



Project Application & Preliminary Assessment

Australian Institute Police Management, Manly

(North Head Federal Police Training Site)

Prepared for: Australian Federal Police
June 2007



AFP
AUSTRALIAN FEDERAL POLICE

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1 Introduction

This Preliminary Environmental Assessment report has been prepared on behalf of the Australian Federal Police (AFP) for a proposed development on land listed site under Schedule 3 “*State Significant sites*” of the Major Projects State Environmental Planning Policy (Major Projects SEPP).

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 the Major Projects SEPP. For the purposes of this report, the site is referenced as the AIPM site.

In accordance with the Part 3A provisions of the Environmental Planning and Assessment Act, 1979, this Preliminary Environmental Assessment Report accompanies an Application Form for a Major Development Project, comprising the redevelopment of the site for the ongoing and long term sustainable use of the site by AIPM.

The State Significant listing of the site under the Major Projects SEPP was recently gazetted on the 25 May 2007 and as the proposed development exceeds a capital investment value of more than \$5 million, the Part 3A provisions of the Environmental Planning and Assessment Act, 1979 (EP&A Act) are applicable. As part of this submission to the Department of Planning, the Director General is requested to confirm that the proposal is a “Major Project” that Part 3A of the EP&A Act applies.

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2 Background

The AIPM is part of Australia's National Common Police Services, which operate under the Auspices of the Australian Police Minister's Council and has operated from the site since 1960.

The AIPM is administered by the Australian Federal Police and is a highly 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.

Federal legislation associated with the proposed redevelopment of the AIPM site has already seen the proposed redevelopment of the AIPM site undergo an extensive public consultation process, including an inquiry process by the Parliamentary Standing Committee on Public Works (the Committee) in March 2006 under the Public Works Committee Act 1969.

The inquiry process involved public participation through:

- Advertisement of the Inquiry in the Sydney Morning Herald on 22 April 2006; and
- Submission sought from relevant government agencies, and potentially affected / interested private organisations and individuals.
- An inspection by the Committee and a public hearing on the 2 June 2006.

Arising from the inquiry process, the Committee recommended that the redevelopment of the AIPM site proceed. However, recommendations also included the requirement for AFP to undertake further consultation with Manly Council, other key stakeholders and the local community to resolve community concerns with the redevelopment of the site.

Further consultation with Manly Council and other key stakeholders was undertaken during October – December 2006 in respect to modifications to the scheme to address environmental, heritage and visual impact matters. The modifications resulted in an "Eco-Heritage" Master Plan. The outcomes associated with the required consultations were referred to the Parliamentary Standing Committee on Public Works (PSCPW) where it was accepted by the PSCPW that the scheme "*now reflects a more eco-heritage orientation*" (Refer to **Appendix A**). The final redevelopment scheme is based on the Eco-Heritage Master Plan and is the subject of this Major Project application (Refer to **Appendix B**).

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3 Site Details

3.1 Subject site

The AIPM site is identified under Part 8, Schedule 3 of the Major Projects SEPP as the North Head Federal Police Training site. The site is located on approximately 1.7 hectares on the foreshores of North Head, to the south of Collins Beach.

The site occupies a relatively isolated position, accessed by Collins Beach Road and surrounded by Sydney Harbour National Park. The former Quarantine Station lands and the former School of Artillery lands are located within proximity to the site.

Views to the site are gained from the north at Manly, across Spring Cove to reveal a group of single and two storey buildings established against a backdrop of native vegetation.

Figure 1 – The Site



The key aspects of the site:

- The site is legally identified as Lot 2766 in Deposited Plan 752038.
- The site is currently occupied by the Australian Institute of Police Management, which has operated from the site since 1960. The AIPM is a highly 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 (Refer to **Appendix C**). 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.



Picture 1 – Northern Portion of the site and low rise buildings

3.2 Site Context

The site is accessed by Collins Beach Road and is surrounded by Sydney Harbour National Park. The former Quarantine Station lands and the former School of Artillery lands also form part of the North Head peninsula. Given the relative isolation of the site, the key interfaces with the subject land is limited to the national park and Spring Cove.



