

**Preferred Project Report – NSW Police Facility, Potts Hill
Part 3A Project Application No. MP 08_0050**



Sydney
Level 2, 490 Crown St
Surry Hills SW
2010 Australia
T 02 9380 9911
F 02 9380 9922

Melbourne
Level 1, Building D
80 Dorcas St
Southbank VIC
3006 Australia
T 03 8648 3500
F 03 8648 3599

sjb.com.au
planning@sjb.com.au

**Preferred Project Report for NSW Police Force Facility, Potts Hill Reservoirs Site,
Rookwood Road, Potts Hill**

6 March 2009





TABLE OF CONTENTS

1.0 Introduction	4
2.0 Description of preferred project	5
2.1 Project Overview and Summary of the Key Changes	5
2.2 Capital Investment Value	6
2.3 Development Details	6
2.4 Description of Works	6
2.4.1 Demolition, Excavation and Subdivision	7
2.4.2 Erection of Buildings	7
2.4.3 Car Parking and Servicing	8
2.4.4 Helipad	8
2.4.5 Telecommunication Towers	9
2.4.6 Storage Yard	9
2.4.7 External Finishes	9
2.4.8 Landscaping	10
2.4.9 Infrastructure and Services	10
2.5 Use and Security	10
2.6 Hours of Operation and Number of Employees	11
2.7 Documentation	11
3.0 Environmental Assessment of Preferred Project	13
3.1 Site Description	13
3.2 Statutory Planning Context	14
3.2.1 Part 3A of the Environmental Planning and Assessment Act 1979	14
3.2.2 Police Facility (MP 08_0050)	15
3.3 Relevant Statutory and Policy Controls	15
3.3.1 State Environmental Planning Policy (Infrastructure) 2007	15
3.3.2 State Environmental Planning Policy No 19— Bushland in Urban Areas	16
3.3.3 State Environmental Planning Policy No 33— Hazardous and Offensive Development	16
3.3.4 State Environmental Planning Policy No 55 – Remediation of Land	16
3.3.5 Draft State Environmental Planning Policy No 66— Integration of Land Use and Transport	17
3.3.6 Bankstown Local Environmental Plan 2001	17
3.3.7 Bankstown Development Control Plan 2005	18
3.4 Key Issues	20
3.4.1 Urban Design and Built Form	20
3.4.2 Compliance with Concept Plan	21
3.4.3 Visual Impact	23
3.4.4 Traffic	23
3.4.5 Utilities Infrastructure	25
3.4.6 Impacts on Water Quality and Drainage	25
3.4.7 Ecologically Sustainable Development (ESD)	26
3.4.8 Energy Savings Action Plan	26
3.4.9 Helipad	26
4.0 Response to Submissions	28
5.0 Statement of Commitments	29
6.0 Conclusion	30



List of Figures

- Figure 1: Aerial photograph of site
Figure 2: Extract from "Plan showing proposed subdivision of part of Sydney Water land at Rookwood Road and Brunner Road, Potts Hill, being Lot 2 D.P.225818 and Lot 1 D.P. 610303 in Bankstown and Auburn LGA.'s" prepared by YSCO Geomatics and dated 29 July 2008.

List of Tables

- Table 1: Basic development information
Table 2: Schedule of architectural drawings
Table 3: Assessment against requirements of Bankstown Development Control Plan 2005

List of Annexures

- Annexure 1: Summary of Construction Cost prepared by McCredie Richmond Partners Pty Ltd and dated 26 February 2009
- Annexure 2: Helicopter Landing Site – Review of Facility Requirements prepared by PSNK Aeronautical Services dated October 2008
- Annexure 3: "Notes responding to issues raised in Sydney Water letter (Peter Byrne) of 17 Dec" prepared by PSNK Aeronautical Services
- Annexure 4: Water Management Report prepared by Steve Paul and Partners and dated 20/02/2009
- Annexure 5: Green Star Road Map prepared by Medland Metropolis and dated 12/02/2009
- Annexure 6: Plan of Concept Drainage and Civil Works prepared by Steve Paul and Partners and dated 18/02/2009
- Annexure 7: Traffic Report prepared by Masson Wilson Twiney and dated 6/03/2009
- Annexure 8: Architectural Design Intent Statement prepared by HBO + EMTB and dated 26/02/2009
- Annexure 9: Visual Analysis Report prepared by Richard Lamb and Associates and dated February 2009
- Annexure 10: Compliance Table - Concept Plan: Business Park Design Guidelines prepared by SJB Planning
- Annexure 11: Table of Submission Issues and Responses prepared by SJB Planning
- Annexure 12: Revised Statement of Commitments prepared by SJB Planning
- Annexure 13: Building Services Design Statement prepared by Medland Metropolis and dated 19 February 2009



