

ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

DETERMINATION OF MAJOR PROJECT NO. 08\_0050

(File No. S08/00229)

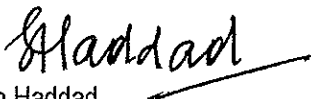
PROJECT APPLICATION FOR NSW POLICE FACILITY  
AT POTTS HILL RESERVOIRS SITE

I, the Director-General as delegate of the Minister for Planning, having considered section 75J(2) of Part 3A of the *Environmental Planning and Assessment Act 1979*, determine pursuant to section 75J(1) of the Act to **give approval** to the major project referred to in the attached Schedule 1 subject to the conditions of approval in Schedule 2 and the Statement of Commitments in Schedule 3.

This approval applies to the plans, drawings and documents cited by the Proponent in their Environmental Assessment and Statement of Commitments, subject to the conditions of approval in Schedule 2.

The reasons for the imposition of conditions are:

- (1) To ensure the site is appropriately managed for the proposed use;
- (2) To adequately mitigate the environmental and construction impacts of the development; and
- (3) To reasonably protect the amenity of the local area; and



Sam Haddad  
Director-General

Sydney, 22<sup>th</sup> June 2009

## SCHEDULE 1

### PART A – PROJECT

Application made by:	Landcom
Application made to:	Minister for Planning
Major Project Number:	08_0050
On land comprising:	Lot 3 in DP 225818
Local Government Area:	Bankstown City Council
For the carrying out of:	Construction of a warehouse, administration building, vehicle servicing building, helipad, car parking and landscaping.
Capital Investment Value:	\$25,989,862
Type of development:	Project approval under Part 3A of the Act
Determination made on:	22 June 2009
Determination:	Project approval is granted subject to the conditions in Schedule 2.
Date of commencement of approval:	This approval commences on the date of the Minister's approval.
Date approval will lapse:	5 years from the date of determination

### PART B – DEFINITIONS

In this approval the following definitions apply:

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

**BCA** means the Building Code of Australia.

**Certifying Authority** has the same meaning as Part 4A of the Act or where the work is undertaken by the Crown, has the same meaning as Section 116G of the Act.

**Council** means Bankstown City Council.

**Department** means the Department of Planning or its successors.

**Director** means the Director of the State Significant Sites Branch of the Department of Planning.

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

**Environmental Assessment (EA)** means *Environmental Assessment – NSW Police Force Facility. Part 3A Project Application No. MP 08-0050. Potts Hill Reservoirs Site – Rookwood Road, Bankstown* (including accompanying Appendices and Plans) prepared by SJB Planning for Landcom and dated 5 November 2008.

**Major Project No. 08\_0050** means the project described in Conditions 1, Schedule 2 and the accompanying plans and documentation described in Condition 2, Schedule 2.

**Minister** means the Minister for Planning.

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

**Preferred Project Report (PPR)** means the report *Preferred Project Report – NSW Police Force Facility. Part 3A Project Application No. MP 08-0050. Potts Hill Reservoirs Site – Rookwood Road, Bankstown* submitted by SJB Planning dated 6 March 2009 and amended on 5 June 2009

**Proponent** means Landcom or any other party acting on this approval.

**Statement of Commitments** means the Statement of Commitments (as they apply to this project) made by the Proponent submitted on 5 June 2009.

**Site** means the land meaning as the land identified in Part A of this Schedule.

## SCHEDULE 2

### CONDITIONS OF APPROVAL

#### MAJOR PROJECT APPLICATION NO. MP 08\_0050

##### 1 Development Description

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

- a) Construction of three buildings for office and warehouse purposes with a total gross floor area of 11,679m<sup>2</sup> and a maximum building height of 14.23m;
- b) 181 'at grade' vehicle parking spaces;
- c) A designated 1,618m<sup>2</sup> paved storage yard;
- d) A helipad;
- e) Two telecommunications towers to a maximum height of 30m; and
- f) 5,707m<sup>2</sup> of associated landscaping.

