

AIPM - Summary of Key Issues raised by Agencies to the PPR

Issue	Response
Department of Environment and Climate Change	
The DECC has advised that the proposal in its revised form is supportable and represents an improvement on the previous proposal, given the efforts that have been made to reduce impacts on threatened fauna and the Sydney Harbour National Park.	- Noted. - The Department concurs with the comments of the DECC. The revised proposal as presented in the PPR is considered to respond to the key environmental issues previously raised by the DECC. The Proponent's Construction Environmental Management Plan and Operational Environmental Management Plan include detailed mitigation measures, performance measures, monitoring/auditing/reporting requirements and corrective measures for the ongoing protection of the Little Penguin population and the Long-nosed Bandicoot. - Matters relevant to Flora and Fauna Impacts are further considered in Section 5.2 of the DG's Environmental Assessment Report.
Any reduction in the net foraging area of the Long-nosed Bandicoot will need to be offset and agreed by the DECC prior to approval.	- The PPR identifies that there will be an overall increase from 11,204sqm (as presented in the EA) to 11,723sqm of landscaped area on the site. This 519sqm increase in landscaped area is largely the result of the proposed demolition of the 2 accommodation blocks (to the north of the Axial Hospital Group Building) and the modification to the development siting which will result in no new development being proposed north of the Axial Hospital Group Building. The PPR identifies that the Proponent intends to landscape this area and for this area the act as an extension to the grassed foraging area for the Long-nosed bandicoot. The proposed net increase in the foraging area is approximately 470sqm. - Accordingly, there is no requirement for offset foraging areas to be established i.e. as there is no net loss in foraging areas proposed.
- The PPR lacks detail in relation to Indigenous heritage management and more consultation with the local Aboriginal Group is required so that the management of the site can reflect their requirements. - The frequency of access to the site be determined in consultation with the local Aboriginal groups and is not to be restrictive.	The concerns of the DECC as relevant to Indigenous Heritage are addressed in Section 5.3 of the DG's Environmental Assessment Report.
- Amendments to the Proponent's Construction Environmental Management Plan and the Operational Environmental Management Plan are recommended to address the following matters: - To require the proponent to liaise with the DECC in the event that construction times cannot be programmed around the vulnerable nesting, breeding and moulting period of the Little Penguin. - To require the Proponent to liaise with the DECC in relation to suitable landscaping if local seed stock and plants are not available. - To require strategies agreed with the DECC to be implemented if monitoring of the Long-nosed Bandicoot indicates	- The minor amendments to the Management Plans suggested by the DECC are considered relevant and will assist in the improving the ongoing management of the ecology on the site. These conditions have been incorporated into the Instrument of Approval. - The amendments to the Management Plans are considered in Section 5.9 of the DG's Environmental Assessment Report.

