to the east, nearby built and landscape heritage and proposed new roads.

Road access to the site is from entrances located in the north east corner near Building 1, and off the proposed new road to the west, between Buildings 2 and 3. Access will be security controlled and monitored, as will all activity on site. Pedestrian access will be provided adjacent to the road access.



The proposal incorporates safety and security features within the design and the proposal also responds to the principles of ecologically sustainable development and will achieve a minimum 4 star Green Star rating (minimum).

The proposal is considered against the relevant controls of Parts D7, D8 and E1 of the DCP in Table 3 below.

Part D 7 - Sustainable Commercial and Industrial Development	
Clause/Control	Compliance / Comment
W1: Water efficient fixtures. Development with a floor area which is equal to or exceeds 5,000m ² must provide water efficient fixtures.	Yes - Water efficient fixtures will be installed within the new development in accordance with the recommendations of the Water Management Report and Green Star Road Map (refer to Annexure 1 and Annexure 4 respectively)
W2: Site water management plan. Development with a floor area which is equal to or exceeds 5,000m ² must provide a water management plan.	Yes - The application is supported by drainage concept plans and a Water Management Report and Green Star Road Map (refer to Annexure 1 and Annexure 4 respectively)
Energy Conservation E3: Development with a floor area below 5,000m ² must be supported by an Energy Performance Report (EPR) prepared by a suitably qualified energy consultant. The EPR should propose a strategy for ensuring that the development minimises its energy use. Or E4 - The development should achieve a rating of at least 4 stars under the SEDA Greenhouse rating Scheme	Yes - The proposal has been designed to incorporate energy efficient elements throughout. A Green Star Road Map (refer to Annexure 4) has been prepared and support the Project Application. Green Star rating is considered to be the contemporary test for energy efficiency rating for commercial buildings. The Road Map sets out the path for the development to achieve a minimum 4 star Green Star rating. The report has made several key recommendations in relation to the design and operation of the facility
2.1 Min parking requirement – 1 space per 40m ² of office space and 1 space per 300m ² of warehouse space Total requirement = 132 spaces	Complies – Applying the warehouse rate to the proposed exhibits warehouse space and the proposed workshop space on levels 1 of buildings 1 and 2, the proposal has an overall DCP requirement of 132 on-site spaces. The proposal provides 179 spaces (with potential for a further 4 spaces adjacent the south west corner of building 3 if required at a later date) and complies with the DCP. Refer to Traffic Report at Annexure 7.



Part D 7 - Sustainable Commercial and Industrial Development	
Clause/Control	Compliance / Comment
3.3 Min parking bay dimensions	The layout of the car parking spaces has been designed to comply with the minimum dimensional requirements specified within Council's DCP and where relevant Australian Standards (AS2890.1/2/3).
3.4 Parking bay dimensions for disabled people	4 parking spaces have been provided for disabled people and the layout of the car parking spaces has been designed to comply with the minimum dimensional requirements specified within Council's DCP and where relevant Australian Standards.
3.9 Service bay dimensions	It is proposed that the largest vehicle to access the site will be a 19.0 metre semi trailer. The internal road layout and relevant loading dock areas have been designed to accommodate the turning path requirements of a 19.0 metre semi trailer.
3.10 Parking layouts	The layout of the car parking spaces has been designed to comply with the minimum dimensional requirements specified within Council's DCP and where relevant Australian Standards (AS2890.1/2/3).
4.1–4.11 Off street parking access and circulation	It is proposed that the largest vehicle to access the site will be a 19.0 metre semi trailer. The internal road layout and relevant loading dock areas have been designed to accommodate the turning path requirements of a 19.0 metre semi trailer.
5.19 Bicycle parking	Capable of complying.
Part E1 – Demolition and Construction	
Section 2 sets out a suite of controls dealing with 'Demolition and Construction' and section 3 sets out the controls relating to 'Soil erosion and sedimentation'.	No demolition works are proposed and the proposal for construction of the new facility is supported by construction management details.

Table 3: Assessment against requirements of Bankstown Development Control Plan 2005

Part D 15 – Telecommunications Facilities outlines supports BLEP 2001 by providing additional objectives and controls to enhance the location and urban design for communications facilities.

It is noted that the proposal involves the installation of two telecommunication towers of up to 30m in height although the final design of the two towers is yet to be finalised.

The proposed telecommunications towers are important to the successful operation of the new Police Facility and the various command support groups that will operate from the site.

Part D15 sets out objectives and development controls to achieve those objectives.



The objectives are as follows:

- a) to ensure the external appearance of a communications facility promotes the principles of good urban design;*
- b) to ensure a communications facility is visually compatible with the character and visual context of neighbouring buildings or an adjoining area;*
- c) to restore a site after the discontinuation or removal of a communications facility; and*
- d) to ensure the public can adequately identify the agency responsible for each communications facility."*

The development controls relate to location and urban design of the facilities.

The proposed telecommunications towers will be integrated into the design of the new facility and while considerably higher than the proposed buildings at the site, will not be out of context with the business park nature and public buildings proposed for the eastern precinct of the Sydney Water Reservoirs Land.

The telecommunications towers are located sufficient distances from residential dwellings and heritage items so that they will not result in significant adverse impacts upon those elements.

4.6 Key Issues

4.6.1 Urban Design and Built Form

Three main buildings are proposed for the site. Two include modern office elements above ground level and workshop facilities at ground level which are quasi industrial building elements.

The third building is a modern warehouse building. All three be positioned in a landscaped business park setting.

The site is 30,000m² in area and, post completion of the infrastructure and remediation works associated with the Major Project MP 08_0069, the site will effectively be vacant, flat and void of vegetation.

The GFA of the three buildings is 14,865m² and the FSR is 0.495:1.

The scale, height and general built form of the three proposed buildings is consistent with the character for the proposed Business Park Precinct established by the Design Principles and Design Guidelines of the Concept Plan and is also consistent with the character of development in the Chullora Industrial Area to the east of the site.

The maximum height of the buildings is less than the maximum allowable of 16m in accordance with the Design Principles and Design Guidelines.

The architectural drawing package submitted with the application includes elevation and plan drawings of building, a materials and sample board/ schedule of finishes/schedule of proposed external materials and finishes and photomontage perspective views.

The architectural drawing package provides a clear indication of how the proposed buildings will appear and demonstrate that the buildings are consistent with the Design Guidelines within the Concept Plan.



The project architect has also prepared a 'Design Intent Statement' (refer to Annexure 8) discussing built form and urban design. The following extract has been taken from the Design Intent Statement:

"Building 1 is a three storey modern administration building, with some associated garages and workshops on the ground floor, and office accommodation in the upper two floors. The form and elevation of this building will be most visible from surrounding properties and passing traffic along Rookwood Road, so the office accommodation has been located on the north and east of the building, presenting a typical office façade.

Extensive landscaping is proposed for the embankment in the 20 metre setback easement along the eastern site boundary. A helipad for infrequent operational use is provided adjacent to the northern site boundary near to this building and sufficiently clear from all obstacles.

Garages and vehicle workshops have been orientated to face into the site, minimising the view to these activities looking into the site.

The building is primarily constructed from coloured, textured pre-cast concrete, proprietary metal panel systems, with a metal sun shading system to the eastern, northern and western facades where some glazing is installed. This system will result in an environmentally efficient envelope for a building of this type.

Building 2 is a two storey vehicle services building, consisting predominantly of vehicle workshops and storage areas on the ground floor, with some office accommodation on the upper floor. The same design principles used for Building 1 have been applied to Building 2. Garages and vehicle workshops are orientated to face into the site, minimising exposure to these activities looking into the site. The building is orientated to present a long façade addressing the proposed new road to the west.

The building is primarily constructed from coloured, textured pre-cast concrete, proprietary metal panel systems, with a metal sun shading system to the western facade where some glazing is installed on the upper level. Environmental considerations and internal planning allow for ground floor walls facing west to be mainly solid construction with some high level protected glazing where required.

Building 3 is a single storey high bay warehouse, purpose built for storage of police exhibits. A small office suite located at ground level in the corner of the building provides accommodation for permanent on-site staff and visitors, with direct access to the Yard to the south of Building 3.

The building is primarily constructed from coloured, textured pre-cast concrete, and requires limited natural lighting, with some high level protected glazing where required.

The Yard will be used to store larger items and be screened from view by a solid metal fence. The yard will be paved with pervious recycled pavers."

A detailed Visual Analysis prepared by Richard Lamb and Associates (refer Annexure 9) has also been submitted with the proposal. The Visual Analysis in part concludes:

"It is assessed that the proposed development will increase the overall visibility of the built component of the subject site. It will also alter the current derelict quality of the lands to a more semi industrial or business park character. However, it is considered that the change in visual character of the site would be in keeping with the industrial character of the area generally and compatible with it.



There is a higher quality of buildings proposed compared to the existing buildings that generally dominate the setting. Their character is within the range of precedents shown in the Concept Plan and they respond to it appropriately. The buildings have an attractive and distinctive character which should be appreciated as complementing and enhancing the built form of the locality.

It is not considered that the development would be unacceptably prominent when viewed from external locations or that it would be considered incompatible by the viewing public and local residents.

In this regard our assessment concludes that the subject site can successfully support the proposed development without resulting in any unacceptable visual impacts. We also conclude that the proposed development, as outlined in the pre development masterplan, would also be acceptable with regard to compatibility and potential visual impacts."

4.6.2 Compliance with Concept Plan

The Draft Concept Plan submitted in accordance with Major Project MP 07_0099 proposes an employment/business park precinct in the eastern part the Potts Hill Reservoirs site and residential and open space precinct in the western part of the site.

The residual land at the site, not identified for redevelopment, is to be retained by Sydney Water for on-going water storage, treatment and distribution.

The Executive Summary in the Environmental Assessment of the Concept Plan Project Application states that the outcomes sought from the Application are as follows:

"Redevelopment Land:

- *Approval as a State Significant Site in accordance with the provisions of State Environmental Planning Policy (Major Projects) 2005*
- *Rezoning from its present Special Uses (Bankstown LEP) and Residential 2(a) zoning to a combination of Business Park, Residential, and Public Recreation, in accordance with the new 'LEP Template' zone designations*
- *Planning provisions for the site embodied within a draft amendment to the State Environmental Planning Policy (Major Projects) 2005, by inclusion of the redevelopment land in Schedule 3 of the SEPP. The planning provisions include permissible uses, development parameters, and development guidelines for complying development*
- *Approval of the future application and approvals regime, also to be reflected in the amendment to Schedule 3 of the Major Projects SEPP*
- *Concept plan application for the employment land, and the residential land, including approval of the key development parameters relating to maximum development density and building height*
- *Adoption of proposed design guidelines for residential development (excluding residential flat buildings and housing for seniors or the disabled) as controls for complying development*
- *Approval of a draft statement of commitments outlining the package of proposed impact mitigation measures Retained land*
- *Approval of the use of the disused Reservoir 1 for the storage of inert fill, and/ or storage of stormwater or recycled water, in lieu of approval under Section 60 of the Heritage Act*
- *Approval of the package of biodiversity measures (in lieu of biodiversity certification under the Threatened Species Conservation Act) in recognition that the net results of the package mean that development of the redevelopment land will not have any significant environmental impact on vegetation communities and species."*



The Executive Summary also identifies that the NSW Police Facility is one of the proposed uses for the employment/business park and states the following:

“The NSW Police Force has expressed an interest in relocating a number of key business units currently located within the Green Square Town Centre (Zetland) to Potts Hill.

Relocation is required by 2010. Police require around 3 hectares of land. The new facility will accommodate around 400 employees. Installations will comprise a number of low-rise office-style buildings, garages and workshops up to two storeys, hard stand/ open storage areas, and parking and landscape areas. It will also need to accommodate one or two 30m communications antennae, and an emergency helicopter landing pad for occasional use. The helipad will be sited to ensure that there are no unacceptable impacts on nearby residents.”

The Draft Concept Plan submitted outlines in Draft Design Principles found at Appendix G of the Environmental Assessment. The design principles layout the ‘Development Footprint’ and ‘Concept Plan’ in sections 1.1 and 1.2 respectively and in sections 2.1 to 2.6 outline design principles for such elements as: Urban Structure; Land Use; Heritage; Built Form; Access and Movement; and Visual Impact.

The Concept Plan goes on to detail some ‘finer grain’ controls for in the form of Design Guidelines for development within the residential precinct (refer to Appendix G of the Environmental Assessment for MP 07_0099) and the business park (refer to Appendix I of the Environmental Assessment for MP 07_0099).

Compliance of the proposed Police Facility against the relevant Business Park Design Guidelines is considered in the table below.

Concept Plan: Business Park Design Guidelines	
Design Element / Guideline	Compliance / Comment
<p><i>Site Character B1</i></p> <p>B1.2 Business Park Vision - Design Objectives:</p> <ul style="list-style-type: none"> To respect the significance of the heritage items on and adjacent to the site and establish appropriate curtilage. To provide for the development of a Business Park of a high architectural quality which complements the historic and contemporary landscape settings. To promote high quality landscape design within sites which complements the building forms and formal street planting. To ensure the design of development provides for a safe and pleasant environment for workers and visitors, including the creation of human scale courtyards and places adjacent to buildings to provide employees with quality break-out spaces. To facilitate the ecologically sustainable development of commercial office, light industrial, substation and warehouse uses. To protect the amenity of the surrounding residential 	<p>The proposed site is outside the proposed new curtilage of the heritage items.</p> <p>The submitted architectural drawings demonstrate a facility that is well articulated and of high architectural merit.</p> <p>A well considered landscape plan with appropriate species selection will augment the ‘green’ setting of the proposed facility.</p> <p>The facility has been designed with safety, security, worker comfort and ESD principles in mind and</p>



Concept Plan: Business Park Design Guidelines	
Design Element / Guideline	Compliance / Comment
<p>development by the appropriate location of buildings and boundary treatments.</p> <ul style="list-style-type: none"> To respect and respond to east-west views through the site. To allow each lot to be secure and fenced, while ensuring a high quality streetscape and landscaped transition zone between lots. To promote and demonstrate sustainable water management practices within the landscape and building design where practicable. To encourage design that is energy efficient to minimise the carbon footprint of the site. To ensure that each development can satisfactorily function within its site in relation to car parking, loading and unloading, maneuvering areas and waste management. 	<p>this is reflected in the design outcomes presented in the architectural drawing package.</p> <p>The proposed facility responds to the topography, elevated building position and proximity of residential development.</p> <p>Water and energy efficient elements have been designed into the scheme and this is reflected in the Water Management Report and Green Star Road Map submitted with the application.</p> <p>Functionality is a key to the success of the facility and therefore the car parking, loading and other service requirements have been designed to fulfil the defined requirements of the NSW Police operations.</p>
<p><i>Public Domain B2</i></p> <p>B2.2 Plant Types + Materials:</p> <ul style="list-style-type: none"> Plant selection will complement and enhance the cultural and natural patterns that exist on the site. Colour, texture and form of the proposed vegetation to be carefully selected as a new landscape layer to the site to be distinguished from original site vegetation. Plant selection to the entries to complement the existing cultural planting in terms of stature and height. Existing indigenous vegetation communities to be retained where possible. Embankment plantings to be consistent with existing indigenous species to reinforce local landscape character. Street trees consist of a selection of both exotic and native trees suitable to the site and area. Plant selection to be mindful of low water use Existing landforms of embankments to be utilised for additional landscaping, plant selection to strengthen the existing indigenous vegetation community on site. Where practicable, utilise plantings, such as palms, from 	<p>A detailed landscaped plan with a comprehensive planting schedule has been submitted with the application.</p> <p>The proposal responds to the site constraints and involves embankment plantings and low water usage species.</p>



Concept Plan: Business Park Design Guidelines	
Design Element / Guideline	Compliance / Comment
the surplus areas of the adjoining reservoir site to reduce the threat of introducing plant diseases on site.	
<p><i>Private Domain B3</i></p> <p>B3.1 Development Controls:</p> <ul style="list-style-type: none"> The maximum floor space ratio for the Business Park Precinct is 1:1. The maximum site coverage is to be 70% of the site area. The maximum building height is 16m. Generally buildings are to be oriented along an east west axis with clear building separations. Building are to have adequate separation to increase the amenity of the building in terms of visual privacy and daylight access, reduce building bulk and maintain view corridors. The areas between buildings may include landscape, parking, service and on-grade storage areas <p>In accordance with Figure B3.1.1.1 - Business Park, the site is identified as Site C. The following setbacks are to be provided for Site C:</p> <ul style="list-style-type: none"> 20m setback to eastern boundary incorporating new retaining wall to be designed in accordance with detail drawings, and street edge planting to Graf Avenue, and buffer planting at upper levels; and 6m setback to northern, western and southern boundaries. Setback zones are to be appropriately landscaped and exclude new buildings, and storage areas. A minimum of 60% of the 6m setback area must be provided as deep soil planting. The remaining 40% area may be used as circulation space, on-grade parking or hard landscaping. <p>Heritage Controls:</p> <ul style="list-style-type: none"> Development should not adversely impact the heritage palms. For all future development, maintain a 20m buffer to the proposed SHR boundary from the eastern boundary of Sydney Water's operational land. The SHR boundary should include Buildings 41 and 42 along the western site boundary of Site B in accordance with Figure B3.1.1.1. Maintain buffer to the eastern boundary of Business Park Where possible, conserve and maintain existing trees along the southern boundary of Business Park. 	<p>The proposal achieves a FSR of 0.495:1 and complies.</p> <p>The site coverage is approximately 50% and complies.</p> <p>None of the three buildings is greater than 16m in height.</p> <p>The buildings are orientated in rational format according to the site constraints and purpose of the facilities.</p> <p>The buildings have clear separation.</p> <p>The civil infrastructure works associated with Project Application MP 08_0069 include the construction of a retaining wall.</p> <p>The subject application includes a 20m setback to the eastern boundary and include buffer plantings.</p> <p>Buildings 2 and 3 have 6m setbacks to the western boundary. More than 60% of the respective 6m setbacks are deep soil landscaped areas.</p> <p>The proposal is not within the proposed new curtilage of the heritage items at the site and the proposal will not diminish the significance of any item.</p>
<p><i>Private Domain B3</i></p> <p>B3.1 Development Controls -Vehicular Access, Parking + Servicing:</p>	Vehicle access complies with the requirements and is from Brunner Rd and also Rookwood Rd.



Concept Plan: Business Park Design Guidelines	
Design Element / Guideline	Compliance / Comment
<ul style="list-style-type: none"> • Vehicular access to Sites B and C is to be provided from the southern access road off Bruncker Road and/or from Rookwood Road. • Vehicular access to Sites C and D is to be from Bruncker Road. • Individual secure access is to be provided for each site. • Main building entries are to be legible from the site entry and safely accessed by pedestrians from public roads and on-site carparking areas. • A helicopter landing area is permitted in the northern area of Site C, where conflicts between vehicular access are to be avoided, where impact on existing residences and future Business Park occupants is minimised. • Car parking shall not encroach into setback areas. • Refer to Bankstown Development Control Plan 2005, Part D8 Parking. • Provide vehicular, pedestrian and cycle access to the Sydney Water, NSW Police Force and Energy Australia sites from Bruncker Road along the eastern boundary of Reservoir 2. • Provide vehicular, pedestrian and cycle access to the Sydney Water, NSW Police Force and TransGrid sites from Rookwood Road along the southern boundary of TransGrid site. • All internal roadways are to have minimum width suitable to the proposed activities of the site and in accordance with Concept Plan: Design Guidelines. • All internal driveways, circulation and parking areas are to be sealed with hard standing, all weather material that complies with appropriate Australian Standards. <p>On-grade Parking:</p> <ul style="list-style-type: none"> • Parking to be provided generally in accordance with rates included in Part D8 – Parking of the Bankstown DCP 2005. • Water Sensitive Urban Design measures should be incorporated in the design of parking areas (Refer Section 4). • Where practicable, avoid large expanses of paved areas and to provide easy accessibility to buildings; large parking lots should be divided into smaller areas and located around the site that takes into account the operational requirements such as truck turning areas, hard-stand and external storage. • The visual impact of on grade car parking is to be minimised by incorporating car parking with landscape design including screening vegetation surrounding car parking areas & allocating employee parking to the rear or side of buildings. The landscaping and screening 	<p>The building and site entries will be secure.</p> <p>The building entry to the two buildings containing offices (i.e. buildings 1 and 2) are legible from the respective site entries.</p> <p>The proposed helicopter landing site is located in the northern section of the site as prescribed and is positioned in accordance with the technical requirements as identified in the Helicopter Landing Site – Review of Facility Requirements (prepared by PSNK Aeronautical Services – Annexure 3).</p> <p>Vehicular, pedestrian and cycle access is to be provided as required, in accordance with the civil works Project Application.</p> <p>All internal roads, circulation, and parking areas have been designed to accord with the Concept Plan Guidelines, relevant Australian Standards and Bankstown Council's DCP requirements.</p> <p>The nature of the proposed use is such that a large area of hardstand and paved areas are required to service the proposed parking facilities, loading bays and vehicular workshop areas at the site.</p> <p>Where possible the areas have been broken up with landscaping or a change in texture and finishes. To this</p>



Concept Plan: Business Park Design Guidelines	
Design Element / Guideline	Compliance / Comment
<p>vegetation is not to impede any security surveillance or lighting spill.</p> <ul style="list-style-type: none"> Landscaping shall be adequately distributed throughout parking lots to reduce the effect of heat and glare from pavement. Buildings shall be separated from parking areas by landscaping and walkways. Wherever security gates are provided, sufficient driveway space should be provided outside of the gate area for visitors. <p>Servicing:</p> <ul style="list-style-type: none"> Loading and service areas are to be located away from the surrounding residential development. Service areas should be separated from pedestrian access paths. <p>Pedestrian and Cycle Access:</p> <ul style="list-style-type: none"> All pathways and ramps should comply to the minimum Australian Standards. Street furniture should be kept clear of pathways. All surfaces should be stable, even and constructed of slip resistance materials. Different colour or texture material shall be used to define primary pedestrian access ways on site. High quality safe and accessible pedestrian access is to be provided to all public areas on the building and the site. Clearly defined pedestrian pathways are to be provided between proposed developments and along local roads and should be well connected to the streets. Pedestrian access ways and vehicle access ways are to be separate and clearly distinguishable. Each side is to provide suitable cycle lockers for staff and bicycle racks for visitors. Dual pedestrian cycleway to be clearly identified through suitable line marking and signage. 	<p>ends it is noted that the large storage yard at the southern end of the site is to be paved with recycled permeable paving.</p> <p>The proposed landscaping has been designed so that it does not hinder the security of the site, i.e. such that low ground covers are used where appropriate along side boundaries and near entries.</p> <p>Loading and service areas are generally faced internally to the site so that they do not address residential properties to the south and south east.</p> <p>The site is capable of complying with the pedestrian and cycle requirements.</p>
<p><i>Design Guidelines B4</i></p> <p>B4.1 - Building Design:</p> <ul style="list-style-type: none"> Long horizontal articulations shall be incorporated into the design of buildings to balance the proposed monumental vertical planting and to reduce the bulk of buildings given that the site is located on a plateau. Appropriate sized roof overhangs should be incorporated in the roof design to keep the unwanted summer sun from heating the interior of the building, reduce the amount of direct solar radiation that strikes the surface and also to improve the aesthetic character of the building. Building facades to road frontages should be articulated 	<p>All three of the proposed buildings have strong horizontal elements and this is demonstrated in the architectural perspective drawings submitted with the application.</p> <p>The office buildings include appropriately sized overhangs and vertical elements that will provide screening from the summer sun.</p>



Concept Plan: Business Park Design Guidelines	
Design Element / Guideline	Compliance / Comment
<p>where the frontage is longer than 40m by:</p> <ul style="list-style-type: none"> - Varying the facade alignment and height - Varying the materials and colours - The use of sun shading devices - Cantilevered or overhanging elements - Breaking up the facade with windows or the use of structural features <ul style="list-style-type: none"> • A comprehensive material and colour scheme shall be developed for each site. Material and colour variations in multi-building complexes shall be complementary and compatible among structures. • Large expanses of a single material shall be articulated with structural elements, windows or horizontal elements. • Large expanses of highly reflective surface and mirror glass exterior walls shall be avoided to prevent heat and glare impacts on the adjacent public streets and properties. • Any minor buildings on sites, covered storage areas or shade areas, are to be designed to complement and coordinate with the main building on the site. • The design of all communication facilities such as towers and their service cabinets/huts, should be consistent with the desired built form character for the Business Park and should not be visually obtrusive or interfere with the operation of the adjoining properties. • All communications facilities should be established following consultation with landowners of the adjoining properties. <p>B4.2 – Building Entries:</p> <ul style="list-style-type: none"> • A combination of hardscape such as textured paving, water features and landscaping should be used to provide emphasis to entrances to buildings. • Building entries must be visible from the street & convenient pedestrians. • Building entries are to be a clearly identifiable element of the building in street. • Provide sheltered and highly visible spaces on the building entry for safe and secure access. • Entries must be designed to allow access to all people & movement furniture. 	<p>Building 2 addresses an internal road and is well articulated with well proportioned horizontal and vertical elements, fin elements, protruding overhang, covered entry and varying external materials and colours.</p> <p>Building three is a warehouse building, yet includes good articulation through the use of textured external finishes, variation in colouring and use of overhang/protruding elements.</p> <p>The proposed telecommunications towers have been located with regard to the location of the helipad and also having regard to the proportions, bulk and scale of the proposed buildings. The final design of the towers is to be finalised, however their consistency with the remainder of the proposed buildings can be dealt with by way of conditions of consent for the project.</p> <p>The building entries have been designed to be functional, easily identifiable, secure and visually interesting. The proposal generally complies with the requirements of B4.2.</p> <p>The design of the three buildings incorporates a rich pallet of textured finishes and colours.</p>



Concept Plan: Business Park Design Guidelines	
Design Element / Guideline	Compliance / Comment
<ul style="list-style-type: none"> All street frontage entries are preferred to have clear glazing. Separate entries for pedestrian and cars are to be provided that, where practicable, include cycle ways as shared corridors with pedestrians. <p>B4.3 – Façade Design + Materials:</p> <ul style="list-style-type: none"> Building materials are to complement the surrounding landscape and ensure high standard of visual and environmental quality. Roof ventilation, exhaust towers, hoppers should, where possible be located such that they are not visible from the adjoining residential development and must be effectively screened from view using roof structures and architectural elements designed as an integral part of the building. The use of glazing, steel & lightweight cladding for buildings is encouraged (but glazing should be divided into sections to articulate large expanses of glass and reinforce horizontal lines and built form). The external wall colour of buildings which could be easily viewed from the surrounding residential development should be a non-reflective colour of natural tones, avoiding the use of bright prominent colours. Limit one predominant external material to be applied on the exterior of the building, however few varieties accent colours are acceptable. The use of low maintenance and robust materials are encouraged. Materials and colours for roofs should be non-reflective. Preference should be given to materials derived from renewable sources or those that are sustainable and generate a lower environmental cost, recycled materials and durable (eg plantation rather than old growth timber). Avoid materials that are likely to contribute to poor internal air quality such as polyurethane or those that may create a breathing hazard in case of a fire. <p>B4.4 – Sustainable Development:</p> <ul style="list-style-type: none"> Commercial buildings should achieve a minimum of 5 star Building Greenhouse rating in respect to energy efficiency. The orientation, internal layout and design of the building should minimize energy consumption. Aspects to consider: <ul style="list-style-type: none"> Passive solar access Natural light to internal areas Natural cross ventilation Solar access to outdoor recreational areas Use of landscaping to reduce thermal load In designing the building consideration should be given to 	<p>The proposed landscape theme complements the proposed external building finishes and careful consideration has been given to the species and height upon maturity of vegetation.</p> <p>The proposal is supported by an Architectural Design Intent Statement (prepared by HBO + EMTB) which outlines the built form and urban design matters relating to the design (Annexure 8).</p> <p>The proposal is also supported by a architectural drawing package and materials and finishes board which demonstrates compliance with the majority of the guidelines outlined in B4.3.</p> <p>The proposed facility is purpose designed Police Facility that includes elements that are more akin to industrial uses and therefore the 5 star minimum does not apply to the proposal.</p> <p>Notwithstanding, a minimum 4 star rating is sought for the facility and a Green Star Road Map has been</p>



Concept Plan: Business Park Design Guidelines	
Design Element / Guideline	Compliance / Comment
<p>utilising large areas of roof space for generating electricity via solar panels or other relevant technology.</p> <ul style="list-style-type: none"> Materials for construction should seek to have recycled content such as: <ul style="list-style-type: none"> Concrete that utilises slag and fly ash Structural and reinforced steel that uses recycled steel content Certified plantation or engineered timber materials Where appropriate incorporate biowalls (green walls) in the design of the buildings which will act as a biofilter, add insulation to a facade, reduce the destruction caused by UV rays, help reduce the rates of stormwater runoff, as well as be an aesthetic feature of the building. Water conservation techniques should be employed as outlined in Section B4.8. <p>B4.6 – Site Landscaping + Layout:</p> <ul style="list-style-type: none"> Large scale landmark planting that reflect the history of the site such as Kauri Pines and palms, should be included in the design to further develop a distinctive landscape character of the site. Encourage large complementary planting to provide a landscaping setting for the buildings. Encourage shading of car parking areas Encourage boulevard like accessways to facilitate comprehension of the site. Earth mounding can be provided within the setbacks to reduce noise impacts on the surrounding development. <p>B4.7 – People Places:</p> <ul style="list-style-type: none"> Open space areas are to be provided for employees and visitors within or adjacent to landscape areas. Horizontal facade elements are to be provided to unify buildings and provide sun-shading. Passive recreational areas are to be incorporated within the building design with outlooks to reservoirs and city skyline. <p>B4.8 – Water Management:</p> <ul style="list-style-type: none"> Water sensitive urban design measures should include: <ul style="list-style-type: none"> Grassed swales instead of conventional kerbs and channel drainage in appropriate locations Filter strips such as maintained grass or vegetated strips Stormwater filtration measures at the end of swales and /or open drains Stormwater runoff from roofs should be collected into a 	<p>prepared and supports this application.</p> <p>A Water Management Report has also been prepared which includes recommendations with regard to adoption of water conservation techniques that are capable of being employed within the respective buildings.</p> <p>A detailed landscape plan with planting schedule has been submitted.</p> <p>The plan demonstrates that the proposed landscaping regime accords with the relevant requirements of B4.6.</p> <p>Given the nature of the proposed use of the site and relatively onerous servicing requirements to support that use, there is limited opportunities to provide open space for employees and visitors. Notwithstanding, the landscape plan incorporates areas where passive recreation can occur within the site boundaries.</p> <p>The submitted Water Management Report includes recommendations with regard to adoption of water conservation techniques that are capable of being employed within the site and the Plan of Concept Drainage and Civil Works identifies water sensitive design</p>



Concept Plan: Business Park Design Guidelines	
Design Element / Guideline	Compliance / Comment
<p>rainwater tank to irrigate landscaped areas or for toilet flushing.</p> <ul style="list-style-type: none"> • Incorporate gently sloping grassed areas or recessed basins into car parks to encourage detention and retention of run-off. • Parking area could be constructed with porous pavement to prevent runoff. • The design of buildings should include rainwater harvesting and plumbing for non-potable water use within the individual sites. <p>B4.9 – Individual Site Entries and Signage:</p> <ul style="list-style-type: none"> • Land owners should consider prohibiting kerbside parking and access to lots near site entry to increase the amount of landscaping. • Provide an entrance sign adjacent to the lot entry where desired by land owners. The design of signage should complement the landscaping. • All advertising signs must comply with Part D9 of Bankstown DCP 2005. • Directory sign must be located parallel to road boundary to facilitate legibility. • Signage must relate to the use occurring on the respective property. • Signs are to be visible from the street level and nearby higher buildings. • Limit only one primary sign per lot entry along public streets. <p>4.10 – Fences:</p> <ul style="list-style-type: none"> • Fencing should be erected within a landscaped setback. • A 2.95m high security chain link fence to be provided along the eastern boundary of Sydney Water's operation land (refer Figure 2.1.1, pg 7) • Solid, pre-painted metal fencing should not be used because of it's poor visual appearance. If required for security reasons it should be screened by landscaping • Dark coloured palisade fencing is encouraged where appropriate. • Wherever chain linked fences are used for security purposes, landscaping shall be provided to screen the fence. • All fences shall be made of durable and weather resistant material. • Fences to be provided along street edges and between adjoining property owners. 	<p>elements including the following:</p> <ul style="list-style-type: none"> • Bio-retention swales; • 3 x rainwater tanks to reuse runoff • Above ground OSD basins; and • Gross pollutant traps to remove sediment, debris, organic matter and litter. <p>All signage will comply with the relevant guidelines of B4.9.</p> <p>Proposed fencing is within a landscaped setback and shall be made of durable and weather resistant material.</p> <p>Appropriate vegetation species are proposed so that landscaping, where possible, will soften the visual impact of boundary fences, but will not to impede security surveillance and lighting spill.</p>



Concept Plan: Business Park Design Guidelines	
Design Element / Guideline	Compliance / Comment
<ul style="list-style-type: none"> Where possible landscaping should be used to soften the visual impact of boundary fences, however the landscaping and screening vegetation is not to impede any security surveillance or lighting spill. <p>B4.11 – Safety and Security:</p> <ul style="list-style-type: none"> Design of buildings and landscaping should ensure natural surveillance of pathways and open space setback areas around buildings is possible from within buildings or from adjoining roads. Building design should ensure building entrances are visible. Appropriate lighting should be provided to all pedestrian paths, parking areas and building entries to identify and encourage use of safe access routes. Planting within car parks and along internal pedestrian paths should not include foliage between the heights of 0.5m and 2m to allow for passive surveillance <p>B4.12 Lighting:</p> <ul style="list-style-type: none"> Accent illumination can be provided at key location such as building entrances and driveways External lighting should be integrated into building form and designed to accentuate architectural form and features. External lighting fixture design shall be compatible with the design and the use of the principal structure on the site All exterior light fittings shall be energy efficient types. <p>B4.13 - Waste Management and Recycling:</p> <ul style="list-style-type: none"> Use sustainable building materials that can be reused and recycle. Adequate garbage and recycling areas must be provided on every buildings. Storage areas for rubbish bins are to be located away from the front of the development and are to be screened. 	<p>The facility will be restricted to use by the NSW Police Force. Appropriate security measures are proposed including the following:</p> <ul style="list-style-type: none"> 24 hour staffing; Perimeter fencing; Secure entry points (both to the site and to each building); Closed circuit surveillance cameras; External security lighting; and Guard surveillance. <p>A waste management plan will be prepared prior to issue of a Construction Certificate in accordance with the guidelines of B4.13 and the relevant Bankstown DCP requirements.</p>

Table 4: Assessment against Concept Plan Design Guidelines.

The proposal is permissible development in accordance with the proposed zoning for the for the subject site in the Draft Concept Plan (B7- Business Park). The proposal complies with the key built form controls as outlined in the Business Park Design Guidelines within the Draft Concept Plan including the maximum FSR, building alignment controls and building height control.

The proposed Police Facility will facilitate the development of the site in accordance with the envisaged land use and the 'Business Park Vision' as proposed in the Draft Concept Plan.

4.6.3 Visual Impact

A detailed Visual Analysis prepared by Richard Lamb and Associates (refer to Annexure 9) has also been submitted with the proposal.



The report was commissioned as a result of the Director General's Requirements with regard to Visual Impact. Specifically the report considers the potential development of the subject land for use as a Police Facility with respect to potential visual impacts.

The report details the visual character of the site, its context, and its visual exposure to places outside the site. The report assesses the suitability of the subject site for development as a Police Facility and identifies the opportunities and constraints of the land with regard to potential visual impacts.

The following analysis and conclusions are taken from the Executive Summary of the report.

- *“Landscaped areas are mostly confined to the site boundaries and the steep embankment on the eastern boundary of the site.*
- *The site is relatively level and is elevated above the lands to the east by the effect of filling of the site. A steep embankment which runs parallel to Graf Avenue also physically separates the site from existing development to the east.*
- *The site has a derelict character with some areas of small stockpiles, unformed or badly degraded tracks and small roads. It has no visually significant vegetation or built structures.*
- *The visual context of the subject site and the locations to which it is predominantly exposed can be divided into two main character types. These are the residential and industrial areas in the vicinity of the site.*
- *The scenic character of the immediate locality of the subject site is considered to have a scenic quality rating of low quality on a scale from high to low (ie, the lowest ranking), when judged within a range of landscapes.*
- *The visual features of the subject site, both elements that contribute or detract from the scenic qualities of the land, were identified and mapped (refer to Figure 3). The main features of the site are the relatively level land surface, the elevated position of the site, the views eastwards to the CBD and the proximity to heritage items on adjoining lands.*
- *There are public domain viewing locations that range in sensitivity from low to medium ranking.*
- *The most sensitive public viewing locations are in the vicinity of Graf Avenue and the Greyhound Social Club.*
- *The overall viewer sensitivity relating to views towards the site from the private domain is assessed as having low to medium effects. The most sensitive private viewing locations are in the vicinity of Graf Avenue and in the vicinity of Brunner and its intersection with Sutherland, Anthony and Lambert Streets.*
- *The existing visual exposure of the site is restricted by topography and the screening and filtering effects of intervening buildings. Due to the elevated location of the site relevant to most surrounding areas, there are no locations in the visual catchment in which the entire site is visible. In most views it is only possible to identify the site by development in adjacent land parcels such as the storage sheds in the Sydney Water lands to the north of the site and the Canary Island Palms to the west. There are no significant elements within the site that are visible from these viewing locations.*
- *The most visible part of the site from most locations is the embankment that separates the site from its eastern neighbours.*
- *The visual exposure of the site would be increased as a result of the proposed development. This would be a consequence of any development of the site given that no buildings or other elements of any significant height presently exist within the site. Most views towards the site that would experience some residual visual exposure of the proposed buildings are restricted by the effects of intervening vegetation and buildings.*
- *The area in the vicinity of Graf Avenue and the Greyhound Social Club has been ranked as having moderate to high residual visual exposure to the eastern part of the site. Other areas*



within the visual context with views to the site have been ranked as either having low to moderate visibility or highly restricted to low visibility.

- *Overall the visual effects of the proposed development on its total visual catchment were assessed to be Low to Moderate. This is a ranking at the lower end of a five point ranking scale where low is the lowest effect possible and high the greatest.*
- *It is assessed that there is a high visual compatibility between what is proposed and the existing visual context in which it would be viewed. This is mostly as a response to the industrial character of much of the visual catchment, as well as to the long association of the site with the semi industrial character of the Sydney Water lands generally.*
- *The future development of the eastern and south western portion of the Sydney Water lands will be of a semi industrial or business park to industrial character. As such, the development of the Sydney Water lands generally will increase the compatibility of the proposal and reduce any potential impacts of the Police Facility.*
- *The proposed development would not have adverse impacts on identified sensitivity zones. In summary there would be Low to Moderate visual impact on views from the Moderate sensitivity zone for public domain locations, such as from locations in the immediate vicinity of the Greyhound Social Club. There would be Low impacts on private domain locations. There would be no significant impacts on Low sensitivity zones such as the intersection of the Hume Highway and Brunker Road.*
- *The proposed development was not assessed as having a high level of impact on any viewing location. This is primarily as a consequence of the summation of assessment factors such as visual character, scenic quality, visual sensitivity and the compatibility of the proposed development with the character of the visual context of the site.*
- *In conclusion, it was assessed that the change in visual character of the site would be in keeping with the industrial character of the area generally and compatible with it. It is not considered that the development would be unacceptably prominent when viewed from external locations or that it would be considered incompatible by the viewing public and local residents.*
- *In this regard our assessment concludes that the subject site can successfully support the proposed development without resulting in any unacceptable visual impacts."*

4.6.4 Traffic

A Traffic Report prepared by Masson Wilson Twiney Pty Limited has been submitted with the Project Application (refer to Annexure 7) and which assesses the traffic and parking details and implications of the proposal based on an expected maximum number of employees at the site of 400.

The Report points to the fact that a detailed traffic and transport assessment has been undertaken as part of the Concept Application for the Potts Hill site.

The Report indicates that the Concept Plan Traffic and Transport Assessment was based on the following employee numbers for the Eastern Employment Precinct:

- Sydney Water Corporation: 450 employees;
- NSW Police: 400 employees
- Energy Australia: 50 employees; and
- Transgrid: No permanent employees on site.

The Concept Plan assessment is therefore considered to have appropriately assessed the development potential, and thus traffic generation potential, of the proposed new NSW Police Facility as part of the broader employment precinct.



The Concept Plan Traffic and Transport Assessment identified transport infrastructure improvements and site access arrangements necessary to facilitate redevelopment of the site. The identified improvements form part of the works proposed in accordance with the Civil Infrastructure Works - Stage 1, MP 08_0069.

The Traffic Report concludes the following:

“This assessment has been undertaken to consider the traffic and parking implications of the proposed new NSW Police facility within the employment precinct to be redevelopment Potts Hill Reservoirs site.

A detailed traffic and transport assessment has been undertaken for the Concept Plan development of surplus Sydney Water land at the Potts Hill reservoir site. This assessment included as part of the concept plan, the operation of the proposed new NSW Police facility within the employment precinct of the Potts Hill site.

The proposed Police facility is consistent with the Concept Plan land use assumptions with regard to:

- *Traffic generation potential;*
- *Parking provisions; and*
- *Site vehicle access arrangements.*

The Concept Plan identified the road infrastructure requirements necessary to accommodate redevelopment of the employment precinct which included the construction of:

- *New access road and intersection at Rookwood Road; and*
- *New access road and intersection at Brunner Road.*

These and other works will be provided as part of the package of infrastructure works associated with the Concept Plan.

As the proposed new NSW Police facility is consistent with the land use (traffic generation) assumptions of the Concept Plan, no additional works beyond those identified as part of the Concept Plan traffic and transport assessment are required to satisfactorily accommodate the proposed development.

The proposed on site parking and service vehicle arrangements have been assessed and determined to comply with the relevant DCP and AS2890 requirements. Notwithstanding, the above, the proposed car parking and service vehicle arrangements are considered to be appropriate to accommodate the operational demands of the proposed new NSW Police facility.”

4.6.5 Utilities Infrastructure

As discussed throughout this EA, a project application for civil infrastructure works relating to the proposed employment lands at the Potts Hill Reservoirs site has been lodged (MP 08_0069).

The civil infrastructure proposal includes subdivision, demolition, bulk earthworks (including excavation and compaction), soil remediation and installation of site infrastructure. The works are within the terms of the concept plan (MP 07_0099) proposed by Landcom and Sydney Water.

The utility infrastructure servicing the site is detailed in section 2.5 of the Environmental Assessment which supports MP 08_0069. The EA states that *“the Eastern Precinct and Bunker*



Street (sic) Site are accordingly well serviced by utility services and infrastructure capacity appears not to be an issue”.

Nonetheless, during the demolition, excavation and remediation phases of the civil and infrastructure works proposal, all services and utilities at the eastern precinct site will be decommissioned and temporarily disconnected.

Upon completion of the infrastructure works associated with MP 08_0069 all services will be reconnected and the proposed Police facility site will be delivered in a clean state fully serviced with a reticulated water system, connected to the local sewerage system and connected to electricity, gas and the telecommunications systems.

Stormwater is dealt with in accordance with the Concept Drainage and Civil Works Plans included in the drawing package.

In terms of waste management, it is expected that very little, if any waste will be generated from construction phase given the delivery of the site in a clean, ‘ready to build’ post the civil infrastructure works.

On-going waste management during operation of the Police Facility will accord with trade waste agreements to be negotiated with future external providers and these will be consistent with the NSW Government’s Waste Reduction and Purchasing Policy (WRAPP).

4.6.6 Impacts on Water Quality and Drainage

The proposal is supported by a detailed Plan of Concept Drainage and Civil Works and a Water Management Report (refer to Annexure 5 and 1 respectively), both prepared by Steve Paul and Partners.

The proposed stormwater management and drainage regimes are consistent with the requirements of the Bankstown Council DCP Part D7. Specifically the Water Management Report identifies water efficient fixtures capable of being installed within the new development.

The Plan of Concept Drainage and Civil Works identifies water sensitive design elements including the following:

- Bio-retention swales;
- 3 x rainwater tanks to reuse runoff
- Above ground OSD basins;
- Pervious pavers pavement to car spaces; and
- Gross pollutant traps to remove sediment, debris, organic matter and litter.

4.6.7 Ecologically Sustainable Development (ESD)

The project team has sought to achieve positive ESD outcomes for the development and have therefore included these considerations in the design process from an early stage.

A Green Star Road Map has been prepared for the proposal (refer to Annexure 4) with the aim of achieving a minimum 4 star Green Star rating for the office buildings (Building 1 and Building 2).

The Road Map includes an Initial Assessment Overview which indicates that the proposal as it stands is capable of achieving a minimum 4 Green star rating. Further, the Road Map outlines elements or a path to achievement of a higher rating (5 Star).



The proposal is considered satisfactory with regard to ESD principles.

4.6.8 Energy Savings Action Plan

The building has been designed to minimise energy consumption and reduce greenhouse gas emissions.

An Energy Savings Action Plan can not be formulated until operating base loads of energy can be determined and therefore by its nature, the ESAP will be formulated, in accordance with the requirements of the Department of Water and Energy and Guidelines for Energy Savings Action Plans, and implemented post construction and after commencement of operations at the site.

Notwithstanding the above, a Green Star Road Map has been prepared for the proposal (refer to Annexure 4) which includes targets for energy efficiencies.

4.6.9 Helipad

PSNK Aeronautical Services have reviewed the physical characteristics and operational requirements for the operation of a helipad at the site.

A Review of Facility Requirements report has been prepared and is submitted with this application (refer to Annexure 3).

The report finds that a facility generically known as a helipad requires the provision of the following three key elements:

“Safety Area:

The safety area provides an area within which the helicopter can operate clear of obstacles, the primary function being to protect the rotor system from striking an object. The minimum dimension of a safety area is twice the overall length of the design aircraft which for the Potts Hill HLS design helicopter is 35 meters by 35 metres. The proposed amendments to Annex 14 Volume II confirm that the safety area does not need to be load bearing but needs to also include a side slope rising at Potts Hill Helicopter Landing Site Facility Requirements 45 degrees along the edge of the primary safety area to protect the lateral sides of the helipad area.

Final Approach and Take-Off (FATO) Area:

The FATO is located within the safety area and provides the defined area over which the final phase of the approach manoeuvre to hover or landing is completed and from which the take-off manoeuvre is commenced. Where the FATO is to be used by Performance Class 1 helicopters, the defined area includes the rejected take-off area available which for the Bell 412EP helicopter is 23 metres by 27 metres. Analysis of helicopter types indicate that the B412EP criteria are the most significant as other types have smaller HLS requirements for PC1 operations.

Touchdown and Liftoff (TLOF) Area:

The TLOF is a load bearing area on which a helicopter may touch down or lift off. The latest ICAO provisions include a revised minimum TLOF dimension of 0.83 times the critical design helicopter dimension. The minimum TLOF dimension for the Potts Hill HLS design helicopter is therefore 14.5 metres for a facility that is coincident with the surrounding ground. The TLOF for an elevated helipad is assumed to be coincident with the FATO and therefore of the same dimensions as the FATO (23m x 27m).”



The report considers aspects dealing with the required 'Helipad Structural Loading Criteria', 'Flightpath Area Protection Surfaces', the 'Application of Design Criteria to the Potts Hill HLS', 'Flightpath and HLS alignment considerations' and the 'Bankstown Airport Traffic Flows'.

In summary the analysis presented in the report identifies that the establishment of a helicopter landing site (HLS) at the Police facility site is a "*feasible and practical proposition with helicopter operations able to be conducted independently to operations by helicopters and fixed wing aircraft operating at Bankstown Airport*".

It is noted that the proposed location and dimensions of the helipad accord with the identified requirements in the PNSK Aeronautical Services Review of Facility Requirements report.

4.6.10 Regional Strategic Planning Context

Metropolitan Strategy

Within *City of Cities*, the State Government's metropolitan strategy, the site forms part of the West Central Subregion. A draft Subregional Strategy for the area was released in December 2007.

The vision of the West Central Subregion is that it will:

- Continue to enrich its economic role as the gateway to Western Sydney
- Be a desirable place to live, work and play
- Excellent access to public transport, generous open space areas and a culturally rich and diverse community
- Continue strong employment and population growth

The draft West Central Subregional Strategy recognises that the Potts Hill Reservoirs Land could be developed as Employment Lands and so take advantage of the site's proximity to the Chullora Industrial Park (p.38).

The proposal is consistent with the Metropolitan and Sub-regional Strategies.



5.0 STATEMENT OF COMMITMENTS

The NSW Police provides the following Statement of Commitments outlining how the project will be managed to minimise adverse environmental, social and economic impacts during the construction phase and during the operational phase of the facility.

5.1 General

- "1. The development will be carried out in accordance with the Project Application and Environmental Assessment (dated November 2008) prepared by SJB Planning, including accompanying Annexures and the associated drawings prepared by HBO + EMTB*
- 2. The applicant will obtain all necessary licences, permits and approvals required by State and Commonwealth legislation and relevant Bankstown City Council policies including Construction Certificates."*

5.1.1 Transport and Parking

- "3. Car parking will be provided in accordance with the traffic report by Masson Wilson Twiney (October 2008).*
- 4. Access, servicing and layout arrangements will be provided in accordance with AS 2890.1:2004 and AS 2890.2:2002."*

5.1.2 ESD

- "5. The construction and operation of the Police Facility will be undertaken with the aim of obtaining, at minimum, a 4 star, Green Star Rating in accordance with the Green Star Road Map prepared by Medland Metropolis (dated 24 October 2008)."*

5.1.3 Energy Efficiency

- "6. An Energy Savings Action Plan will be formulated, in accordance with the requirements of the Department of Water and Energy and Guidelines for Energy Savings Action Plans, and implemented post construction and after commencement of operations at the site."*

5.1.4 Landscape

- "7. Landscaping will be provided in accordance with the Landscape Plan prepared by HBO + EMTB (drawing No. L003 – Revision A)."*

5.1.5 Stormwater Management

- "8. Stormwater runoff from the site will be managed in accordance with the Plan of Concept Drainage and Civil Works prepared by Steve Paul and Partners and dated October 2008. Final design plans for drainage systems will be prepared by a qualified practicing Civil Engineer and will be consistent with the Plan of Concept Drainage."*

5.1.6 Waste Management

- "9. A waste management plan will be prepared prior to commencement of works and will be implemented to ensure that suitable waste management processes and waste storage areas*



that support the principles of waste avoidance, reuse and recycling are incorporated into the design of the building and during the construction phase of the project."

5.1.7 Utilities

"10. Details of the location and specification of all proposed utilities and servicing arrangements will be provided with the application for a Construction Certificate."

5.1.8 Construction

"11. The Plan of Concept Erosion Control & Site Management prepared by Steve Paul and Partners and dated October 2008 will be implemented.

- 12. General constructions hours will be as follows:*
- Monday to Friday 7:00 am to 6:00 pm, and*
 - Saturday 7:00 am to 3:00 pm."*



6.0 CONCLUSION

The Project Application for a new Police Facility on a section of the Potts Hill Reservoir Lands site has been prepared in full accordance with the Director-General's Requirements, the site Concept Plan and relevant State and local planning controls.

The proposal, which seeks to relocate the majority of the existing operations from the Police Facility at Zetland, will meet the operational and security needs of the Police while making a significant positive contribution to the built environment of the Reservoirs site and the surrounding area.

Based in the detailed Environmental Assessment, including the wide range of supporting material provided, the proposal will have no significant environmental impact.

Approval of the application is sought.



ANNEXURES



Annexure 1

Water Management Report (prepared by Steve Paul and Partners)



Annexure 2

Quantity Surveyors Statement (prepared by McCredie Richmond Partners)



Annexure 3

Helicopter Landing Site – Review of Facility Requirements (prepared by PSNK Aeronautical Services)



Annexure 4

Green Star Road Map (prepared by Medland Metropolis)



Annexure 5

Plan of Concept Drainage and Civil Works (prepared by Steve Paul and Partners)



Annexure 6

BCA Compliance Report (prepared by BCA Logic)



Annexure 7

Traffic and Parking Assessment Report (prepared by Masson Wilson Twiney)



Annexure 8

Architectural Design Intent Statement (prepared by HBO + EMTB)



Annexure 9

Visual Analysis Report (prepared by Richard Lamb and Associates)