##### 2 Development in Accordance with Plans and Documentation

The development shall be in accordance with the Environmental Assessment as amended by the Preferred Project Report, including the following plans and documentation:

Drawing No.	Revision	Name of Plan	Dated
PA - 001	C	Site Plan	1 June 2009
PA - 002	C	Building 1 – Ground Floor	1 June 2009
PA - 003	C	Building 1- Level 1	1 June 2009
PA - 004	C	Building 1 – Level 2	1 June 2009
PA - 005	C	Building 1 – Roof Plant Room Level	1 June 2009
PA - 006	C	Building 1 – Roof Plan	1 June 2009
PA - 007	C	Building 1 - Sections	1 June 2009
PA - 008	C	Building 1 – Elevations 1	1 June 2009
PA - 009	C	Building 1 – Elevations 2	1 June 2009
PA - 011	C	Building 2 – Ground Floor	1 June 2009
PA - 013	C	Building 2 – Roof Plan	1 June 2009
PA - 014	C	Building 2 – Section	1 June 2009
PA - 015	C	Building 2 – Elevations 1	1 June 2009
PA - 016	C	Building 2 – Elevations 2	1 June 2009
PA - 018	C	Building 3 – Ground Floor	1 June 2009
PA - 019	C	Building 3 – Mezzanine Level	1 June 2009
PA - 020	C	Building 3 – Roof Plan	1 June 2009
PA - 021	C	Building 3 – Sections	1 June 2009
PA - 022	C	Building 3 – Elevations 1	1 June 2009
PA - 023	C	Building 3 – Elevations 2	1 June 2009

L - 003	D	Landscape Plan	1 June 2009
<b>Concept Drainage and Civil Works prepared by Steve Paul and Partners dated 1 June 2009</b>			
Drawing No.	Revision	Name of Plan	
08108-C01	C	Construction Notes	1 June 2009
08108-C02	C	Plan of Concept Draining and Civil Works Sheet No. 1	1 June 2009
08108-C03	C	Plan of Concept Draining and Civil Works Sheet No. 2	1 June 2009
08108-C04	C	Plan of Concept Erosion Control & Site Management	1 June 2009
08108-C05	C	Details and Notes	1 June 2009

### **3 Inconsistency between plans and documentation**

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

### **4 Lapsing of Approval**

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

### **5 Compliance with Relevant Legislation and Australian Standards**

The proponent shall comply with all relevant Australian Standards and Codes (including Building Code of Australia) and obtain all necessary approvals required by State and Commonwealth legislation in undertaking the project described in Condition 1, Schedule 2 of this approval.

### **6 Approved plans to be on site**

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

### **7 Bicycle Storage**

The bicycle parking bay at the north east corner of Building 3 is to be covered to provide weather protection for bicycle storage facility. Details shall be submitted to the Certifying Authority prior to the issue of a Construction Certificate.

### **8 Car parking design**

Off-street parking associated with the development (including driveway, ramp grades, aisle widths, aisle lengths, parking bay dimensions, sight distances and loading bays) shall be designed in accordance with AS2890.1-2004 and AS2890.2-2002.

The swept path of the longest vehicle entering and exiting the site, as well as manoeuvrability through the site, shall be in accordance with AUSTRROADS. Details shall be submitted to the Certifying Authority prior to the issue of a Construction Certificate.

### **9 External Lighting**

The Proponent shall ensure that all new external lighting associated with the project is mounted, screened and directed in such a manner so as not to create a nuisance to surrounding land uses. The lighting shall be in accordance with AS 4282 – 1997 Control of the Obtrusive Effects of Outdoor Lighting. Details shall be submitted to the Certifying Authority prior to the issue of a Construction Certificate.

## **10 Chemicals and Fuel Storage**

A plan of management shall be prepared in consultation with Sydney Water outlining the procedures to be implemented to ensure the safe transportation and storage of any chemicals or fuel on the site that may pose a risk to the water supply operations adjoining the land. The plan of management shall include details of bunded storage areas, materials registers and notification protocols established with Sydney Water. The plan of management shall be submitted to the Certifying Authority prior to the issue of a Construction Certificate.

## **11 Site notice**

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

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

## **12 Complaints Management System**

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

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

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

## **13 Construction Management Plan**

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

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

- a) Contact details of site manager;
- b) Construction traffic management including details of construction vehicle routes, number of trucks, hours of operation, access arrangements, traffic control, pedestrian management and parking of construction vehicles (including staff cars);
- c) Noise and vibration management;
- d) Air quality (including dust and hazardous materials if any);
- e) Erosion and sediment control;
- f) Waste management; and
- g) Stormwater management.

