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25<sup>th</sup> July 2016

To whom it may concern

Dear Sir/Madam

**PROJECT:** Detector Dog Facility, Banksmeadow (SSD 7692)  
**ADDRESS:** 28a McPherson Street, Banksmeadow

Qanstruct would like to take this opportunity to advise you of a State Significant Development application which we have lodged with the Department of Planning & Environmental recently. The facility which is proposed to be located at 28A McPherson Street, Banksmeadow (shown below) is proposed to be occupied by the detector dog functions of the Australian Border Force, Australian Federal Police (AFP) and Department of Agriculture and Water Resources.



The functions of these agencies is summarized as follows:

The Australian Border Force Detector Dog Program plays a significant role in helping to protect Australia's borders from the importation of prohibited and restricted goods. Detector dog teams are trained to search in a range of challenging border environments. They are routinely tasked to search luggage, parcels, mail, air and sea cargo, cargo containers, vessels, vehicles, aircraft, structures and people at shipping ports, airports and mail centres.

The AFP's role in ensuring Australia's national and aviation security is supported by highly trained detection dogs and handlers. Detection dog teams provide a highly mobile and effective screening capability over a variety of search areas including shipping ports, airports, baggage, aircraft, vehicles and freight, and present a highly visible deterrence factor. Dogs are trained to detect firearms, explosives, currency and drugs.

Department of Agriculture and Water Resources detector dogs play a vital role in helping to protect Australia from exotic pests and diseases and are used in conjunction with a number of other biosecurity strategies and detection technologies. The department's detector dog teams are deployed at shipping ports, airports, mail facilities and courier depots throughout Australia.

Qanstruct propose to construct the Multi Agency office premises on part of 28A McPherson Street, Banksmeadow comprising of the following elements:

- 1,200m<sup>2</sup> Office
- 49 Day runs
- 7 Kennel Blocks (each containing 12 kennels)
- Construction of a crossover to McPherson Street
- Construction of 54 car spaces.
- Construction of internal accessways and landscaping.

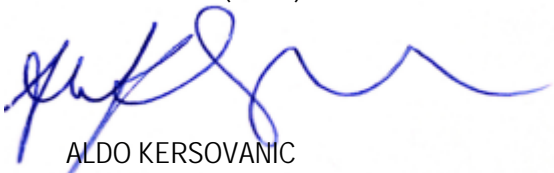
The facility will generally operate by detector dogs and their handlers being deployed during the day to the Port, Airport and Mail centres with dogs being kept in their kennels at night. The facility will not be open to the public and the administration building will be setback more than 200 metres from McPherson Street resulting in a development which is relatively unobtrusive.

The following technical information is provided with our Preliminary Environment Assessment and demonstrates that the project will not be detrimental to the area. You can access the information via the following website: [www.majorprojects.planning.nsw.gov.au](http://www.majorprojects.planning.nsw.gov.au) – in the "Project Title or Location Name" search box type "7692" to locate the application.

Appendix A	Survey	CMS Surveys
Appendix B	Remediation	JBS&G
Appendix C	Geotechnical	Douglas Partners
Appendix D	Traffic	Traffix
Appendix E	Acoustic	Acoustic Logic
Appendix F	Risk Assessment	Sherpa
Appendix G	Environmental Audit	CMJA
Appendix H	Flooding Validation Approval	Department of Planning and Environment
Appendix I	Waste Management	Grasshopper
Appendix J	CEMP	Qanstruct
Appendix K	Title	
Appendix L	Landscape	Captivate
Appendix M	Services Drawing	Cardno
Appendix N	Capital Investment Value Calculation	Qanstruct
Appendix O	BCA Compliance Report	McKenzie Group
Appendix P	Construction Traffic Management Plan	Territory Traffic Engineering

If you require any assistance in accessing the information or have any questions regarding the project please do not hesitate to contact myself or Sally Munk (Principal Environmental Planner) at the Department of Planning & Environment on 02 9228 6431.

Yours sincerely  
QANSTRUCT (AUST) PTY LTD



ALDO KERSOVANIC  
Principal Town Planner  
Mobile 0400 641 137  
Email [akersovanic@qanstruct.com.au](mailto:akersovanic@qanstruct.com.au)



Letter sent to the adjacent properties occupiers by mail as per the attached list on the following page and to Orica and Qenos via the following email addresses:

[richard.benson@qenos.com](mailto:richard.benson@qenos.com)

[stephen.corish@orica.com](mailto:stephen.corish@orica.com)

Australian Rail and Track  
Corporation (ARTC)  
GPO Box 14,  
**SYDNEY NSW 2001**

The Occupier  
Unit 1/2-12 Beauchamp RD,  
**BOTANY NSW 2019**

The Occupier  
Unit 2/2-12 Beauchamp RD,  
**BOTANY NSW 2019**

The Occupier  
Unit 3/2-12 Beauchamp RD,  
**BOTANY NSW 2019**

The Occupier  
Unit 4/2-12 Beauchamp RD,  
**BOTANY NSW 2019**

The Occupier  
Unit 5/2-12 Beauchamp RD,  
**BOTANY NSW 2019**

The Occupier  
Unit 6/2-12 Beauchamp RD,  
**BOTANY NSW 2019**

The Occupier  
Unit 2/2-28 MCPHERSON  
ST, **BANKSMEADOW NSW  
2019**

The Occupier  
Unit 1/2-28 MCPHERSON  
ST, **BANKSMEADOW NSW  
2019**

The Occupier  
Unit 3/2-28 MCPHERSON  
ST, **BANKSMEADOW NSW  
2019**

The Occupier  
Unit 4/2-28 MCPHERSON  
ST, **BANKSMEADOW NSW  
2019**

Veolia  
34-36 MCPHERSON ST,  
**BANKSMEADOW NSW  
2019**

Maritime Container Services  
Port Botany Terminal  
9-13 McPherson ST  
**BANKSMEADOW NSW  
2019**