Picture 2 – Spring Cove to the north



Picture 3 – Sydney Harbour National Park lands to the south

4 Description of Proposal

4.1 Design Objective

The proposed development has been the product of extensive deliberation and design modification by way of considerable government and community consultation under Commonwealth legislation.

The development scheme 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.

A fundamental consideration in formation of the scheme is the incorporation of Ecological Sustainable Design principles given the environmentally sensitive nature of the site and overall promotion of policies to conserve the environment and minimise use of non-renewable resources.

4.2 The 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 rationalisation and improved efficiency of floor space demonstrated by an overall insignificant nett increase to existing built form site cover.

5 Capital Investment Value

SEPP - Major Projects defines Capital Investment Value to include all costs necessary to establish and operate the development, including the design and construction of buildings, structures, associated infrastructure and fixed mobile plant and equipment (but excluding land costs).

In accordance with Division 2, Part 8, Schedule 3 of Major Projects SEPP, we advise that the Capital Investment value of the development is estimated at a minimum of \$20 million (Refer to attached Quantity Surveyor correspondence under **Appendix D**).

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6 Planning Considerations

6.1 State Environmental Planning Policy (SEPP) – Major Projects, 2005

The Major Projects SEPP aims to identify certain development to be assessed and approved under the Part 3A provisions of the EP&A Act, 1979.

The proposal is identified as development specified on certain land in Schedule 3 of the SEPP, being the North Head Police Training site and the proposal represents a capital investment value of over \$5 million.

Schedule 3 identifies that development for a police training facility and any ancillary development may be carried out with development consent.

6.2 Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

The Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (SREP 2005) provides a planning framework to achieve better environmental outcomes for Sydney Harbour and its catchment.

The provisions relate to the foreshore and waterways area as identified under the SREP 2005, in which the site is identified to be located. In this respect, the relevant provisions of SREP 2005 will be addressed under the Environmental Assessment as summarised below.

- Planning principles relating to the Sydney harbour catchment; the foreshores and waterways area; and heritage conservation.
- Biodiversity, ecology and environment protection.
- Foreshore & Waterways Scenic Quality.
- Maintenance, protection and enhancement of views.
- Development affecting matters of Aboriginal and non- Aboriginal heritage significance.
- Wetlands protection areas as identified under SREP 2005.
- Strategic Foreshore Sites.

6.3 Sydney Harbour Foreshores and Waterways Area Development Control Plan 2005

The Sydney Harbour Foreshores and Waterways Area Development Control Plan (DCP 2005) supplements SREP 2005 by providing performance based criteria and guidelines. The relevant provisions applicable to the site and proposal relate to visual and natural environment considerations. Such considerations will be included in the Environmental Assessment.

6.4 Manly Local Environmental Plan 1988

The site is situated within the land covered by the Manly Local Environmental Plan 1988 (LEP 1988) and is zoned No.8 National Park. Although the site has recently been listed as a State Significant Site under Schedule 3 of the Major Projects SEPP, the relevant provisions of the Manly LEP 1988 will be addressed in the Environmental Assessment.

These provisions relate to:

- Visual and aesthetic protection on the foreshore scenic protection area.
- Impacts upon environmental heritage (including Aboriginal and non-Aboriginal), given that the site is listed as an item of environmental heritage and is located in the vicinity of adjacent heritage items.
- Provision of water and sewerage services to the land.

6.5 The NSW Coastal Policy

The NSW Coastal Policy aims to guide the future management and planning of the coastal zone. Whilst the site is not directly situated within the “coastal zone”, as illustrated by Figure 6 contained within the NSW Coastal Policy, the relevant considerations of the Policy will be addressed in the Environmental Assessment. These considerations relate to the range of objectives which underpin the long term goals of the Policy:

- Conservation, protection and recovery of native threatened and endangered flora and fauna.
- Water quality protection and improvement.
- Minimisation of impacts to environmentally sensitive areas and cultural heritage.
- Protection of areas of high natural or built aesthetic quality.
- Design and siting of development to complement surrounding environments and promote good aesthetic qualities.
- Management and conservation of cultural heritage places and items.
- Implementation of “best practice” approaches to achieving sustainable development and resource management.