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a reduction in overall activity across the site. ▪ To clarify that the Asset Protection Zone will not be extended into the Sydney Harbour National Park. ▪ To require staff induction (prior to commencement of construction) to include reference to the identification of cultural material.	▪ The Proponent has confirmed the existence of a sensitively designed and unobtrusive barrier on the northern boundary of the site in the vicinity of the rock shelter/art. On this basis, the Department is satisfied that no further action needs to be taken to address this matter. Refer to detailed discussion in Section 5.3 of the DG's Environmental Assessment Report. ▪ The Proponent's Statement of Commitments includes an undertaking to "ensure that all staff, contractors and others involved in construction and maintenance related activities are made aware of the statutory legislation protecting indigenous sites and places of significance". Additionally, the Proponent's Construction Environmental Management Plan and Operational Environmental Management Plan includes induction requirements for all staff and contractors regarding protective and management protocols to be observed in relation to the sites heritage. The Department is satisfied that the measures proposed by the Proponent both in the Statement of Commitments and the Management Plans sufficiently address the cultural significance of the site and the identification of cultural material. ▪ Standard conditions are incorporated into the Instrument of Approval to address the requirements of the National Parks and Wildlife Act, 1974 in the event that any Aboriginal relics are unexpectedly discovered on the site.
Department the Environment, Water, Heritage and the Arts (DEWHA) ▪ The DEWHA has advised that the modifications presented in the PPR have addressed the issues previously identified by the DEWHA and other agencies. ▪ Conditions are recommended by the DEWHA to address the following: ▪ The proposal is to be undertaken consistent with the designs and footprints indicated in the PPR; ▪ The Environmental Management Plans are implemented and any changes to these are approved by the DECC;	▪ Noted. ▪ The Instrument of Approval includes a number of conditions which approve the plans and documentation submitted with the Proponent's PPR. In this regard, the Approval will 'lock-in' the building footprints as illustrated into the PPR. Additionally, a Registered Surveyors Certificate is required to be submitted to the PCA to confirm the location of buildings on the site (setting out of structures) and for the Proponent to submit documentary evidence to the Department of Planning (compliance with conditions) to confirm that the site has been development in accordance with the Approval. ▪ On this basis, the Department is satisfied that no further conditions are required to address this matter. ▪ The Proponent's Environmental Management Plans include ongoing commitments to liaise with the DECC regarding the monitoring and mitigation measures to be employed on the site. Where corrective actions are required, these will be implemented following consultation with the DECC and in accordance with their advice. ▪ A condition as been incorporated into the Instrument of Approval to require all future amendments to the Environmental Management Plans to be approved by the DECC. ▪ A condition has been incorporated into the Instrument of Approval to address the DEWHA's requirements for regular audits of the Proponent's compliance with the Environmental Management Plans.

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The DEWHA has advised that the Asset Protection Zone should not encroach further onto the Sydney Harbour National Park, in accordance with the DECC requirements.		- The Proponent's amended scheme incorporates the retention of the existing APZ and introduces a range of new bushfire mitigation measures to improve the level of bushfire protection on the site. - Matters relevant to the retention of the APZ's and the key measures to be incorporated into the development are addressed in detail in Section 5.4 of the DG's Environmental Assessment Report. - A condition has been incorporated into the Instrument of Approval to require the Operational Environmental Management Plan to be amended to clearly stated that "the current state of the external APZ within the Sydney Harbour National Park will not be extended."
The DEWHA has advised that the treatment and management of <i>Phytophthora cinnamomi</i> has been adequately addressed by the Proponent in their Environmental Management Plans		- Noted. - Refer to discussion in Section 5.2 of the DG's Environmental Assessment Report.
NSW Maritime		
NSW Maritime has advised that their key concerns raised in respect to the original proposal have been satisfactorily addressed in the PPR.		Noted
Key issues raised in original proposal- as remain relevant to the PPR: Further development of the foreshore vegetation structure should be considered, by including a greater number of larger shrubs species to complement both Monotoca elliptica, Notelea ovata and the grasses, with an outlook to net improvement of the ecological values and habitat abutting North Harbour. Indigenous species chosen should also consider structure and density, to ensure future survival and reduced ongoing maintenance.		- Whilst the Proponent's PPR includes a detailed Landscape Plan for the site, the Department considers that the initial comments of NSW Maritime in relation to increased opportunities to embellish the landscape qualities of the site to remain relevant. This matter is discussed in detail in Sections 5.2 and 5.6 of the DG's Environmental Assessment Report. - A condition has been incorporated into the Instrument of Approval to require the Proponent to develop the foreshore vegetation structure in consultation with the DECC and NSW Rural Fire Service.
A suitable Vegetation Management Plan (VMP) should be prepared to ensure the above matters are addressed.		- The Proponent's Bushfire Compliance Assessment and Recommendations Report includes a requirement for the Bushfire & Vegetation Maintenance Plan to be developed in consultation with the fire authorities. This requirement has been endorsed by the NSW RFS. - A condition has been incorporated into the Instrument of Approval to require the Bushfire & Vegetation Maintenance Plan to be completed prior to the issue of a construction certificate. - Refer to further detailed discussion on this issue in Section 5.4 of the DG's Environmental Assessment Report.
The integrity of the foreshore and the tidal area is to be fully protected for the duration of the works. Accordingly, access for the proposed works is not to be carried out via the waterway/foreshore.		- The requirements for the integrity of the foreshore to be protected during construction are endorsed by the Department. - An appropriate condition has been incorporated into the Instrument of Approval to preclude the site from being accessed by the water for construction purposes.
Sydney Harbour Federation Trust		
The Sydney Harbour Federation Trust (the Trust) is the owner of the Former School of Artillery (SoA) at North Head. The Trust proposes creating a sanctuary at the SoA, where visitors are able to appreciate the area's historic, natural and		Noted.