1.0 INTRODUCTION

This Preferred Project Report (PPR) has been prepared by SJB Planning Pty Ltd on behalf of Landcom and the NSW Police Force (NSW Police) following the public exhibition of the Part 3A Environmental Assessment (EA) for the construction of and operation of a new facility for the 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 Preferred Project, is located in the area identified as future commercial and employment lands in the eastern precinct (also referred to as the business park).

The EA was exhibited by the Department of Planning (DoP) from 19 November 2008 to 19 December 2008. During this period, the DoP has received a total of 2 submissions. A further submission was received from the RTA on 9 February 2009.

Partly in response to the revised operational requirements of the NSW Police and partly in response to the submissions, the Proponent has amended the Project Application and submits this PPR for approval by the Minister for Planning in accordance with Section 75J(1) of the *Environmental Planning and Assessment Act 1979*.

This PPR comprises the following:

- A description of the Preferred Project outlining proposed amendments to the Project;
- Environmental Assessment of the Preferred Project;
- A response to the submissions received;
- Revised technical reports addressing/supporting the Preferred Project (Annexures 1 to 13); and
- A Revised Statement of Commitments (Annexure 12).



2.0 DESCRIPTION OF PREFERRED PROJECT

In light of revised operational requirements of the NSW Police Force, and the submissions received, amendments to the Major Project Application are proposed. The proposed amendments effectively involve a repositioning of Buildings 1 and 3, a reduction in height, scale and Gross Floor Area (GFA) of Building 2 and repositioning of the proposed Helipad.

The proposal as amended is referred to as the Preferred Project in this report. The preparation of a Preferred Project Report (PPR) has also provided an opportunity to address issues raised in the submissions received by the DoP with respect to the original Part 3A Major Project Application, referred to as the Project Application in this report.

Amended plans have been prepared by HBO + EMTB and have been submitted with the PPR.

2.1 Project Overview and Summary of the Key Changes

The Preferred Project 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 Preferred Project comprises three main buildings with 12,225m² of gross floor area, 184 'at grade' car spaces, a designated 1618m² paved storage yard, a helipad, two telecommunications towers and 5,686m² 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 234 permanent staff with potential future expansion of up to 400 staff; and
- 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.

The fundamental changes proposed in the Preferred Project compared to the Project Application are summarised below:

- Building 1 has been reconfigured so that the ground floor workshops address the east where they originally faced the west. The set back to the northern boundary and the length of Building 1 remain the same as the original proposal;
- A precast concrete fence has been proposed along the eastern boundary for the length of Building 1 in order to secure the workshops at ground level and prevent views from the east towards the workshops and the hard stand area in front of the workshops where Police operational vehicles will be maintained and stored;
- Reduction in scale to Building 2 from a two storey to a single storey building and consequently a reduction in GFA of 2,009m² for the building;
- Reduction in GFA for overall development of 2,640m²;
- Relocation of Building 3 so that it sits perpendicular to the western boundary where previously it was located parallel to the western boundary;



- Inclusion of a some solid fencing (i.e. Colorbond fencing) around the holding yard adjacent to the Building 3 in order to prevent views of vehicles, materials and Police exhibits stored in the holding yard;
- Relocation of the Helipad to the north west corner of the site;
- Modified design of the eastern most telecommunications tower from a free standing structure to a tower that will be installed within, and on top of, Building 1. The subject tower will be lower than the tower previously proposed. No change is proposed to the second tower which is adjacent to the western boundary; and
- Associated reconfiguration of car parking spaces and landscaped areas.

A detailed description of the Preferred Project and the relevant particulars are outlined in sections 2.2 to 2.8 below.

