

ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

DETERMINATION OF MAJOR PROJECT NO. 08_0049

(File No. S08/00388)

PROJECT APPLICATION FOR SYDNEY WATER FACILITY
AT POTTS HILL RESERVOIRS SITE

I, the Minister for Planning, having considered section 75J(2) of Part 3A of the *Environmental Planning and Assessment Act 1979*, determine pursuant to section 75J(1) of the Act to **give approval** to the major project referred to in the attached Schedule 1 subject to the conditions of approval in Schedule 2 and the Statement of Commitments in Schedule 3.

This approval applies to the plans, drawings and documents cited by the Proponent in their Environmental Assessment and Statement of Commitments, subject to the conditions of approval in Schedule 2.

The reasons for the imposition of conditions are:

- (1) To ensure the site is appropriately managed for the proposed use;
- (2) To adequately mitigate the environmental and construction impacts of the development;
- (3) To reasonably protect the amenity of the local area; and
- (4) To protect the public interest.



The Hon Kristina Keneally MP
Minister for Planning

Sydney,

7 Jan. 2007-2008

SCHEDULE 1

PART A – PROJECT

Application made by:	Sydney Water Corporation
Application made to:	Minister for Planning
Major Project Number:	08_0049
On land comprising:	Lot 2 in DP 225818
Local Government Area:	Bankstown City Council
For the carrying out of:	Demolition of a storage shed and construction of a warehouse, office buildings, car parking and landscaping.
Capital Investment Value:	\$48,730,000
Type of development:	Project approval under Part 3A of the Act
Determination made on:	
Determination:	Project approval is granted subject to the conditions in the attached Schedule 2.
Date of commencement of approval:	This approval commences on the date of the Minister's approval.
Date approval will lapse:	5 years from the date of determination

PART B – DEFINITIONS

In this approval the following definitions apply:

Act means *NSW Environmental Planning and Assessment Act, 1979*.

BCA means the Building Code of Australia.

Concept Plan means *Concept Plan Application under Part 3A – Environmental Assessment Potts Hill Reservoirs Land* (including accompanying Appendices) prepared by Cite Urban Strategies on behalf of Landcom and Sydney Water Corporation and any subsequent amending documentation submitted to the Department prior to determination of the Concept Plan.

Council means Bankstown City Council.

Department means the Department of Planning or its successors.

Director means the Director of the Strategic Assessments Branch of the Department of Planning.

Director-General means the Director-General of the Department of Planning (or delegate).

Environmental Assessment (EA) means *Environmental Assessment for Sydney Water, Potts hill. New Workplace Facility for Sydney Water Infrastructure Group* (including accompanying Appendices and Design Report) prepared by Conics (Sydney) for Sydney Water Corporation and dated July 2008.

Major Project No. 08_0049 means the project described in Conditions A1, Part A, Schedule 2 and the accompanying plans and documentation described in Condition A2, Part A, Schedule 2.

Minister means the Minister for Planning.

Project means development that is declared under Section 75B of the Act to be a project to which Part 3A of the Act applies.

Preferred Project Report (PPR) means the letters submitted by Conics to the Department titled *Response to Submissions* dated 17 October 2008 and *Clarification of Car Parking Allocation* dated 3 November 2008.

Proponent means Sydney Water Corporation

Statement of Commitments means the Statement of Commitments (as they apply to this project) made by the Proponent.

Site means the land as shown in drawing no. 070902A prepared by AWT Survey dated 03/07/2008

SCHEDULE 2

CONDITIONS OF APPROVAL

MAJOR PROJECT APPLICATION NO. MP 08_0049

1 Development Description

Project approval is granted only to activities as described in the Environmental Assessment, principally:

- a) Construction of a two (2) storey 5,914m² office building with a maximum building height of nine (9) metres (excluding any roof mounted plant, equipment or service installations);
- b) Construction of a warehouse with an attached two (2) storey office building of 6,147m² and a maximum building height of 12 metres (excluding any roof mounted plant, equipment or service installations);
- c) Parking for 509 vehicles;
- d) Outdoor storage areas, surrounding hardstand and landscaping areas;
- e) Demolition of a storage shed.

2 Development in Accordance with Plans and Documentation

The development shall be in accordance with the following plans and documentation, unless otherwise approved by the Director, Strategic Assessments, Department of Planning:

Environmental Assessment for Sydney Water Potts Hill New Workplace Facility for Sydney Water Infrastructure Group, Volume 1 prepared by Conics (Sydney), including all Appendices dated July 2008.			
Architectural and landscape drawings prepared by Bates Smart			
Drawing No.	Revision	Name of Plan	Date
1.01	B	Site Plan	14/11/2008
2.01	A	Level 00 Floor Plan	01/07/2008
2.02	A	Level 01 Floor Plan	30/06/2008
2.03	A	Roof Plan	01/07/2008
4.01	A	Sections A-A + B-B	30/06/2008
5.01	A	North + East Elevation	01/07/2008
5.02	A	South + West Elevation	01/07/2008
10.01	A	Level 00 Floor Plan	01/07/2008
10.02	A	Level 00 Floor Plan	01/07/2008
2.11	A	Level 00, 01 Floor Plans & Roof Plan Warehouse	30/06/2008
2.12	A	Level 00 Floor Plan Warehouse	30/06/2008
4.11	A	Sections A-A, B-B & C-C Warehouse & Warehouse Office	01/07/2008
5.11	A	North + East Elevations Warehouse & Warehouse Office	30/06/2008
5.12	A	South + West Elevations Warehouse & Warehouse Office	30/06/2008
LDA-01	B	Landscape Concepts	June 2008
LDA-02	B	Landscape Plan	June 2008
LDA-03	B	Detail Landscape Plan + Planting	June 2008
LDA-04	B	Landscape Sections	June 2008