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scenic values.	
The AIPM is currently a tenant of the Trust. In 2007, the AIPM temporarily relocated to the SoA in anticipation of the redevelopment of its site at Spring Cove. The Trust do not believe that the nature of this commercial relationship presents a conflict in terms of the Trust providing comments on the revised proposal.	▪ Noted.
The Trust has advised that the revised proposal is superior to the original proposal in terms of environmental and heritage outcomes on the site.	▪ Noted.
It is suggested that the visual impact of the new development be minimised by: ▪ Selecting an appropriate colour scheme to help building facades and roofs blend into the landscape; and ▪ Appropriate landscaping be planted near the proposed new accommodation buildings to reduce their visual dominance when viewed from the Harbour.	▪ The Department concurs with the comments of the Trust regarding the colour scheme selected for the new development and opportunities for increased landscaping. Matters relevant to 'built form and visual impact' have been addressed in Section 5.6 of the DG's Environmental Assessment Report. ▪ Conditions have been incorporated into the Instrument of Approval to address these issues.
NSW Rural Fire Service	
▪ The NSW RFS has raised no objection to the proposal.	▪ Noted
▪ A series of standard conditions are recommended to ensure compliance with "Planning for Bush Fire Protection 2006".	▪ The conditions of the NSW RFS are noted and have been incorporated into the Instrument of Approval. ▪ Matters relevant to bushfire safety and protection are addressed in Section 5.4 of DG's Environmental Assessment Report.
NSW Department of Primary Industries	
▪ The NSW DPI has advised that the PPR including the stormwater treatment, and erosion and sediment control measures should adequately mitigate impacts on the adjacent aquatic environment.	▪ Noted.
▪ The adjacent land lies within an aquatic reserve, the aquatic reserve management section of the DECC should be commenting on the proposal.	▪ Noted. ▪ The application was referred to and comprehensively considered by the DECC. Refer to comments above. ▪ Matters in relation to impacts on the Marine Environment are comprehensively addressed in Section 5.2 of the DG's Environmental Assessment Report.
Manly Council	
▪ Council requests to see the submission from the DECC on the redevelopment.	▪ The request from Council is noted. The Council has had adequate opportunity to liaise with the DECC to obtain a copy of their submission. Due to the late receipt of Council's submission, it is not considered appropriate to further delay the determination of the application in order to enable Council to consider the DECC submission.