2.2 Capital Investment Value

The estimated overall cost of works for the Preferred Project is \$25,989,862 (excluding GST) as detailed in the “Summary of Construction Cost” prepared by McCredie Richmond Partners Pty Ltd and dated 26 February 2009 (refer to Annexure 1). This represents a \$1,557,711 decrease in the estimated overall cost of construction compared to the original project.

2.3 Development Details

The following tables provide basic development information for the Preferred Project compared to the original Project Application.

Element	Original Project Application	Preferred Project
Site Area	30,000m ²	30,000m ²
Total Floor Space	14,865m ²	12,225m ²
Floor Space Ratio	0.495:1	0.41:1
Landscaped Area	4,235 m ²	5,686m ²
Height	Maximum height of buildings – 13.35m (i.e. Building 1) Maximum height of telecommunications towers – 30m	Maximum height of buildings – 14.23m (i.e. Building 1) Maximum height of telecommunications tower – 30m (Western Tower)
Car Parking Spaces	179 (including 4 disabled spaces)	184 (including 4 disabled spaces)

Table 1: Basic development information

Table 1 demonstrates that the key changes between the original project and the Preferred Project in terms of basic development information is a reduction in total floor space (and consequently a reduced FSR) and 5 additional parking spaces.

2.4 Description of Works

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



2.4.1 Demolition, Excavation and Subdivision

As with the Project Application the Preferred Project 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.

2.4.2 Erection of Buildings

As with the Project Application, the Preferred Project involves the construction of three buildings.

Building 1 is three storeys in height and is predominantly an administration building with workshops and garages at ground level.

Under the Preferred Project, Building 2 has been reduced from two storeys in scale to a single storey building and is predominantly a vehicle service building with multiple garages and workshops with associated offices and amenity rooms.

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 wall of Building 3 and has a GFA of approximately 21m².

Building 1 – Administration Building

- 3 storey building, running parallel to the eastern boundary (minimum set back 20m) with internal lift to all levels and 3 sets of internal fire stairs;
- Plant room roof RL 70.24;
- GFA of 6,776m²;
- Ground level contains a reception, offices, 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, work shops and amenities; and
- The roof level contains plant rooms for air handling units (AHU) and a chiller compound.

Building 2 – Vehicle Services Building

- 1 storey building, running parallel to the western boundary with 1 set of internal fire stairs to the roof;
- Plant room roof RL 63.55;
- GFA of 2,151m²;
- Ground level contains a reception area, workshops, garages, store rooms, offices and amenities; and
- The roof level contains plant rooms.



Building 3

- High-bay warehouse with mezzanine level at the western end. The building runs perpendicular to the western boundary and Building 1 & 2;
- Roof RL 66.60;
- GFA of 3,298m²;
- Building contains 1 internal fire stair;
- Ground floor level contains large area to accommodate warehouse storage, office, amenities, reception, communications room; and
- Mezzanine level contains storage room.

2.4.3 Car Parking and Servicing

Three vehicular access points are proposed, one in the north east corner, the second along the western boundary, between Buildings 2 and 3 and the third along the western boundary just south of Building 3.

The Preferred Project involves 184 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 in the south east corner of Building 1.

Several large garages and vehicle workshop are proposed within Building 2.

Various additional garages and workshops for specialised Police vehicles are proposed within Building 1 and a loading dock is also proposed for Building 1.

It is proposed that vehicle access will also be available to the 'Exhibits Warehouse' (Building 3) and the storage yard at the southern end of the site.

2.4.4 Helipad

As with the original proposal, the Preferred Project includes a helipad. The helipad is proposed to be moved from its former position (centrally located adjacent to the northern boundary) to a location in the north west corner of the site, to the west of the northern car park.

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.

The Review of Facility Requirements report submitted with the Project Application remains relevant and has been resubmitted (refer to Annexure 2). Additional information regarding the Helipad has been prepared by PSNK Aeronautical Services (refer to Annexure 3). The additional information was primarily prepared in response to issues raised in the Sydney Water submission.

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



2.4.5 Telecommunication Towers

Two telecommunication towers or, radio antennae, are proposed to service the proposal. The first tower is located adjacent to the south west corner of Building 2. The second telecommunications antennae is built into the south east corner of Building 1 (refer to Level 2 floor plan).