#### **14 Construction hours**

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

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

#### **15 Dust control measures**

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

#### **16 Construction vehicles**

All construction vehicles are to be contained wholly within the site and vehicles must enter the site before stopping. A construction zone is not permitted on Rookwood Road.

#### **17 Disposal of seepage and stormwater**

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

#### **18 Foundations**

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

#### **19 Stormwater measures**

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

#### **20 Energy Savings Action Plan**

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

#### **21 Car parking strategy**

A car parking strategy shall be prepared within 12 months of occupation and shall include details of any proposed initiatives to minimise on-site parking, such as 'car share' schemes for corporate vehicles, incentives or assistance for employees to access work by public transport, travel access guide to inform staff and visitors to the site of public and transport options available to the site.



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

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

**Part 3A Project Application No. MP 08\_0050**

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

**REVISED STATEMENT OF COMMITMENTS – 4 JUNE 2009**

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

**1.0 General**

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

- a) *"The development will be carried out in accordance with the Preferred Project Report (dated 6 March 2009) prepared by SJB Planning, including accompanying Annexures as amended by the 'Amendments to Preferred Project Report' prepared by SJB Planning (dated 4 June 2009) and the architectural drawings prepared by HBO + EMTB, as set out in the table below:*

Drawing No.	Revision	Drawing Title	Scale	Dated
PA – 000	C	Title Page		1 Jun 09
PA – 001	C	Site Plan	1:500	1 Jun 09
PA – 002	C	Building 1 – Ground Floor	1:200	1 Jun 09
PA – 003	C	Building 1 – Level 1	1:200	1 Jun 09
PA – 004	C	Building 1 – Level 2	1:200	1 Jun 09
PA – 005	C	Building 1 – Roof Plant Room Level	1:200	1 Jun 09
PA – 006	C	Building 1 – Roof Plan	1:200	1 Jun 09
PA – 007	C	Building 1 – Sections	1:200	1 Jun 09
PA – 008	C	Building 1 – Elevations 1	1:200	1 Jun 09
PA – 009	C	Building 1 – Elevations 2	1:200	1 Jun 09
PA – 011	C	Building 2 – Ground Floor	1:200	1 Jun 09
PA – 013	C	Roof Plan	1:200	1 Jun 09
PA – 014	C	Building 2 – Sections	1:200	1 Jun 09
PA – 015	C	Building 2 – Elevations 1	1:200	1 Jun 09
PA – 016	C	Building 2 – Elevations 2	1:200	1 Jun 09
PA – 018	C	Building 3 – Ground Floor	1:200	1 Jun 09
PA – 019	C	Building 3 – Mezzanine Level	1:200	1 Jun 09
PA – 020	C	Building 3 – Roof Plan	1:200	1 Jun 09
PA – 021	C	Building 3 – Sections	1:200	1 Jun 09
PA – 022	C	Building 3 – Elevations 1	1:200	1 Jun 09
PA-023	C	Building 3 – Elevations 2	1:200	1 Jun 09
L003	D	Landscape Plan	1:500	1 Jun 09

Table 1: Schedule of architectural drawings

- b) *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."*



## 2.0 Transport and Parking

- a) *"Car parking will be provided in accordance with the Traffic Report by Masson Wilson Twiney (dated 6 March 2009) as amended by architectural drawings prepared by HBO + EMTB as described in Table 1 above.*
- b) *Access, servicing and layout arrangements will be provided in accordance with AS 2890.1:2004 and AS 2890.2:2002."*

## 3.0 ESD

- a) *"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 12 February 2009)."*

## 4.0 Energy Efficiency

- a) *"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."*

## 5.0 Landscape

- a) *"Landscaping will be provided in accordance with the Amended Landscape Plan prepared by HBO + EMTB (Drawing No. L003 – Revision D, dated 01/06/2009)."*

## 6.0 Stormwater Management

- a) *"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 1 June 2009. 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."*

## 7.0 Waste Management

- a) *"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."*

## 8.0 Utilities

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

## 9.0 Construction

- a) *"The Plan of Concept Erosion Control & Site Management prepared by Steve Paul and Partners and dated 1 June 2009 will be implemented.*
- b) *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."*