6.6 Coastal Design Guidelines for NSW

The Coastal Design Guidelines for NSW provides for urban design practices and principles to achieve the sensitive development of unique natural and urban settings of coastal places in NSW. The Guidelines provide “desired future character” guidelines for each type of coastal settlement types, with the most relevant character guidelines relating to “coastal city” settlements. These character guidelines will be addressed in the Environmental Assessment and relate to:

- Relationship to the environment.
- Visual sensitivity.
- Edges to water and natural areas.
- Building and urban design and building height.

Design principles of the Policy aim to achieve the identified future character for coastal settlements. The application of these principles will be assessed with respect to the proposal in the Environmental Assessment. These principles relevant to the site are:

- Defining the footprint and boundary of the settlement;
- Connecting open spaces;
- Protecting the natural edges; and
- Appropriate buildings in a coastal context.

6.7 The Environment Protection & Biodiversity Conservation Act, 1999

Whilst a Part 3A Major Application approval is submitted for determination at the State Government level, the proposal was previously referred to the then, Commonwealth Department of Environment and Heritage (now the Department of Environment and Water Resources (DEWRS)) under the provisions of the Environment Protection & Biodiversity Conservation Act, 1999 (EPBC Act).

The referral is required to enable DEWRS to determine if the proposed works require approval under the EPBC Act that is whether the proposal is a “controlled action”.

On the 25 June 2007 DEWRS advised that the proposal is a controlled action. DEWRS is currently liaising with DOP officers in regards to a ‘one-off’ accreditation of an agreed state process for Commonwealth projects. It is understood that the environmental considerations sought by DEWRS will form part of the forthcoming Director General’s requirements.

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7 Agency consultations

As discussed in Part 2 of this report, the proposed redevelopment of the site has already involved an extensive public consultation process, including an inquiry process by the Parliamentary Standing Committee on Public Works under Federal legislation. The outcomes of the inquiry process resulted in further consultation with Manly Council, other key stakeholders and the local community to resolve community concerns during October – December 2006. The outcomes associated with the required consultations were referred to the Parliamentary Standing Committee on Public Works (PSCPW) where it was accepted by the PSCPW that the scheme “*now reflects a more eco-heritage orientation*” (Refer to **Appendix A**). The final design scheme is submitted with this Major Project application.

The following provides a summary of the agencies to be consulted under the Major Projects provisions.

7.1 Department of Planning

Preliminary discussions have been held with the officers from the Department of Planning (DOP), regarding procedural matters. Formal discussions may occur following receipt of the Director General's requirements.

The Sydney Region East branch of the DOP was included as part of the Federal consultation process.

7.2 Manly Council

Manly Council is the local government authority and was involved in the previous Federal inquiry process. Manly Council's submission to the PSCPW to the original scheme, prior to the current proposed scheme, identified concerns with respect to:

- Impacts to the heritage significance of the site and North head due to a 60% increase in floor space and proposed 2 to 3 storey building heights.
- The appropriateness of the redevelopment of buildings and the suitability of the site for the AIPM use.
- Incompatibility with the scale of existing buildings on the site. Council references the scale of buildings of the Quarantine Station and the village-like distribution of buildings. The visual impacts of long continuous building forms stepping up the site.
- Clarification of the land tenure arrangements.
- The potential for the AIPM facility to operate on a commercial basis with the police college use becoming a minor element of the activities.
- Potential impacts to the North (Sydney) Harbour Aquatic Reserve and threatened fauna species.
- Insufficient landscape areas to enhance habitat areas and landscape amenity.
- The visual impact of increased hard paved areas and increased stormwater run-off into Sydney Harbour.
- Non compliance with Bushfire Protection Guidelines and the required clearing of bushland on public land. Concerns with the capacity of the existing road in the event of an emergency.

The revised Master Plan scheme known as the Eco – Heritage Master Plan was presented to the Manly Council representatives on the 25 October 2006. The scheme provided a significant modification to the original proposed built form layout which addresses the above matters:

- Reduced scale of buildings by providing small scale pavilion forms of single to two storey heights to minimise visual impact and improvement to heritage interpretation of the original buildings.