The second antennae extends above the roof of Building 1 by approximately 2m (i.e. approximately RL72.24). The height of the second tower is considerably lower than the height of the second communications tower proposed in the Project Application (i.e. approximately 13.75m lower).

It is noted that 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).

2.4.6 Storage Yard

A large storage yard, 1618m² in area, is proposed for the southern end of the site. The storage yard is adjacent to 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 have colorbond fencing around the perimeter and the yard is to be paved with recycled permeable pavers.

2.4.7 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. The external finishes accord with those proposed in the Project Application.



2.4.8 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 and recycled permeable paving.

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

2.4.9 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 and connected to electricity, gas, water 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' state 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).

2.5 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.

It is also noted that the Preferred Project includes solid fencing around the large storage yard adjacent to Building 3 and precast concrete fencing adjacent to the eastern hardstand of Building 1. Both these fencing arrangements are aimed at primarily providing a higher level of security by minimising visual access to sections of the site where Police operations vehicles may be stored and worked on or where larger Police exhibits may be stored.



2.6 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 234 permanent staff with potential future expansion of up to 400 staff.

It is noted that the facility may be used for Police training from time to time and as such staff levels may rise to 400 people during training periods.

2.7 Documentation

The documentation supporting the Preferred Project submission comprises ten (10) copies of the PPR and ten (10) copies of the drawing package.

The drawing package includes the following drawings:

1. Architectural drawings, prepared by HBO + EMTB, dated 23 February 2009, Revision B

Drawing No.	Revision	Drawing Title	Scale
PA – 000	B	Title Page	
PA – 001	B	Site Plan	1:500
PA – 002	B	Building 1 – Ground Floor	1:200
PA – 003	B	Building 1 – Level 1	1:200
PA – 004	B	Building 1 – Level 2	1:200
PA – 005	B	Building 1 – Roof Plant Room Level	1:200
PA – 006	B	Building 1 – Roof Plan	1:200
PA – 007	B	Sections	1:200
PA – 008	B	Building 1 – Elevations 1	1:200
PA – 009	B	Building 1 – Elevations 2	1:200
PA – 010	B	Perspective View	
PA – 011	B	Building 2 – Ground Floor	1:200
PA – 012	B	Building 2 – Roof Plan Plant Room Level	1:200
PA – 013	B	Roof Plan	1:200
PA – 014	B	Building 2 – Sections	1:200
PA – 015	B	Building 2 – Elevations 1	1:200
PA – 016	B	Building 2 – Elevations 2	1:200
PA – 017	B	Building 2 – Perspective View	
PA – 018	B	Building 3 – Ground Floor	1:200
PA – 019	B	Building 3 – Mezzanine Level	1:200
PA – 020	B	Building 3 – Roof Plan	1:200
PA – 021	B	Building 3 – Sections	1:200



Drawing No.	Revision	Drawing Title	Scale
PA – 022	B	Building 3 – Elevations 1	1:200
PA – 023	B	Building 3 – Elevations 2	1:200
PA – 024	B	Building 3 – Perspective View	
L - 003	B	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 18 February 2009 with Job Reference No. 08108-C01 A

- 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
- Details & Notes - Sheet 5 of 5

Annexures to this PPR include the following:

- Annexure 1: Summary of Construction Cost prepared by McCredie Richmond Partners Pty Ltd and dated 26 February 2009
- Annexure 2: Helicopter Landing Site – Review of Facility Requirements prepared by PSNK Aeronautical Services dated October 2008
- Annexure 3: "Notes responding to issues raised in Sydney Water letter (Peter Byrne) of 17 Dec" prepared by PSNK Aeronautical Services
- Annexure 4: Water Management Report prepared by Steve Paul and Partners and dated 20/02/2009
- Annexure 5: Green Star Road Map prepared by Medland Metropolis and dated 12/02/2009
- Annexure 6: Plan of Concept Drainage and Civil Works prepared by Steve Paul and Partners and dated 18/02/2009
- Annexure 7: Traffic Report prepared by Masson Wilson Twiney and dated 6/03/2009
- Annexure 8: Architectural Design Intent Statement prepared by HBO + EMTB and dated 26/02/2009
- Annexure 9: Visual Analysis Report prepared by Richard Lamb and Associates and dated February 2009
- Annexure 10: Compliance Table - Concept Plan: Business Park Design Guidelines prepared by SJB Planning
- Annexure 11: Table of Submission Issues and Responses prepared by SJB Planning
- Annexure 12: Revised Statement of Commitments prepared by SJB Planning
- Annexure 13: Building Services Design Statement prepared by Medland Metropolis and dated 19 February 2009

3.0 ENVIRONMENTAL ASSESSMENT OF PREFERRED PROJECT

The Preferred Project does not seek to substantially modify the original Project Application in terms of basic development outcomes, built form and land use.

The Preferred Project is unlikely to have a greater environmental impact than that outlined in the Environmental Assessment, rather it is likely to have a marginally reduced impact on the local environs given the reduction in scale of one of the 3 buildings and reduction in GFA.

3.1 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, Bruncker 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).



Figure 1: Aerial photograph of site - © Department of Lands www.lands.nsw.gov.au

The development site has an area of 3 hectares.

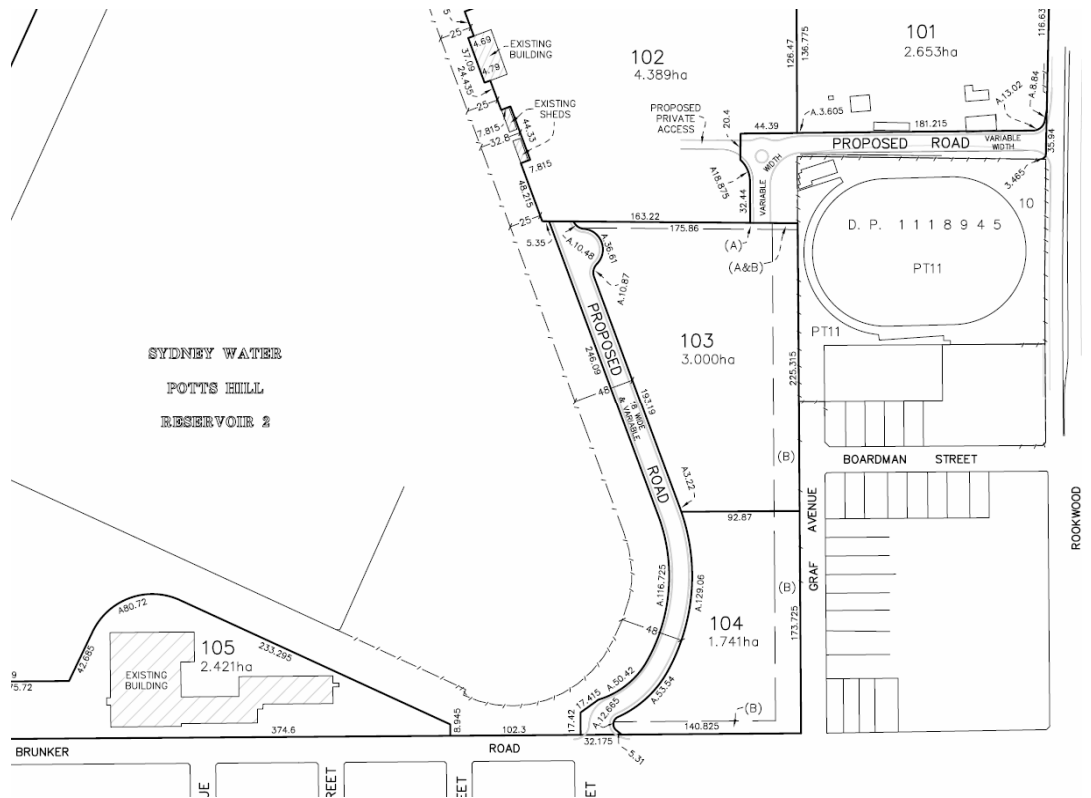


Figure 2: Extract from "Plan showing proposed subdivision of part of Sydney Water land at Rookwood Road and Brunker Road, Potts Hill, being Lot 2 D.P.225818 and Lot 1 D.P. 610303 in Bankstown and Auburn LGA.'s" prepared by YSCO Geomatics and dated 29 July 2008.

3.2 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 3.3 of this PPR outlines the relevant statutory and policy controls and assesses the Preferred Project against the key controls.

The assessment concludes that the proposed construction and operation of a new Police Facility (as amended by the Preferred Project) is compatible with surrounding and future development and consistent with the statutory and policy framework applying to the site. The report concludes that the proposal as amended complies with all relevant Commonwealth, State and local planning controls.

3.2.1 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).

A history of the Concept Plan (MP 07_0099) and the various Major Project Applications relating to the Potts Hill Reservoirs Land was detailed in Environmental Assessment submitted with the Project Application for the Police Facility.

3.2.2 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).

A Project Application for the Police Facility was lodged with the DoP on 5 November 2008 and was subsequently publicly exhibited from 19 November 2008 to 19 December 2008.

Three submissions were received by the DoP with respect to the Project Application.

In January 2009 the Proponent verbally informed the DoP that amendments to the Project were likely and the DoP indicated that such a Preferred Project Report would be required.

By letter dated 14 January 2009 and in accordance Section 75H (6) (a) & (b) of the *Environmental Planning and Assessment Act 1979*, the DoP formally requested a response to the issues raised in the submissions and a Preferred Project Report.

3.3 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;
- Bankstown Local Environmental Plan 2001; and
- Bankstown Development Control Plan 2005.

3.3.1 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.



The Environmental Assessment of the Project Application concluded that the proposal was permissible with consent in accordance with the provisions of the SEPP and the amendments outlined in the Preferred Project do not that conclusion.

3.3.2 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.

The Environmental Assessment submitted with the Project Application outlined that 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).

The Environmental Assessment detailed that there is no remnant bushland on the Police site and the proposal was unlikely to have any significant adverse impacts on remnant bushland to the west and north west of the site.

The amendments to the proposal outlined in the Preferred Project do not alter the above conclusions.

3.3.3 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.

The Environmental Assessment of the Project Application concluded that the proposed Police Facility was not considered a hazardous storage establishment and would not involve a potentially hazardous industry and therefore a preliminary hazard analysis (PHA) was not required.

While the Preferred Project involves a slightly smaller scale of development (represented by the reduced scale and GFA of Building 2), it does not involve changes to the use or type of operations to be carried out at the Police Facility.

Consequently the conclusions in the Environmental Assessment concerning Hazardous and Offensive development hold true for the Preferred Project.

3.3.4 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.

3.3.5 Draft State Environmental Planning Policy No 66—Integration of Land Use and Transport

This draft SEPP provided 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.

On November 13 2008 Circular PS 08–013 was issued by the DoP which informed consent authorities that draft EPIs that were exhibited prior to 1 March 2006 and have not yet been gazetted should not be considered in relation to development applications in terms of section 79C(a)(ii) of the EP&A Act.

Draft SEPP 66 was exhibited in 2001 and therefore is no longer a consideration for the Project Application or Preferred Project.

3.3.6 Bankstown Local Environmental Plan 2001

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

As with the Project Application, the Police Facility proposed in the Preferred Project 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 Preferred Project continues to include 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.

The Environmental Assessment considered the Project Application against the relevant clauses and provisions of the Bankstown LEP 2001 and concluded that the proposal accorded with and or was satisfactory with those provisions.

The Preferred Project does not alter the proposed development in a manner that affects the outcome of the Environmental Assessment with regard to consideration of the relevant Bankstown LEP 2001 provisions. The Preferred Project has been considered against the following specific clauses/provisions and is considered satisfactory:

- Clause 2 Objectives of the Plan
- Clause 11 Development which is allowed or prohibited within a zone
- Clause 13 Other development which requires consent
- Clause 19 Ecologically Sustainable Development



Clause 23 Development Adjacent to Residential Zones
 Clause 26 Flood Liable Land
 Clause 30 Floor Space Ratio
 Clause 38 Heritage
 Clause 32 Access for People with Disabilities
 Clause 38 Heritage
 Clause 55 Objectives of Special Uses Zone

3.3.7 Bankstown Development Control Plan 2005

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

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

As with the Project Application the overall aim of the Preferred Project is to provide the NSW Police with an operationally successful, environmentally amenable, secure accommodation facility. This aim is commensurate with the objectives in Section 1 of the DCP.

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 4 and Annexure 5 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, a Water Management Report and Green Star Road Map (refer to Annexure 4 to 6)
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	Yes - The proposal has been designed to incorporate energy efficient elements throughout. A Green Star Road Map (refer to Annexure 5) has been prepared and support the Preferred Project. 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.



E4 - The development should achieve a rating of at least 4 stars under the SEDA Greenhouse rating Scheme	The report has made several key recommendations in relation to the design and operation of the facility
Part D 8 – Parking	
2.1 Min parking requirement – 1 space per 40m ² of office space, 1 space per 100m ² of workshop space and 1 space per 300m ² of warehouse space	<p>Complies</p> <p>The proposal includes:</p> <p>Office: 4,098m² GFA, Workshop: 4,078m² GFA, Warehouse: 4,049 m² GFA</p> <p>The total DCP requirement = 157 car spaces</p> <p>The proposal provides 184 and satisfies the minimum requirement of the DCP. Refer to Traffic Report at Annexure 7.</p>
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	The Preferred Project has allowance for a suitably sized bicycle storage area.



Part E1 – Demolition and Construction	
Clause/Control	Compliance / Comment
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, one up to 30m in height, although the 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.

Two 30m towers formed part of the Project Application. The Preferred Project again includes two towers, although one is significantly lower than 30m, while the other remains at the 30m height limit.

Both the proposed telecommunications towers will be integrated into the design of the new facility and 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.

3.4 Key Issues

3.4.1 Urban Design and Built Form

Three main buildings are proposed for the site. Building 1 includes modern office elements above ground level workshop and operation vehicle garage facilities.

Building 2 involves garaging and workshop facilities with ancillary offices and amenities.



The workshops and garaging at ground level of Buildings 1 & 2 are quasi industrial building elements.

The third building is a modern warehouse building. All three will 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 12,225m² and the FSR is 0.41:1.

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 in the Preferred Project is less than the maximum allowable of 16m in accordance with the Design Principles and Design Guidelines.

The architectural drawing package submitted with the Preferred Project includes elevation and plan drawings of building, 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.

As with the Project Application, a detailed Visual Analysis prepared by Richard Lamb and Associates (refer Annexure 9) has also been submitted with the Preferred Project. The Visual Analysis takes into consideration the proposed changes in the Preferred Project and concludes that *"the subject site can successfully support the proposed development without resulting in any unacceptable visual impacts"*.

3.4.2 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 Preferred Project Police Facility against the relevant Business Park Design Guidelines is considered in the table in Annexure 10.

The Preferred Project is permissible development in accordance with the proposed zoning 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.

3.4.3 Visual Impact

A detailed Visual Analysis report by Richard Lamb and Associates was commissioned as a result of the Director General's Requirements with regard to Visual Impact of the Project Application.

The report has been revised having regard to the Preferred Project and has been submitted with the PPR (refer to Annexure 9).

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 revised report in part concludes the following:

"It is concluded 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 be 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.

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 be acceptable with regard to compatibility and potential visual impacts".

3.4.4 Traffic

A Traffic Report prepared by Masson Wilson Twiney Pty Limited was submitted with the Project Application. A second Traffic Report has been prepared by Masson Wilson Twiney Pty Limited having regard to the Preferred Project (refer to Annexure 7).

The Traffic Report assesses the traffic and parking details and implications of the Preferred Project 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:

“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 Bruncker 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”.



3.4.5 Utilities Infrastructure

As discussed throughout the Environmental Assessment supporting the original Project Application, a separate 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).

The site of the Preferred Project will be suitably serviced with utility infrastructure.

3.4.6 Impacts on Water Quality and Drainage

The Preferred Project is supported by a detailed revised Plan of Concept Drainage and Civil Works and a revised Water Management Report (refer to Annexure 6 and 4 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;
- 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.



3.4.7 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 was prepared for the Project Application and a second Green Star Road Map has been prepared with respect of the Preferred Project (refer to Annexure 5) with the aim of achieving a minimum 4 star Green Star rating.

