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**NSW Police Force Facility
Potts Hill Reservoirs Site, Rookwood Road, Potts Hill**

Modification to Part 3A Project Application No. MP 08_0050

21 December 2010



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1.0 INTRODUCTION

This Environmental Assessment accompanies an application by Landcom, on behalf of the NSW Police Force, to modify the Minister's approval for Major Project 0008_0050 (MP08_0050) in accordance with Section 75W of the *Environmental Planning and Assessment Act 1979*.

The application is to modify the approved MP08-0050 by including a small 'gate house' building and associated boom gates at the main vehicular entry to the site, in conjunction with the approved design of the Potts Hill Police Facility.

The gate house will provide a greater level of security to the Police Facility by providing the NSW Police Force with the capability to control and oversee the people, vehicles and materials entering and exiting the site.

The proposal requires amendments to the approved architectural drawings and therefore requires minor amendments to the Instrument of Approval and the approved Statement of Commitments.

This Environmental Assessment describes the proposed modifications, provides an assessment of the proposed changes against the relevant statutory provisions and environmental issues and is set out as follows:

- Section 1 provides an introduction;
- Section 2 details the site and the development background;
- Section 3 describes the proposed modifications;
- Section 4 outlines the statutory and policy controls applicable and provides an assessment of the potential impacts of the proposed modifications on the environment;
- Section 5 describes the modifications to the Statement of Commitment; and
- Section 6 presents the conclusions of the assessment.



2.0 SITE AND DEVELOPMENT BACKGROUND

2.1 The Site

This report relates to the modification of Major Project (MP 08_0050) which approved the development of a section of the Potts Hill Reservoirs site for the purpose of the construction and operation of a new facility for the NSW Police Force (NSW Police).

The Potts Hill Reservoirs site is the subject of a separate State Significant Site listing under the SEPP (Major Projects) 2005 to rezone the site for residential and business park. There is also a Concept Plan approval over the entire site.

The site of the approved Police Facility is located in the area identified as future commercial and employment lands in the eastern precinct (also referred to as the business park in the Concept Plan approval).

The Potts Hill Reservoirs are within the Bankstown City Council Local Government Area and the site is located approximately 2.5km north of Bankstown CBD and 16km west of the Sydney CBD. The Reservoirs Land is approximately 116 hectares in area and is irregular in shape (refer to Figure 1).



Figure 1: Aerial photo of site. (Source: www.nearmaps.com).



The site accommodates two water reservoirs. Reservoir 2, the larger reservoir, continues to operate and supply water to metropolitan Sydney while Reservoir 1 was decommissioned in 1999. The Police site is located to the south of Reservoir 1 and to the east of Reservoir 2.

Apart from the Concept Plan (MP 07_0099) approval for the Potts Hill Reservoirs site, there have been a series of Major Project approvals at the site (refer to Table 1). Several of the Major Project approvals have been for the purpose of civil infrastructure works across the site involving subdivision and delivery of the site ready for the roll out of the commercial/employment generating development envisaged in the Concept Plan.

Subdivision of the Potts Hill Reservoirs land has occurred in accordance with the Major Project approvals for civil infrastructure works over site. The NSW Police Facility is approved to be built upon the land known as Lot 103 of D.P. 1140109.

Figure 2 below, is an extract from the plan of subdivision of Lot 1006 D.P. 1140109 and Lot 2 D.P. 456502 registered on 23 June 2010 which illustrates the location, size and shape of Lot 103 D.P. 1140109.

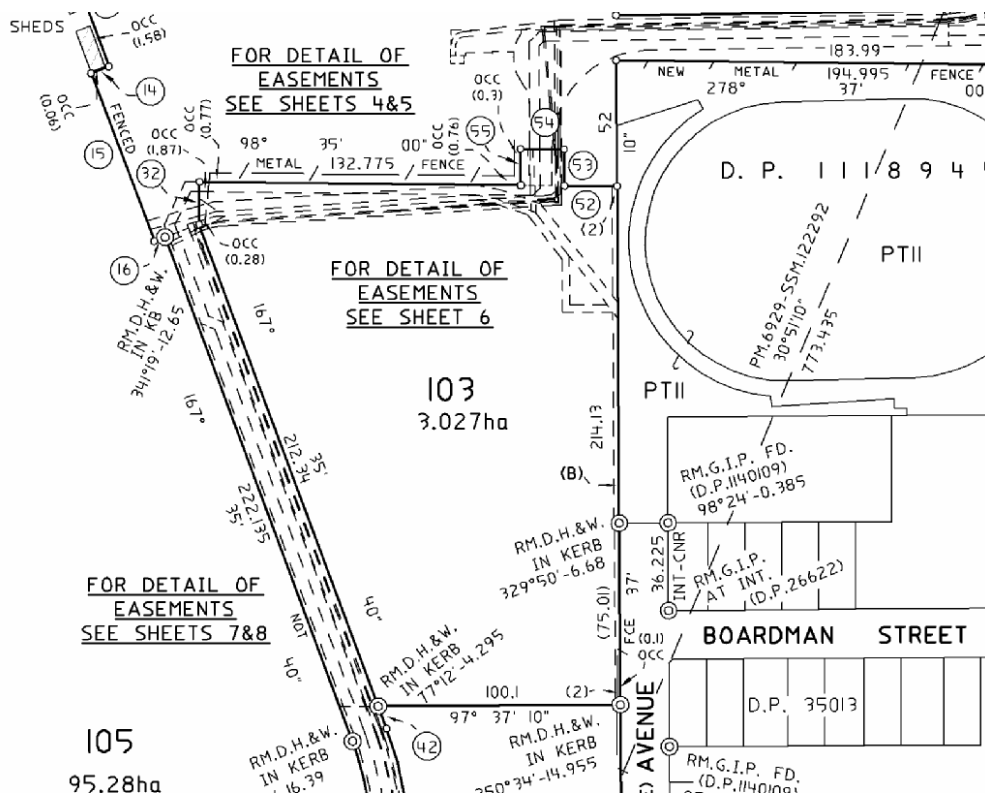


Figure 2: Extract from Sheet 3 of the Plan of Subdivision of Lot 1006 D.P. 1140109 and Lot 2 D.P. 456502.

The Police Facility site has an area of 30,270m², is elevated and contains north east views towards the Sydney CBD. The elevated position results in part from excavation deposits associated with the original construction of the reservoirs.

An 8m to 10m high embankment extends along the eastern boundary of the site. A retaining wall is approved to be constructed along the eastern boundary as part of the civil infrastructure works



2.2 Development Background

A summary of the relevant development history of the Potts Hill Reservoirs site is outlined in Table 1 below:

Major Project No./Title	Description of Development	Approval Date
Project Application 08_0069 - Civil Works Stage 1	Stage 1 Civil and Infrastructure Works across Potts Hill including subdivision, demolition, bulk earthworks (including excavation and compaction), soil remediation and site infrastructure (including internal roads, drainage works and utilities).	26/11/2008
Project Application 08_0049 - Sydney Water Facility	Construction of new office/warehouse facility for Sydney Water including a combination of office, warehouse and storage buildings; outdoor storage areas, car parking, circulation and landscaping; and road access off Rookwood Road and Brunner Road constructed to industrial standard.	07/01/2009
Modification 08_0069 Mod 1 - