



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

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

**MODIFIED STATEMENT OF COMMITMENTS – 20 DECEMBER 2010**

The NSW Police provides the following Modified 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.

**1.0 General**

*“The development will be carried out in accordance with the Preferred Project Report, including accompanying Annexure, (dated 6 March 2009) prepared by SJB Planning, as amended by the ‘Amendments to Preferred Project Report’ prepared by SJB Planning (dated 4 June 2009) and as modified by Section 75W report prepared by SJB Planning dated ....December 2010 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
PA – G- 001	A	Gate House	1:100	7 Dec 2010

Table 1: Schedule of architectural drawings

- a) *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; and*
- b) *The final design for drainage systems is to make allowance for the capture and drainage of stormwater run-off associated with the gate house building in the north east corner of the site."*

## 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."*