Toll  
15 McPherson Street  
**BANKSMEADOW NSW  
2019**

The Occupier  
Unit 7/2-12 Beauchamp RD,  
**BOTANY NSW 2019**

The Occupier  
Unit 8/2-12 Beauchamp RD,  
**BOTANY NSW 2019**

The Occupier  
Unit 6/2-12 Beauchamp RD,  
**BOTANY NSW 2019**

The Occupier  
Unit 9/2-12 Beauchamp RD,  
**BOTANY NSW 2019**

The Occupier  
Unit 10/2-12 Beauchamp  
RD, **BOTANY NSW 2019**

The Occupier  
Unit 12/2-12 Beauchamp  
RD, **BOTANY NSW 2019**

The Occupier  
Unit 11/2-12 Beauchamp  
RD, **BOTANY NSW 2019**

The Occupier  
Unit 13/2-12 Beauchamp  
RD, **BOTANY NSW 2019**

The Occupier  
Unit 14/2-12 Beauchamp  
RD, **BOTANY NSW 2019**

The Occupier  
Unit 15/2-12 Beauchamp  
RD, **BOTANY NSW 2019**

Owens Transport  
2 Coal Pier Rd,  
**BANKSMEADOW NSW  
2019**

Ak:lt/

22<sup>nd</sup> August 2016

Stephanie Lum  
Senior Strategic Planner  
City of Botany Bay  
141 Coward Street  
MASCOT NSW 2020



Dear Ms Lum

**PROJECT:** Detector Dog Facility, Banksmeadow (SSD 7692)  
**ADDRESS:** 28a McPherson Street, Banksmeadow

Thank you for your comments in relation to Qanstruct's Preliminary Environmental Assessment for the Multi Agency Detector Dog facility for the Australian Border Force, Australian Federal Police and Department of Agriculture and Water Resources. The information requested was to a large extent already provided in our Preliminary Environmental Assessment and is now also contained in the Environmental Impact Statement. Please find the following responses to the items you have sought to be included in the EIS:

### Site Contamination

As stated in Section 2.8 of the EIS:

"Condition 3 of approval 06\_0191 required:

*"The Proponent shall remediate the site in accordance with the Site Auditor approved RAP prior to the commencement of Operation. Amendments to the approved RAP required as a result of further site investigations must be approved by the Site Auditor."*

A Remedial Action Plan (RAP) (JBS&G 2014a) was prepared for Block 2 of the Southlands property based on the results of previous investigations, as summarised in JBS&G (2014a). As a condition of consent for Block 2 development, the remediation of soil impacts on Block 1 was also required. Although prepared for Block 2 of the Southlands property, JBS&G (2014a) also identified the areas of soil on Block 1 requiring remediation, not including asbestos impacted material, so that it could be remediated concurrently with Block 2.

A Validation Report prepared by JBS&G titled `Orica Australia Pty Ltd Validation Report Stage 1, Southlands 26 McPherson Street Banksmeadow, NSW 6 March 2015 43499/60744 (Rev A) identified that the objective of the RAP was to document the procedures and standards to be followed in order to manage the risks posed by contaminated soil and groundwater and associated vapours, to make the site suitable for the proposed commercial/industrial land use, while ensuring the protection of human health and the surrounding environment. Although the site has been subject to previous site investigations and identified hotspots have been remediated, a barrier system which is required to manage the potential for remaining on-site soil impacts is yet to be installed. The barrier which is being constructed under Condition 3 of 06\_0191 will consist of a marker layer comprising a bright orange geotextile, such as bidim or similar geotextile approved, separating potentially impacted soils, from a 0.5 m (after compaction) fill layer acting as a physical barrier to manage access to asbestos impacted soils. For buildings being constructed as part of this current application, a vapour barrier will be provided to building footprints.

A NSW approved EPA Auditor was appointed for the first stage of works which delivered a Section B certificate on the 4<sup>th</sup> August 2015. In order to achieve the Section B Orica undertook the following scope of works:

- Removal of contaminated materials from site to an approved disposal facility, which included the sifting of soil and removal of asbestos containing materials.
- Imported additional fill material to build the site level to the 1 in 100 flood level.
- Audit and Certification of all works

To achieve a Section A certificate, the Auditor's Site Audit - *Suitability of Remediation Action Plan* determined that the following activities would be required, which comprised the following works:

- A construction environmental management plan for remediation and construction activities.
- A validation report that includes verification of placement of the contact barrier.
- Detailed designs of vapour / gas risk mitigation systems for the building concerned.
- Verification of the reinstallation of groundwater monitoring wells at suitable locations to meet the long-term monitoring requirements of the approved VMP.
- A verification report describing the construction of the vapour / gas risk mitigation systems, including construction quality assurance and post-completion testing reports.
- A long-term environmental management plan for the site.

These works are being undertaken by Anderson Street Developments at present under the original approval 06\_0191 under the supervision of C.M.Jewell & Associates Pty Ltd (the site auditor). On completion of these works which are envisaged to be undertaken in the coming 2 months. Upon completion a Section A certificate will be issued determining that the site is suitable for Commercial/Industrial use."

### ***Noise Impacts, particularly from dogs barking***

As stated in Section 6.11 of the EIS:

Given the nature of the project and the distance to sensitive users from the site, the proposal is not expected to generate significant noise impact to surrounding land users. However a noise impact assessment has been prepared by Acoustic Logic to accompany the Preliminary Environmental Assessment.

Acoustic Logic Consultancy (ALC) (Report 20160598.1/2704A/R0/JS) (Appendix E – Acoustic) concluded that:

*Noise from dogs barking externally to the building during the day and evening period and dogs barking within kennels during the night time period will comply with the requirements of the EPA Industrial Noise Policy without the need for additional acoustic treatment or management controls.*

*Noise associated with mechanical plant should be assessed upon selection of equipment to ensure compliance with the requirements of Botany Bay City Council*

*Traffic generation associated with the site will have negligible noise impact on surrounding residential locations when assessed in accordance with the EPA Road Noise Policy.*

As the nearest sensitive land use is almost 500 metres from the site, the predominant vehicle movement being that of cars and as no production processes or lifting of heavy goods and/or materials, a vibration assessment is not considered necessary.

***Management of waste, particularly from dogs and the impacts on water quality from potentially contaminated run off.***

As stated in Section 6.14 of the PEA:

**Operational Waste**

The main waste will be generated by the office and therefore will not contribute to large quantities of waste that is not able to be recycled.

**Construction Waste**

Qanstruct have engaged Grasshopper as the waste management contractor for the project and a Waste Management Plan has been prepared which anticipates that 93% of construction waste will be recycled with only 7% of waste going to landfill (Appendix I – Waste Management).