- Relocation parking areas to south of the site to minimise visual impacts when viewed from the north.
- Accommodation buildings are raised off the ground and linked by series of boardwalks to allow movement of bandicoots through the northern section of the site.
- Landscaping to include a series of “green fingers” for fauna movement and enhanced landscaping between buildings. Development of a “natural creek” to the north of the site and opportunity for filtration of stormwater.

Council representatives provided a positive response and indicated that the Eco-Heritage Master Plan was an improvement to the original scheme.

The plans submitted with this Preliminary Environmental Assessment report represent the detailed architectural design scheme based on the Eco-Heritage Master Plan. The Environmental Assessment will further assess the impacts of the revised scheme.

7.3 Heritage Office, Department of Planning

It is understood that the DOP will be referring this project application to the NSW Heritage Office for comment, as part of the development assessment process.

7.4 Department of Environment and Climate Change

The National Parks & Wildlife Services, governed by the previous Department of Environment and Conservation (now the Department of Environment and Climate Change (DECC)) was previously involved in the Federal consultation process.

The revised Master Plan scheme known as the Eco – Heritage Master Plan was presented to the NSW DEC Parks & Wildlife Services representatives on the 29 November 2006. The scheme provided a significant modification to the original proposed built form layout particularly in respect to:

- Accommodation buildings are raised off the ground and linked by series of boardwalks to allow movement of bandicoots through the northern section of the site.
- Minimising excavation and in turn reduced noise and vibration during construction impacts upon fauna.
- Re-orientation of key buildings to improve protection measures to the Little Penguin nesting habitat from light and noise associated with the use.

National Parks & Wildlife representatives provided a positive response and indicated that the Eco-Heritage Master Plan was a superior improvement to the original scheme.

The plans submitted with this Preliminary Environmental Assessment report represent the detailed architectural design scheme based on the Eco-Heritage Master Plan. It is understood that the DOP will be referring this project application to the Department of Environment and Climate Change for comment, as part of the Major Project development assessment process.

7.5 NSW Department of Natural Resources

It is understood that the DOP will be referring this project application to the NSW Department of Natural Resources for comment, as part of the Major Project development assessment process in respect to water quality considerations.

7.6 NSW Department of Primary Industries

The previous Federal consultation process involved the then, NSW Fisheries Department. It is understood that the DOP will be referring this project application to the NSW Department of Primary Industries for comment in respect to water quality considerations.

7.7 NSW Rural Fire Service

Ongoing consultation with the NSW Rural Fire Service (NSWRFS) has occurred since the agency's involvement in the previous Federal consultation process. Recent advice from the NSWRFS states that the proposed scheme will meet bushfire protection requirements subject to the implementation of recommended mitigating measures. This advice will be included within the Environmental Assessment.

7.8 Energy Australia

No additional power supply is required to service the development. The majority of overhead cabling is to be removed and replaced by underground cabling. Further consultation with Energy Australia will follow prior to the construction phase.

7.9 Sydney Water

Consultations with Sydney Water have been undertaken with respect to existing flow and pressure capacity of water supply for fire fighting measures. Upgraded hydrant systems are required, which will entail the implementation of booster pump and water tank facilities.

In respect to general water supply, there are no requirements to upgrade services at this time however the existing supply main is to be revised by way of Sydney Water requirements. Discussions with Sydney Water will continue throughout the development and construction process.

7.10 Gas

Relevant gas service providers have been consulted in respect to the requirements of the development. The development will be fed by an existing above ground LPG tank which will be required to be relocated to an area beyond the required bushfire asset protection zone. The tank is to be located adjacent to a proposed garbage area towards the south-western corner of the site. New gas reticulation pipe work is to be installed where required.

7.11 Telecommunications

The site is currently serviced with telecommunications infrastructure and the proponent has held discussions with the relevant service provider in regards to meeting future demands.

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8 Likely Environmental Issues

The likely environmental issues identified below will be outlined and addressed in further detail in the Environmental Assessment. These issues are already well informed as a result of the extensive background consultation that has already occurred with stakeholders and local community.

