



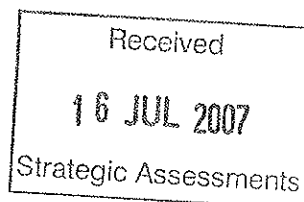
GPO Box 5278 Sydney 2001
Level 21, 321 Kent Street,
Sydney NSW 2000 Australia

Tel +612 8233 9900
Fax +612 8233 9966

info@urbis.com.au
www.urbis.com.au

Urbis Pty Ltd ABN 50 105 256 229
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16 July 2007



The Director-General
Department of Planning
22-33 Bridge Street
SYDNEY NSW 2000

Attention: Mr Oliver Klein

Dear Oliver,

RE: Confirmation of Part 3A Major Project, Australian Institute Police Management, Manly

In accordance with Clause 6 of State Environmental Planning Policy (SEPP) – Major Projects (Major Projects SEPP), and under the Part 3A provisions of the Environmental Planning and Assessment Act, 1979 (EP&A Act), we formally seek confirmation that a proposal to redevelop and upgrade existing facilities at the Australian Institute of Police Management (AIPM) site, Manly is to be declared a Major Project. As per our previous meeting, we understand that in the case of this proposal, the Director-General is able to provide such confirmation rather than the Minister for Planning.

A Project Application and Preliminary Environmental Assessment Report is lodged concurrently with this submission that provides further detail on the proposed development and its likely impacts, sufficient for the preparation of Director-General requirements. This submission therefore requests the Director-General requirements to enable the preparation of the detailed Environmental Assessment for submission to Department of Planning.

1 Site Details

The land is known as the Australian Institute of Police Management (AIPM) located at North Head, Manly and is identified as the "*North Head Federal Police Training site*" under Schedule 3 "State Significant sites" of the Major Projects SEPP. In this respect, the provisions of Part 3A of the EP&A Act apply. For the purposes of this letter and the accompanying Preliminary Environmental Assessment report, the site is referenced as the AIPM site.

The site is legally identified as Lot 2766 in Deposited Plan 752038 and located on approximately 1.7 hectares of the North Head foreshores, to the south of Collins Beach. The site is relatively isolated, accessed by Collins Beach Road and is surrounded by Sydney Harbour National Park. The site is located within proximity to the former Quarantine Station lands and the former School of Artillery lands.

The site is currently occupied by the Australian Institute of Police Management, which has operated from the site since 1960. The AIPM is a strategically important federal resource providing the following services for Australasian and International law enforcement agencies and public safety agencies:

- senior management and executive development;
- education; and
- consultancy services.
- The site accommodates a group of low rise single and two storey buildings, some of which are identified to be of heritage significance. The site is moderately landscaped with open lawn areas and feature trees.

- The site is relatively level with a gradual slope towards the north, where the land steeply slopes along the northern boundary where it abuts Spring Cove.
- A minor portion of the foreshore provides habitat for the endangered Little Penguin population; whilst northern located grassed areas of the site provide for foraging opportunities for the Long-nosed bandicoot.



Source RP Data

2 Description of Proposal

The AFP proposes to redevelop the AIPM site for the ongoing and long term sustainable use of the site by AIPM. The aim of the redevelopment is to:

- substantially improve the operational efficiency and long term sustainability of the AIPM;
- to expand the functional capacity;
- to modernise security; and
- to achieve compliance with the relevant codes and standards.

The need for the redevelopment is as follows:

- existing teaching, recreation, dining and administrative spaces are inadequate to satisfy increasing demand for AIPM programs;
- residential accommodation is substandard;
- operational inefficiencies in the layout and functionality of the existing facilities;
- many of the facilities are in poor and deteriorating condition, and do not meet relevant current codes and standards;
- operating and maintenance costs are increasing as the facilities age; and
- the identified built heritage elements of the site need to be preserved and protected

The redevelopment will consist of:

- replacement of residential accommodation blocks, administrative and academic office accommodation and senior common room facilities;
- refurbishment of existing library, teaching, dining areas and specific heritage buildings;
- removal of existing barrack style accommodation buildings and miscellaneous stores buildings; and
- landscaping works including consolidation of car parking and improvement to overall environmental amenity to the occupants of the facility and native fauna.
- Increase in accommodation facilities from 30 beds to 60 beds and a total staff level from 35 to 45 employees (inclusive of teaching/training and administrative and support).

Whilst the proposed scheme entails an increase in the extent of accommodation, the development scheme principally involves a rationalization and improved efficiency of floor space demonstrated by an overall insignificant nett increase to existing built form site cover.

The proposed development has been the product of considerable government and community consultation through previous statutory Federal processes and represents an opportunity to upgrade the AIPM facilities with close respect and integration with the site's unique surroundings and location. Importantly, the proposal has been designed with objectives of enhanced environmental conservation benefits.

3 Town Planning Considerations

The approval process for the redevelopment of site has previously undergone Federal processes, including referral to the Department of Environment and Heritage (DEH) under the Environment Protection and Biodiversity Conservation Act 1999. It is understood that determination from DEH is imminent in respect to the project's status as a "controlled or uncontrolled action". This determination will be provided with the Environmental Assessment.

Notwithstanding the above Federal processes, the Department of Planning has been engaged with respect to the redevelopment of AIPM under the Major Projects SEPP. The relevant key planning instruments and policies that will be reviewed under the project application include:

- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005
- The Sydney Harbour Foreshores and Waterways Area Development Control Plan (DCP 2005)
- Manly Local Environmental Plan 1988
- The NSW Coastal Policy
- The Coastal Design Guidelines for NSW

4 Likely Environmental Issues

The likely environmental issues outlined in the project application to the Director-General relate to:

- Flora and Fauna Impacts
- Heritage Impacts
- Visual Impact and Building Design
- Traffic and Parking
- Bushfire Protection
- Local Amenity
- Ecologically Sustainable Design
- Construction and Operational Environmental Management

These matters will be comprehensively reviewed and assessed in the Environmental Assessment.

5 Quantity of Operational and Construction Jobs

It is estimated that the redevelopment will result in an additional demand of 10 staff which includes educational/training; hospitality and maintenance staff.

In terms of construction, an average of some 30 people will be directly employed in construction activities. In addition, it is anticipated that construction will generate further employment opportunities off site in terms of design, supply, manufacture and distribution of components and materials.

6 Summary

As outlined earlier, the site is listed in Schedule 3 of SEPP – Major Projects and the proposal is required to be assessed under Part 3A subject to confirmation by the Minister.

Accordingly, this submission forms the following requests to the Director-General:

- confirmation from the Director-General that the proposed development is indeed a Major Project to which Part 3A of the Act applies.
- request for Director-General Requirements to enable the preparation of the Environmental Assessment Report.

If you have any questions on the information provided, please don't hesitate to contact me on 02 8233 9925

Yours sincerely,

A handwritten signature in black ink, appearing to read 'David Hoy', with a long, sweeping flourish extending from the bottom right.

David Hoy
Director