The Operational Waste section of the EIS has been expanded upon to include the manner in which dog waste will be managed. At the Melbourne Border Force facility, Qanstruct understand that dog waste is collected every two hours whilst dogs in their day runs and immediately whilst in the presence of their handlers. This waste is placed in a macerator and then discharged to sewer. Each Detector Dog is valued at \$76,800 due to the cost of special breeding and training, as such it is in the Government's interest to ensure that the site is maintained in a hygienic manner so as to ensure that the health of the dogs is maintained at all times .

***Impacts on flood behaviour during construction and operation (Council has information either through a flood study or through anecdotal evidence that flooding has occurred or is liable to occur on this land).***

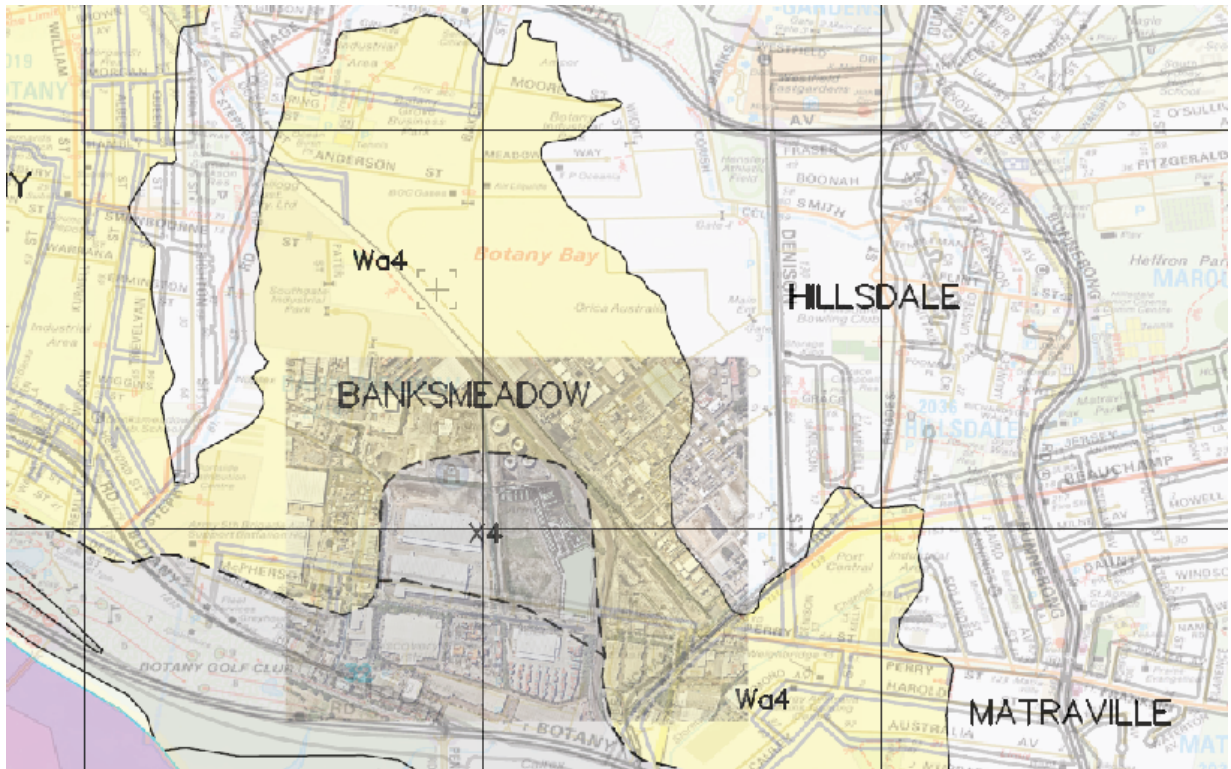
As stated in Section 6.10 of the PEA:

The Southlands site up until recent years acted as a flood storage area for the broader locality, in order for the site to be developed filling was required to be placed on the site above the Q100 flood level, and compensatory flood storage to be provided as a consequence of the filling of the floodplain.

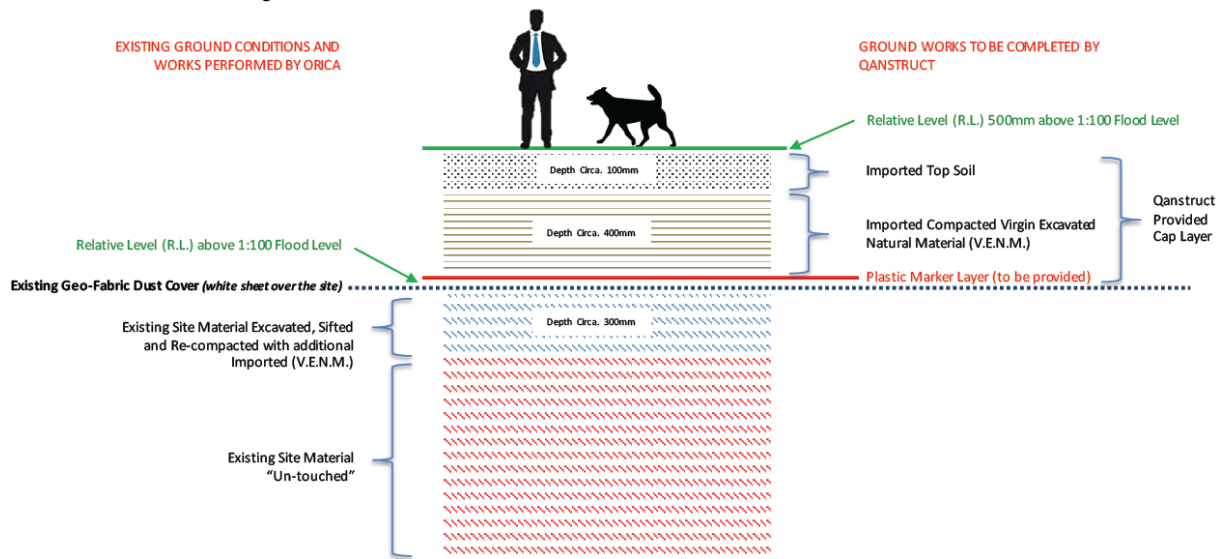
Approval for the Orica Southlands Warehouse and Subdivision project (MP 06-191) was granted subject to a number of conditions, including Schedule 3 Condition 10, which required a Hydraulic Modelling Flood Validation Assessment to be undertaken confirming that the site levels and flood storage basin had been constructed in accordance with the Hydraulic Modelling report that was submitted in conjunction with the original application for the site. Aurecon undertook the Validation Assessment which has been accepted by the Department of Planning and Environment (Appendix H-Flood Validation Approval).