8.1 Flora and Fauna Impacts

Extensive ecological studies have been carried in respect to the potential impacts upon the flora and fauna attributes of the site. The studies conclude that the site accommodates habitat to a limited number of threatened fauna due its modified nature.

In particular, a portion of the site accommodates a habitat and breeding ground for the Little Penguins, located along parts of the foreshore of the site. The proposed development and construction works will be appropriately setback from the northern boundary of the site to ensure that there are no impacts to the Little Penguin habitat. Construction and ongoing management measures will be undertaken to mitigate impacts upon the Little Penguin population.

The grassed areas of the northern part of site provides important forage areas for the Long-nosed Bandicoot as there is a limited extent of grassed areas adjacent to dense native vegetation of Sydney Harbour National Park. The provision of bushfire asset protection zones associated with the proposed development involves an increase to open grassed areas on the site, providing extended open foraging areas for this fauna species; whilst enhanced productivity of lawn areas as a result of stormwater harvesting measures will provide for further foraging opportunities.

In respect to the flora characteristics of the site, the studies did not record any threatened flora species. This is attributed to the highly modified nature of the site and the introduced lawn species that is regularly mown. The Strategic Fire Protection Zone, established between the Sydney Harbour National Park and the AIPM includes a small area that has potential to support threatened fauna species but will not be impacted by the proposal and an Eight Part Test of significance was not considered necessary.

The Environmental Assessment will be accompanied by the ecological specialist report for further detail.

8.2 Heritage Impacts

The AIPM site has regional importance in terms of cultural, heritage and historical significance. The existing buildings have an historical relationship with the North Head built environment and the adjacent old Quarantine Station. The site also includes an Aboriginal heritage site.

- The heritage status of the AIPM precinct entails:
 - North Head as a whole is entered on the National Heritage List. The AIPM precinct is located within North Head.
 - The AIPM precinct is listed under Manly Local Environmental Plan 1988 (LEP), under Schedule 4 as a listed place (a local heritage item).
 - The site is not listed as a State Heritage listing but has a State Heritage Inventory database reference due to its listing under the Manly LEP.

An assessment of the heritage value of the site and the impacts of the proposed development scheme has been undertaken. A Conservation Management Plan for the site has also been prepared to guide the short to long term management of the heritage values of the site. Key heritage elements of the site will be retained and conserved as part of the proposed redevelopment.

The Environmental Assessment will provide further detail and include the above specialist studies.

8.3 Visual Impact and Building Design

Located on the foreshores of the North Head, the site's visibility from North Harbour and Manly were key considerations in establishing siting, building height and scale to ensure impacts to the existing foreshore scenic amenity is minimised. Building form and materials were also dictated by the heritage items on the site and overall historic significance of North Head.

In summary, the design provides a suitable response to the site's constraints and foreshore setting in the following manner:

- Building forms are designed towards pavilion forms with building scale and roof pitch to complement existing building heights and forms.
- Sensitive siting of the buildings to respect the remaining heritage items on site and retention of existing significant rock outcrops.
- Minimal excavation or filling required to minimise disturbance to existing ground levels and permitting development to nestle within the existing landscape on site and in the wider context of the National Park.
- Retention of significant landscape elements and opportunities for landscaping between buildings

Further visual impact analysis will be provided with the Environmental Assessment.

8.4 Traffic and Parking

The development application will be accompanied by a traffic and parking report. The existing vehicular access arrangements to the site remain unchanged, whilst the proposal incorporates revised car parking arrangements at grade to provide for 4 separate car parking areas dispersed to appropriate areas of the site, providing for some 44 car spaces.

The extent of traffic generated by the development will not adversely impact on the existing operations of the local traffic system. The additional traffic volumes generated by the proposal is estimated to some 15 – 17 trips for the total arrival or departure period spread over a wide period such that during peak periods, the increase in traffic is estimated to be some 3 to 6 car trips.

Frequency and types of deliveries made by commercial vehicles are not proposed to change from the existing arrangements, with only an insignificant increase to garbage collection.