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▪ Council advises that the Department has several areas of responsibility relevant to the consideration of the proposal, and these are potentially conflicting. Specifically, the draft Fire Plan provides for clearing of a substantial Asset Protection Zone (APZ) within the National Park. Should development proceed it will be necessary to maintain asset protection zones on all boundaries of the site including within the National Park to protect buildings and occupant. The suggestion that the APZ can be reduced through engineering methods appears overly optimistic.	▪ Notwithstanding this request, as detailed above, the DECC now endorses the amended proposal. ▪ Matters relevant to the extent of the APZ and fire risk have been comprehensively addressed in the Proponent's Bushfire Compliance Assessment and Recommendations Report. This report has been prepared in consultation with the NSW RFS and the DECC. ▪ This Report includes a comprehensive approach to fire and risk management of the site and relies on the maintenance of the 10m APZ within the Sydney Harbour National Park which adjoins the south and west boundaries of the site (as agreed with DECC). ▪ Refer to comments of the NSW RFS and DECC above. ▪ Detailed discussion on this issue is included at Section 5.4 of the DG's Environmental Assessment Report.
▪ The Council and community are concerned that the proposal is an over-development of the site and as it introduces more buildings, assets and people that has limited access in the event of fire or other emergency.	▪ Noted. Refer to comments above. ▪ Subject to the imposition of minor conditions, the NSW RFS has advised that the proposal is acceptable.
▪ Council is anxious to ensure that the conflict between protecting Manly's threatened species which rely in part on the AIPM site for habitat and foraging, namely the Little Penguin population and the Long-nosed Bandicoot and the protection of building and the safety of people using the site is resolved prior to the determination of the application.	▪ The revised proposal, as presented in the PPR, has adequately addressed key environmental issues, namely: ○ The deletion of all previously proposed pavilion structures (accommodation) on the northern portion of the site to provide increased fauna foraging areas for the Long-nosed Bandicoot and to provide increased building setbacks to the northern boundary of the site and the endangered habitat of the Little Penguin; ○ The retention of all existing heritage cottages on site (i.e. Spring Cove Cottage, Kookaburra Cottage, Garden Cottage and Harbour Cottage); ○ The relocation of all new visitor accommodation from the northern portion of the site to the south-western corner of the site within 2 new two-storey buildings; and ○ The retention of the layout of the heritage Jetty Road. ▪ The amended proposal (PPR) is considered to satisfactorily address the key issues identified in submissions. ▪ Refer to detailed discussion in Section 5.0 of the Director General's Environmental Assessment Report.
▪ Council requests confirmation that the title of the land and also the tenure agreement under which the Commonwealth continues to occupy the site. Council advises that it's solicitor has provided advice confirming that the land is NSW Crown Land, being part of the 1833 Quarantine Station Reserve, and is occupied by the Commonwealth Government for Defence and Quarantine purposes	▪ Matters relevant to the land tenure are addressed in Section 5.5 of the DG's Environmental Assessment Report. ▪ The Department is satisfied that the occupation of the site is permissible pursuant the 'permissible occupancy' agreement which has been in place since 1960. Furthermore, the Department acknowledges that the use of the site by the AFP is permissible pursuant to Schedule 3 of the Major Projects SEPP.
▪ Questions whether the proposal will include wharf or upgraded access to Store Beach. The amended proposal shows a road leading from the AIPM site through the National Park and towards Store Beach. The Council questions the need for the road and its relevance to the project. ▪ Council has also requested confirmation that there will be	▪ The road in the south-west of the site is the interpretation of the former Jetty Road alignment. Refer to discussion in Section 5.3 of the DG's Environmental Assessment Report. ▪ There are no works proposed outside the perimeter of the site including access to Store Beach or the upgrade of the wharf.

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no wharf upgrade or upgraded access to Store Beach. ▪ Status of the Land Rights Claim over the subject land.	▪ The Aboriginal Land Claim (No. 16448) was lodged over the Collins Beach site on the 20 August 2008 and amended on 17 September 2008. ▪ The NSW Department of Lands has advised that the Minister refused the Aboriginal land claim (16448) for the Collins Beach site on 27 January 2009 on the grounds that the claimed land was lawfully used, occupied in relation to the operations of the Australian Institute of Police Management and that the land was needed for the essential public purpose of police training. ▪ Having regard to the above, there is considered to be no reason why this matter should impact on the determination of this application.
▪ Issues surrounding the National Heritage listing of the former Seaman's Isolation Hospital should be resolved prior to the determination of the application.	▪ The Proponent's Statement of Commitments includes the implementation of the conservation management and recommendations in the Historic Heritage Management Plan. This includes undertaking further consultation with the DEWHA regarding the likely Commonwealth Heritage Listing values of this historic place. ▪ Recommendation 8 of the Historic Heritage Management Plan states the following: ▪ <i>"Recommendation 8: as the Australian Institute of Police Management site has likely Commonwealth heritage values: its management should be provided for in the Australian federal Police's 'heritage strategy': it should be listed on its 'heritage register' on which its condition should be monitored and it should be recommended to the Australian Heritage Council for consideration for inclusion on the Commonwealth Heritage List."</i> ▪ The Department is satisfied that the Proponent's commitment to implement the Historic Heritage Management Plan has adequately addressed this issue.