***Impacts on acid sulfate soils, including impacts of acidic runoff offsite (the site is identified as containing Class 2 Acid Sulphate Soils)***

Qanstruct's investigations into the Acid Sulfate mapping from the Office of Heritage and Environment reveals that the site is situated in a location noted as being "Disturbed Terrain". The Remediation Action Plan applicable to the site requires the placement of a 500mm capping layer over the existing fill layer and as such no excavation into the natural ground layer will be required for the installation of services or footings/foundations.



Source: Office of Heritage and Environment.



**Impacts on landscaping and vegetation, including native vegetation (in particular Swamp Sclerophyll Forest on Coastal Floodplains)**

The site is devoid of any native vegetation, due to the history of filling over the site to satisfy the requirements of the Remediation Action Plan. The attached aerial images taken from between 11 July 2012 to 18 December 2015, demonstrate that the site originally contained vegetation however the vegetation has since been removed as part of the remediation works undertaken at the site, with the final works comprising of the marker layer and 500mm of imported fill material to be placed in coming weeks.

### ***Public safety and security to ensure the secure enclosure of dogs and prevent unauthorised access***

The security of the site is of paramount to the Government, as the facility is critical in protecting Australia from prohibited imports such as drugs, firearms, explosives, currency and exotic pests and diseases. It is therefore critical that the facility is not accessible by the general public in order to ensure that the detector dogs and the facility operate without fail so as to ensure that our borders have continuous protection. The site will be fenced on all perimeters, dogs will be kept secure in their fenced day runs or in their kennels when not in the presence of their handler.

### ***Traffic impacts, including with the construction of a crossover to McPherson Street,***

As stated in Section 6.3 of the EIS:

In 2015 Traffix undertook an assessment based on the site being developed with a warehouse with an FSR of 2:1. The study also included the impact of the surrounding proposed and approved developments in the wider precinct (report ref 15.098102v01). The assessment determined that cumulative effects of the precinct, including the subject site being developed for the purpose of a warehouse, recorded an acceptable impact on the surrounding network. It is noted that the current proposal will result in a significant reduction in traffic than previously envisaged for the site and will result in a negligible impact on the traffic conditions on the local network and is supportable from a traffic generation perspective. (Appendix D-Traffic)

The only constructed public road access to the site is via McPherson Street. The subdivision plan approved as part of Notice of Modification 2 to 06\_0191 dated 22 April 2015, is the plan prepared by Nettleton Tribe (Drawing No 4244-SK08 dated 9 March 2015) which nominated a carriageway easement access point off McPherson Street. Therefore the location and 12 metre width of access has already been designated.

### ***Visual impact on the built and natural environment***

As stated in Section 6.2 of the EIS:

The site is located on the north side of McPherson Street. Whilst the site will have a battle axe access arrangement, the site will enjoy a degree of visibility from McPherson Street due to the site wrapping around the recently constructed flood basin on the immediate corner of McPherson Street and Nant Street, an unconstructed road, which will ensure that the site has good visibility to and from the street.

At present when viewing the site from the street, the presence of the Botany Industrial Park and the Qenos Tank Farm are visually prominent. This project will introduce increased green elements and an architectural form which will improve the current amenity and streetscape in this newly developing section of McPherson Street.

A number of design measures have been introduced to provide a high quality aesthetic appearance of the proposed office, including provision of a tree lined entry boulevard to the site which will consist of an 8 metre wide pavement with a 2.75 metre landscape strip on the west side adjoining the flood basin and a 1.9 metre wide strip to the eastern side of the accessway (Appendix L – Landscape). The development results in a relatively low site coverage of 12.85%.

Qanstruct constructed a Detector Dog facility in Melbourne which was awarded a Master Builders Excellence in Construction award in 2012, and will seek to achieve the same Architectural and Construction standards for this site. As mentioned earlier in the submission, the building will be finished in a combination of Thermoclick, interlocking metal cladding, precast concrete, glass.

The colour scheme and materials proposed is compatible with the existing Toll facility on the south side of McPherson Street opposite the site, and consistent with Goodman's recently constructed warehouse development on the north/west corner of McPherson Street and Nant Street through the application of earthy tones with cool and warm greys as the main colour palette for the structural components.

Due to the nature of the facility not being open to the public and not being a land use reliant on passing trade, the presence of the facility is simply identified by a pylon sign measuring 2.4 metres in height and 2 metres in width.

### **Other matters**

In response to the questions by Council's Drainage email of 15<sup>th</sup> August 2016, the following response is provided:

Due to the use having a need for kennel wash downs, laundry facilities, toilet flushing and irrigation there are opportunities for water harvesting and reuse. Two 30,000litre tanks are proposed and a water balance calculation is provided which demonstrates the suitability of the tank size based on rainfall data and the estimated water usage requirements for the site.

Qanstruct does not propose to alter depths of the compensatory flood storage basin which has been designed and constructed in accordance with the approval for the Orica Southlands Warehouse and Subdivision project (MP 06-191). The approval was subject to a number of conditions, including Schedule 3 Condition 10, which required a Hydraulic Modelling Flood Validation Assessment to be undertaken confirming that the site levels and flood storage basin had been constructed in accordance with the Hydraulic Modelling report submitted by the proponent. Aurecon undertook the Validation Assessment which has been accepted by the Department of Planning and Environment (Appendix H-Flood Validation Approval). The subdivision approval to discharge to the adjoining compensatory flood storage basin from the subject site was nominated and an easement for drainage was created and explicitly states in Instrument DP1205673 that the site is permitted to: *"drain water in **any quantities** across and through the Easement Site through any existing line of pipes located on the Easement Site for the purpose of drainage of water or any pipe or pipes in replacement or substitution for them"* (**emphasis added**).