8.5 Landscaping

The site's existing landscape character will be enhanced through the sensitive siting of proposed buildings to provide opportunity to retain significant trees and mass planting of endemic species between buildings but with consideration to bushfire asset protection zones.

Landscape works such as the removal of exotic species along the cliff edge are proposed to within the foreshore zone will be carried out in consultation with the National Parks and Wildlife Service. Landscape works are to be designed and implemented to respect and enhance habitat for endangered fauna species.

8.6 Bushfire Protection

Bushfire protection measures are key environmental considerations in the redevelopment of the site, given the site's interface with the National Park. Specialist bushfire consultation has been undertaken in conjunction with the NSW Rural Fire Service; the NSW National Parks and Wildlife Service; the NSW Fire Brigade and the Bushfire Management Committee for North Head to establish an appropriate bushfire management strategy.

This strategy entails establishment of asset protection zones, building construction standards, water supply, access and egress arrangements and emergency risk management procedures.

Further detail, including the bushfire assessment report and advice from the NSW Rural Fire Service will be provided with the Environmental Assessment.

8.7 Local Amenity

The site is uniquely positioned in that it has a very limited number of sensitive land use interfaces, as identified under Section 2. The closest residential land uses are located to the north of Spring Cove approximately 200m from the site.

Amenity considerations such as privacy or sunlight loss are not an issue, whilst potential acoustic impacts are limited due to the educational nature of the site.

8.8 Ecologically Sustainable Design

ESD principles are a key consideration to the design and construction of the AIPM buildings. These principles will be reflected in the design of the buildings:

- Design and materials selection including select timber resources;
- Energy Efficient fittings and appliances;
- Water consumption and conservation measures;
- Minimum energy performance;
- Waste minimisation in design and construction;
- Emission minimisation.

8.9 Construction and Operational Environmental Management

Construction impacts will be minimised to ensure existing environmental amenity is not compromised during the demolition and construction phase. A Construction Environmental Management Plan (CEMP) will be submitted with the Environmental Assessment that establishes the procedures for environmental management, including specific commitments, actions and conditions.

An Operational Environmental Management Plan (OEMP) will also accompany the Environmental Assessment, which relates to the flora and fauna and heritage aspects of the site. The OEMP provides the framework for the ongoing commitment to the management of these environmental aspects.

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9 Summary

The AIPM site is listed in Schedule 3 of the Major Projects SEPP and carries a significant role in the importance of the National and State Police Services. The proposal seeks to redevelop the site for extended and upgraded facilities to substantially improve the operational efficiency and long term sustainability of the AIPM.

Fundamental to the redevelopment of the site are the environmental conservation benefits in respect to flora and fauna populations and the overall environmental amenity of North Head. The AIPM site also carries State and regional importance in terms of amenity, cultural, heritage and historical significance and the future redevelopment represents an opportunity to upgrade the AIPM facilities with respect to the importance of such considerations.

The proposed development has been the product of considerable consultation with Federal, state and local agencies, stakeholders and the community through the previous Federal consultation process which has resulted in an outcome that achieves an appropriate response to the site's historical, cultural and scenic contextual setting.

In accordance with the requirements of SEPP – Major Projects, we seek the Director- General's written advice in the form of General Requirements to address in the Environmental Assessment submission.

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Appendix A Parliamentary Standing Committee on Public Works

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Parliament of Australia

Parliamentary Standing Committee on Public Works

10 May 2007

Mr Peter Benson
Project Officer
Australian Federal Police
GPO Box 401
Canberra City ACT 2601

Dear Mr Benson

RE: AIPM REDEVELOPMENT PROJECT – REVISED MASTER PLAN

Thank you for your letter of 11 April providing the Committee with details of proposed revisions to the Project Master Plan.

The Committee is pleased to note that the Master Plan submitted in evidence to the Committee's inquiry into the redevelopment of the Australian Institute of Police Management at Manly, has been amended after further consultation with interested stakeholders, and now reflects a more eco-heritage orientation.

The Committee appreciates your efforts in this regard.

Yours sincerely,

The Hon Judi Moylan MP
Chair

Appendix B Eco Heritage Master Plan of Architectural Extracts

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