Environment drawings prepared by James Taylor & Associates			
Drawing No.	Revision	Name of Plan	Date
C01	B	Bulk Excavation & Erosion Control	June 2008
C02	B	Preliminary Stormwater Management Plan	June 2008
Boundary drawing prepared by AWT Survey			
Drawing No.	Revision	Name of Plan	Date
070902A	A	Sketch showing proposed boundaries of SWC facility and contamination zones eastern precinct – Potts Hill SWC Site	03/07/2008

3 Inconsistency between plans and documentation

In the event of any inconsistency between conditions of this project approval and the plans and documentation referred to above, the conditions of this project approval prevail.

4 Lapsing of Approval

The project approval will lapse 5 years after the approval date in Part A of Schedule 1 of this project approval unless specified action has been taken in accordance with Section 75Y of the Act.

5 Compliance with Relevant Legislation and Australian Standards

The proponent shall comply with all relevant Australian Standards and Codes (including Building Code of Australia) and obtain all necessary approvals required by State and Commonwealth legislation in undertaking the project described in Condition A1, Part A, Schedule 2 of this approval.

6 Construction Management Plan

Prior to the commencement of relevant works, Construction Management Plan(s) shall be prepared for demolition, excavation and construction activities by a suitably qualified person in accordance with relevant legislation and guidelines. The Plan(s) shall include mechanisms for monitoring and recording results of management measures and be implemented prior to and throughout the period of construction, as relevant. Detailed plans may be prepared for individual stages of construction, sites or issues as appropriate.

The Plan(s) shall address, but not be limited to, the following matters where relevant:

- Contact details of site manager;
- Construction traffic, pedestrian management and parking of construction vehicles (including staff cars);
- Noise and vibration management;
- Management of impact on adjacent heritage items;
- Management of impact on adjacent native vegetation;
- Air quality (including dust and hazardous materials if any);
- Erosion and sediment control;
- Waste management; and
- Stormwater management.

7 Construction hours

The hours of construction, including the delivery of materials to and from the site, shall be restricted as follows, unless approved by the Director, Strategic Assessments, Department of Planning:

- Between 7:00am and 6:00pm, Mondays to Fridays inclusive;
- Between 8:00am and 1:00pm, Saturdays;
- No work on Sundays and public holidays.

8 Dust control measures

Adequate measures shall be taken to prevent dust from affecting the amenity of the surrounding area during construction.

9 Disposal of seepage and stormwater

Any seepage or rainwater collected on-site during construction shall not be pumped to the street stormwater system unless separate prior approval is given in writing by Council. Under no circumstances is any collected water or additional stormwater flow or drainage to be directed or discharged into any endangered ecological communities. Discharges are to be managed in accordance with the provisions of the NSW *Protection of the Environment Operations Act 1997*.

10 Approved plans to be on site

A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification shall be kept on the site at all times and shall be readily available for perusal by any officer of the Council or the Department.

11 Site notice

A site notice(s) shall be prominently displayed at the boundaries of the site for the purposes of informing the public of project details including, but not limited to the details of the Proponent, Builder and Structural Engineer. The notice(s) is to satisfy all but not be limited to, the following requirements:

- a) Minimum dimensions of the notice are to measure 841mm x 594mm (A1) with any text on the notice to be a minimum of 30 point type size;
- b) The notice is to be durable and weatherproof and is to be displayed throughout the works period;
- c) The approved hours of work, the name of the site/project manager, the responsible managing company (if any), its address and 24 hour contact phone number for any inquiries, including construction/noise complaint are to be displayed on the site notice; and
- d) The notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.

12 Complaints Management System

The Proponent must prepare and implement a construction Complaints Management System before construction commences and maintain the System for the duration of construction. The System shall include the following:

- a) a direct telephone number on which complaints and enquiries about the project may be registered;
- b) a postal address to which written complaints and enquires may be sent; and
- c) an email address to which electronic complaints and enquiries may be transmitted.

The telephone number, the postal address and the email address shall be included on the Site Notice prior to the commencement of construction. A record of complaints received and responses shall be maintained for the duration of construction.

13 Stormwater measures

Prior to occupation of the development, the proponent is to prepare and implement an inspection and maintenance schedule for all stormwater infrastructure proposed for the site to ensure a suitable working standard is maintained.

14 Energy Savings Action Plan

The proponent is to prepare and implement an Energy Savings Action Plan in accordance with the requirements of the Department of Water and Energy and *Guidelines for Energy Savings Action Plans* as soon as is practically feasible or within 12 months of occupation.

15 Foundations

Prior to the commencement of any foundation works, site stability and foundation design shall be approved by a suitably qualified engineer having regard to the recommendation of the report prepared by Coffey Geotechnics titled *Potts Hill Geotechnical Investigation Report* dated 30 January 2008 and any subsequent compaction testing associated with any site regarding and/or ground improvement works.