No flood risk management is required as the original approval for the site "MP 06\_0191" has determined that the site is not impacted upon by flooding. Furthermore, as part of the contamination remediation for the site, a further 500mm cap layer will be put in place further elevating the site from the flood level.

The discharge into the adjoining compensatory flood basin will be via headwall discharge points located with the basin and be constructed in accordance with RTA Standard No MDR11.A02.A-1. Roof water will be harvested in tanks for reuse with surface water off pavements being discharged to a swale before entering the adjoining basin limiting the opportunity for contaminants and rubbish to enter the basin.

Yours sincerely

QANSTRUCT (AUST) PTY LTD



ALDO KERSOVANIC

Principal Town Planner

Mobile 0400 641 137

Email akersovanic@qanstruct.com.au

# McPherson Street & Surrounds – Development progression

Aerial Image – July 11, 2012



# McPherson Street & Surrounds – Development progression

Aerial Image – September 8, 2012



# McPherson Street & Surrounds – Development progression

Aerial Image – July 11, 2014



# McPherson Street & Surrounds – Development progression

Aerial Image – September 11, 2014



# McPherson Street & Surrounds – Development progression

Aerial Image – November 29, 2014



# McPherson Street & Surrounds – Development progression

Aerial Image – March 27, 2015



# McPherson Street & Surrounds – Development progression

Aerial Image – June 27, 2015



# McPherson Street & Surrounds – Development progression

Aerial Image – August 11, 2015



# McPherson Street & Surrounds – Development progression

Aerial Image – December 18, 2015



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22<sup>nd</sup> August 2016

Alan Bright  
Manager - Strategic Planning  
Randwick City Council  
30 Frances Street  
Randwick NSW 2031



Dear Mr Bright

**PROJECT:** Detector Dog Facility, Banksmeadow (SSD 7692)  
**ADDRESS:** 28a McPherson Street, Banksmeadow

Thank you for your comments in relation to Qanstruct's Preliminary Environmental Assessment for the Multi Agency Detector Dog facility for the Australian Border Force, Australian Federal Police and Department of Agriculture and Water Resources. The information you have requested was to a large extent already provided in our Preliminary Environmental Assessment and is also contained in the Environmental Impact Statement. Please find the following responses to the items you have sought to be included in the EIS:

### ***Operation Waste Management***

As stated in Section 6.14 of the PEA:

#### **Operational Waste**

The main waste will be generated by the office and therefore will not contribute to large quantities of waste that is not able to be recycled.

#### **Construction Waste**

Qanstruct have engaged Grasshopper as the waste management contractor for the project and a Waste Management Plan has been prepared which anticipates that 93% of construction waste will be recycled with only 7% of waste going to landfill (Appendix I – Waste Management).

The Operational Waste section of the EIS has been expanded upon to include the manner in which dog waste will be managed. At the Melbourne Border Force facility, Qanstruct understand that dog waste is collected every two hours whilst dogs in their day runs and immediately whilst in the presence of their handlers. This waste is placed in a macerator and then discharged to sewer and such dog waste will not cause an odour or health issue. Each Detector Dog is valued at \$76,800 due to the cost of special breeding and training, as such it is in the Government's interest to ensure that the site is maintained in a hygienic manner so as to ensure that the health of the dogs is maintained at all times.

## Use of Detention Basin for Stormwater

Condition 13 of MOD 1 06\_0191 requires:

*The Proponent shall carry out the subdivision of the land north of McPherson Street (Areas 1, 2 and 3) in accordance with the subdivision plan SRD DA016(D) at Appendix 5 of this approval.*

Following the construction of each warehouse unit the Proponent shall undertake Flood Impact Validation to demonstrate that construction has not changed the flood impact levels shown on Figures D9, D10 and D11 of the Aurecon 2010 report (refer to Appendix 6) and validated in accordance with condition 9, Schedule 3

As stated in Section 6.10 of the PEA:

Approval for the Orica Southlands Warehouse and Subdivision project (MP 06-191) was granted subject to a number of conditions, including Schedule 3 Condition 10, which required a Hydraulic Modelling Flood Validation Assessment to be undertaken confirming that the site levels and flood storage basin had been constructed in accordance with the Hydraulic Modelling report that was submitted in conjunction with the original application for the site. Aurecon undertook the Validation Assessment which has been accepted by the Department of Planning and Environment (Appendix H-Flood Validation Approval).

As stated in Section 2.8 of the PEA:

“Condition 3 of approval 06\_0191 required:

*“The Proponent shall remediate the site in accordance with the Site Auditor approved RAP prior to the commencement of Operation. Amendments to the approved RAP required as a result of further site investigations must be approved by the Site Auditor.”*

A Remedial Action Plan (RAP) (JBS&G 2014a) was prepared for Block 2 of the Southlands property based on the results of previous investigations, as summarised in JBS&G (2014a). As a condition of consent for Block 2 development, the remediation of soil impacts on Block 1 was also required. Although prepared for Block 2 of the Southlands property, JBS&G (2014a) also identified the areas of soil on Block 1 requiring remediation, not including asbestos impacted material, so that it could be remediated concurrently with Block 2.

A Validation Report prepared by JBS&G titled `Orica Australia Pty Ltd Validation Report Stage 1, Southlands 26 McPherson Street Banksmeadow, NSW 6 March 2015 43499/60744 (Rev A) identified that the objective of the RAP was to document the procedures and standards to be followed in order to manage the risks posed by contaminated soil and groundwater and associated vapours, to make the site suitable for the proposed commercial/industrial land use, while ensuring the protection of human health and the surrounding environment. Although the site has been subject to previous site investigations and identified hotspots have been remediated, a barrier system which is required to manage the potential for remaining on-site soil impacts is yet to be installed. The barrier which is being constructed under Condition 3 of 06\_0191 will consist of a marker layer comprising a bright orange geotextile, such as bidim or similar geotextile approved separating potentially impacted soils, from a physical barrier layer which will a 0.5 m (after compaction) fill layer which is required to manage access to asbestos impacted soils. For buildings being constructed as part of this current application, a vapour barrier will be provided to building footprints.