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.

The proposal is considered satisfactory with regard to ESD principles.

3.4.8 Energy Savings Action Plan

As with the original Project Application, the buildings proposed in the Preferred Project have 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 Preferred Project (refer to Annexure 5) which includes targets for energy efficiencies.

3.4.9 Helipad

PSNK Aeronautical Services reviewed the physical characteristics and operational requirements for the operation of a helipad at the site and a report titled “Review of Facility Requirements” was prepared and submitted with the Project Application. The Review of Facility Requirements has again been annexed to this PPR as its findings and the technical requirements outlined remain relevant to the Preferred Project (refer to Annexure 2).

Additional technical information relating to issues raised in the submission to the Project Application has also been prepared by PSNK Aeronautical Services and provided in the form of notes (refer to Annexure 3).

The revised location and the dimensions of the helipad detailed in the Preferred Project accord with the identified requirements in the PSNK Aeronautical Services Review of Facility Requirements report.

3.4.10 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;

**Preferred Project Report – NSW Police Facility, Potts Hill
Part 3A Project Application No. MP 08_0050**



- 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; and
- 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 Preferred Project is consistent with the Metropolitan and Sub-regional Strategies.



4.0 RESPONSE TO SUBMISSIONS

The Project Application was publicly exhibited by the DoP from 19 November 2008 to 19 December 2008. The DoP received 3 submissions, which were subsequently forwarded to the Proponent.

A summary of the issues raised in each of the submissions, and a response to those issues, is detailed in a Table at Annexure 11.



5.0 STATEMENT OF COMMITMENTS

The Statement of Commitments contained in the exhibited Environmental Assessment has been reviewed in light of the proposed changes to the project as detailed in the PPR above.

Consequently a 'Revised Statement of Commitments' has been issued and is contained in Annexure 12. This supersedes the previous Statement of Commitments issued with the Environmental Assessment prepared by SJB Planning and dated 5 November 2008.

The changes to the Statement of Commitments are considered minor and generally concern references to Preferred Project documentation as opposed to Project Application documentation.



6.0 CONCLUSION

This PPR outlines the amendments to the Project and supporting documents and contains the final Statement of Commitments on behalf of the Proponent.

The Preferred Project, 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 234 permanent staff with potential future expansion of up to 400 staff, and potentially more during training periods.

The revised 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.

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 consistent with the environmental planning framework applicable to the site. It will have a positive social and economic impact with minimal environmental consequences.

Accordingly, it is requested that this project be approved by the Minister for Planning under Section 75J(1) of the *Environmental Planning and Assessment Act 1979*

**Preferred Project Report – NSW Police Facility, Potts Hill
Part 3A Project Application No. MP 08_0050**



Annexures



Annexure 1

Summary of Construction Cost prepared by McCredie Richmond Partners Pty Ltd and dated 26 February 2009



Annexure 2

Helicopter Landing Site – Review of Facility Requirements prepared by PSNK Aeronautical Services dated October 2008



Annexure 3

"Notes responding to issues raised in Sydney Water letter (Peter Byrne) of 17 Dec" prepared by
PSNK Aeronautical Services



Annexure 4

Water Management Report prepared by Steve Paul and Partners and dated 20/02/2009



Annexure 5

Green Star Road Map prepared by Medland Metropolis and dated 12/02/2009



Annexure 6

Plan of Concept Drainage and Civil Works prepared by Steve Paul and Partners and dated
18/02/2009

**Preferred Project Report – NSW Police Facility, Potts Hill
Part 3A Project Application No. MP 08_0050**



Annexure 7

Traffic Report prepared by Masson Wilson Twiney and dated 6/03/2009



Annexure 8

Architectural Design Intent Statement prepared by HBO + EMTB and dated 26/02/2009



Annexure 9

Visual Analysis Report prepared by Richard Lamb and Associates and dated February 2009



Annexure 10

Compliance Table - Concept Plan: Business Park Design Guidelines prepared by SJB Planning



Annexure 11

Table of Submission Issues and Responses prepared by SJB Planning



Annexure 12

Revised Statement of Commitments prepared by SJB Planning



Annexure 13

Building Services Design Statement prepared by Medland Metropolis and dated 19 February 2009