A NSW approved EPA Auditor was appointed for the first stage of works which delivered a Section B certificate on the 4<sup>th</sup> August 2015. In order to achieve the Section B Orica undertook the following scope of works:

- Removal of contaminated materials from site to an approved disposal facility, which included the sifting of soil and removal of asbestos containing materials.
- Imported additional fill material to build the site level to the 1 in 100 flood level.
- Audit and Certification of all works

To achieve a Section A certificate the Auditor's Site Audit - *Suitability of Remediation Action Plan* determined that the following activities would be required, which comprised the following works:

- A construction environmental management plan for remediation and construction activities.
- A validation report that includes verification of placement of the contact barrier.
- Detailed designs of vapour / gas risk mitigation systems for the building concerned.
- Verification of the reinstallation of groundwater monitoring wells at suitable locations to meet the long-term monitoring requirements of the approved VMP.
- A verification report describing the construction of the vapour / gas risk mitigation systems, including construction quality assurance and post-completion testing reports.
- A long-term environmental management plan for the site.

These works are being undertaken by Anderson Street Developments at present under the original approval 06\_0191 under the supervision of C.M.Jewell & Associates Pty Ltd (the site auditor). On completion of these works which are envisaged to be undertaken in the coming 2 months. Upon completion a Section A certificate will be issued determining that the site is suitable for Commercial/Industrial use."

### **Lot 11 restrictions from the proposed development.**

As part of the original approval of the Southlands Estate, easements for Groundwater Monitoring and Future remediation Orica identified a requirement for continued access for monitoring and extraction as well as future remediation technologies should they become available. Lot 11 has been created in lieu of easements for the access requirement for the Botany Groundwater Clean Up Project (BGCuP). Access has been conservatively sized to accommodate future access requirements. The assessment of these issues took place at the time of the original Southlands approval and Lot 11 does not form part of our proposal.

### **Complaint Management**

Our CEMP will be amended to respond to the issues that are particular to the site and incorporate the following procedure:

As required, the Site Manager will liaise with the community in relation to any OHS&E issues associated with the site. Where complaints are received from the community in relation to OHS&E and the activities on the site, the Site Manager will record the details on the Complaint Form (attached) and notify the OHS&E Manager of the complaint and required corrective actions. It is Qanstruct's objective to promptly receive and respond to any complaint received from any party in regard to the activities being carried out on site or by personnel conducting works on site.

Site signage will be displayed providing the site managers contact details for the purpose of a point of contact for any concerns/ issues with the construction works. Once a complaint is received it is to be recorded on the Qanstruct complaint form. A senior representative of the contractor is informed of the complaint, notify the clients project manager of the complaint. Discuss the nature and what caused the complaint with the site team and provide /develop measure to prevent reoccurrence. Make contact with the party who made the complaint as to what the outcomes and communicate the preventative measures that will be adopted. If it is not possible to

implement the preventative action required, then temporary controls will be put in place to until the issue can be satisfactorily resolved. The issues and outcomes will be communicated to site via toolbox meetings and site notice boards. A complaint should be responded to within 7 days and depending on the nature of the complaint a resolution and the actioned response achieved.

Reference to this procedure will be incorporated into the EIS.

### **Existing Australian Border Force Facility, Hillsdale**

Upon the new Multi Agency Detector Dog facility being completed at 28 McPherson Street, Banksmeadow the Australian Border Force will vacate the Hillsdale facility and move into the new facility.

### ***Noise Impacts, particularly from dogs barking***

As stated in Section 6.11 of the PEA:

Given the nature of the project and the distance to sensitive users from the site, the proposal is not expected to generate significant noise impact to surrounding land users. However a noise impact assessment has been prepared by Acoustic Logic to accompany the Preliminary Environmental Assessment.

Acoustic Logic Consultancy (ALC) (Report 20160598.1/2704A/R0/JS) (Appendix E – Acoustic) concluded that:

*Noise from dogs barking externally to the building during the day and evening period and dogs barking within kennels during the night time period will comply with the requirements of the EPA Industrial Noise Policy without the need for additional acoustic treatment or management controls.*

*Noise associated with mechanical plant should be assessed upon selection of equipment to ensure compliance with the requirements of Botany Bay City Council*

*Traffic generation associated with the site will have negligible noise impact on surrounding residential locations when assessed in accordance with the EPA Road Noise Policy.*

*As such the proposed facility would not involve the storage, distribution or use of significant quantities of dangerous goods or hazardous substances. Nor is the use of the facility likely to result in the emission of a polluting discharge (e.g. noise or odour) in a manner which would have a significant adverse impact in the locality or on the existing or likely future development on other land.*

As the nearest sensitive land use is almost 500 metres from the site, the predominant vehicle movement being that of cars and as no production processes or lifting of heavy goods and/or materials, a vibration assessment is not considered necessary.

### ***Impacts on flood behaviour during construction and operation (Council has information either through a flood study or through anecdotal evidence that flooding has occurred or is liable to occur on this land).***

As stated in Section 6.10 of the PEA:

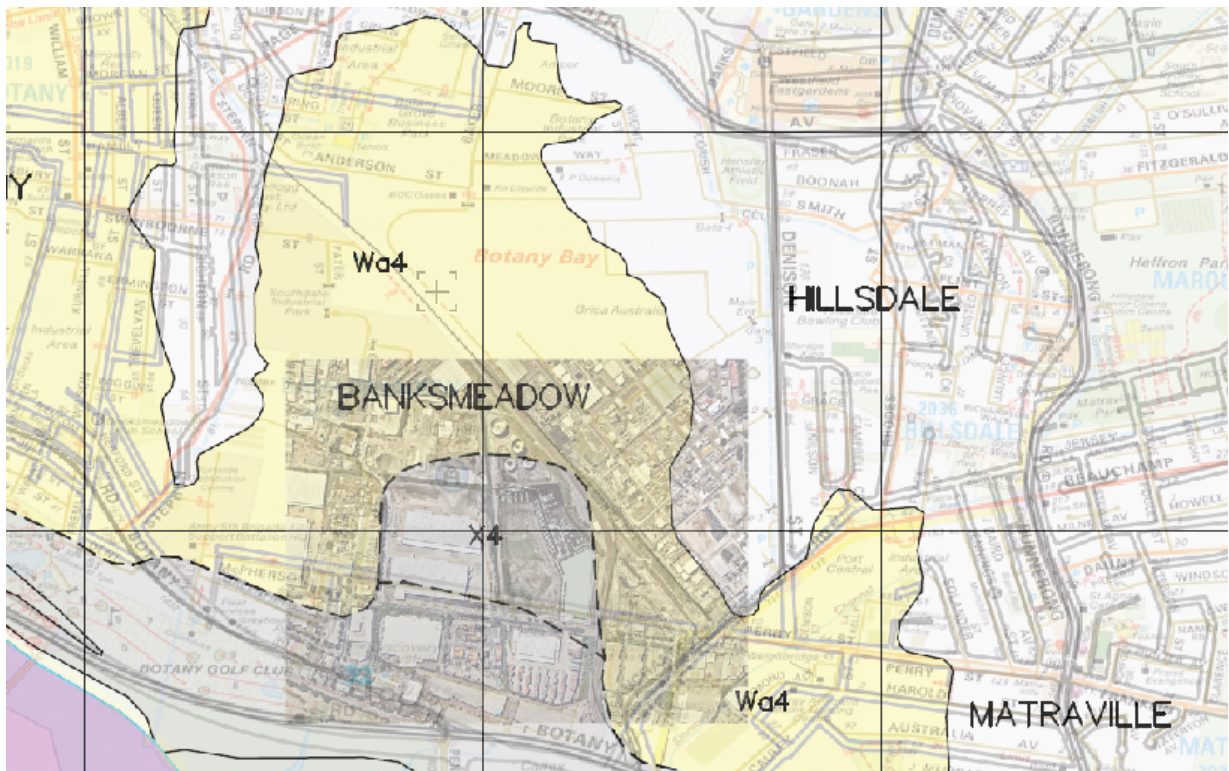
The Southlands site up until recent years acted as a flood storage area for the broader locality, in order for the site to be developed filling was required to be placed on the site above the Q100 flood level, and compensatory flood

storage to be provided as a consequence of the filling of the floodplain.

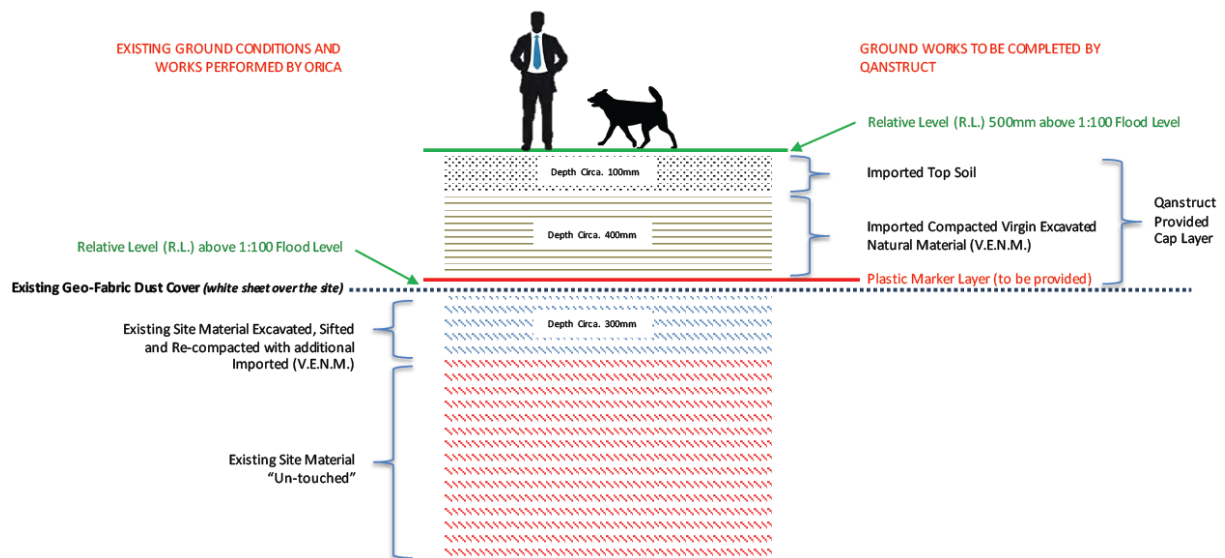
Approval for the Orica Southlands Warehouse and Subdivision project (MP 06-191) was granted subject to a number of conditions, including Schedule 3 Condition 10, which required a Hydraulic Modelling Flood Validation Assessment to be undertaken confirming that the site levels and flood storage basin had been constructed in accordance with the Hydraulic Modelling report that was submitted in conjunction with the original application for the site. Aurecon undertook the Validation Assessment which has been accepted by the Department of Planning and Environment (Appendix H-Flood Validation Approval).

***Impacts on acid sulfate soils, including impacts of acidic runoff offsite (the site is identified as containing Class 2 Acid Sulphate Soils)***

Qanstruct's investigations into the Acid Sulfate mapping from the Office of Heritage and Environment reveals that the site is situated in a location noted as being "Disturbed Terrain". The Remediation Action Plan applicable to the site requires the placement of a 500mm capping layer over the existing fill layer and as such no excavation into the natural ground layer will be required for the installation of services or footings/foundations.



Source: Office of Heritage and Environment.



**Impacts on landscaping and vegetation, including native vegetation (in particular Swamp Sclerophyll Forest on Coastal Floodplains)**

The site is devoid of any native vegetation due to the history of filling over the site and further filling is required to satisfy the requirements of the Remediation Action Plan and to ensure that the finished surface levels bring the site above the flood level.

**Public safety and security to ensure the secure enclosure of dogs and prevent unauthorised access**

The security of the site is of paramount to the Government, as the facility is critical in protecting Australia from prohibited imports such as drugs, firearms, explosives, currency and exotic pests and diseases and as such the facility will not be accessible to the general public to ensure that the detector dogs and the facility operate without fail to ensure that our borders have continuous protection. The site will be fenced on all perimeters, dogs will be kept secure in their fenced day runs or in their kennels when not in the presence of their handler.

**Traffic impacts, including with the construction of a crossover to McPherson Street,**

As stated in Section 6.3 of the PEA:

In 2015 Traffix undertook an assessment based on the site being developed with a warehouse with an FSR of 2:1. The study also included the impact of the surrounding proposed and approved developments in the wider precinct (report ref 15.098102v01). The assessment determined that cumulative effects of the precinct, including the subject site being developed for the purpose of a warehouse, recorded an acceptable impact on the surrounding network. It is noted that the current proposal will result in a significant reduction in traffic than previously envisaged for the site and will result in a negligible impact on the traffic conditions on the local network and is supportable from a traffic generation perspective. (Appendix D-Traffic)

The only constructed public road access to the site is via McPherson Street. The subdivision plan approved as part of Notice of Modification 2 to 06\_0191 dated 22 April 2015, approved the subdivision plan prepared by Nettleton Tribe Drawing No 4244-SK08 dated 9 March 2015 which nominated a carriageway easement access

point off McPherson Street, as such the location and 12 metre width of access has already been designated. It is noted that no street trees exist where the crossover is to be constructed.

### ***Visual impact on the built and natural environment***

As stated in Section 6.2 of the PEA:

The site is located on the north side of McPherson Street. Whilst the site will have a battle axe access arrangement, the site will enjoy a degree of visibility from McPherson Street due to the site wrapping around the recently constructed flood basin on the immediate corner of McPherson Street and Nant Street, an unconstructed road, which will ensure that the site has good visibility to and from the street.

At present when viewing the site from the street, the presence of the Botany Industrial Park and the Qenos Tank Farm are visually prominent. This project will introduce increased green elements and an architectural form which will improve the current amenity and streetscape in this newly developing section of McPherson Street.

A number of design measures have been introduced to provide a high quality aesthetic appearance of the proposed office, including provision of a tree lined entry boulevard to the site which will consist of an 8 metre wide pavement with a 2.75 metre landscape strip on the west side adjoining the flood basin and a 1.9 metre wide strip to the eastern side of the accessway (Appendix L – Landscape). The development results in a relatively low site coverage of 12.85%.

Qanstruct constructed a Detector Dog facility in Melbourne which was awarded a Master Builders Excellence in Construction award in 2012, and will seek to achieve the same Architectural and Construction standards for this site. As mentioned earlier in the submission, the building will be finished in a combination of Thermoclick, interlocking metal cladding, precast concrete, glass.

The colour scheme and materials proposed is compatible with the existing Toll facility on the south side of McPherson Street opposite the site, and consistent with Goodman's recently constructed warehouse development on the north/west corner of McPherson Street and Nant Street through the application of earthy tones with cool and warm greys as the main colour palette for the structural components.

Due to the nature of the facility not being open to the public and not being a land use reliant on passing trade, the presence of the facility is simply identified by a pylon sign measuring 2.4 metres in height and 2 metres in width.

Yours sincerely

QANSTRUCT (AUST) PTY LTD



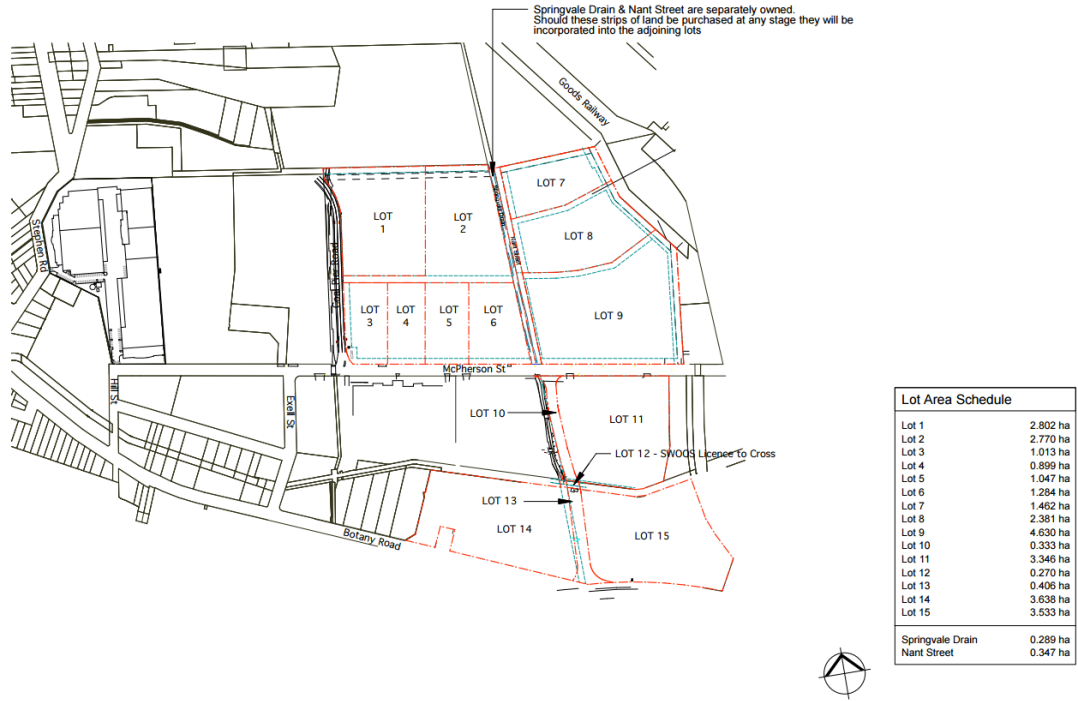
ALDO KERSOVANIC

Principal Town Planner

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Appendix 5 of 06-0191



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APPENDIX 5 – SUBDIVISION AND EASEMENT PLANS



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22<sup>nd</sup> August 2016

Mitchell Isaacs  
Director, Planning Policy & Assessment Advice  
Department of Primary Industries  
Level 11, 323 Castlereagh Street  
Sydney 2000



Dear Mr Isaacs

**PROJECT:** Detector Dog Facility, Banksmeadow (SSD 7692)  
**ADDRESS:** 28a McPherson Street, Banksmeadow  
**YOUR REF:** OUT16/23777

Thank you for your comments in relation to Qanstruct's Preliminary Environmental Assessment for the Multi Agency Detector Dog facility for the Australian Border Force, Australian Federal Police and Department of Agriculture and Water Resources. The development only relies upon potable water and water harvested from roof areas. As part of the EIS a Water Balance Assessment has been undertaken to inform the correct sizing of water harvesting tanks for the site (see attached).

Please refer to the submitted EIS if you require further detail.

Yours sincerely  
QANSTRUCT (AUST) PTY LTD

A handwritten signature in blue ink, appearing to read 'Aldo Kersovanic', written over a white rectangular background.

ALDO KERSOVANIC  
Principal Town Planner  
Mobile 0400 641 137  
Email akersovanic@qanstruct.com.au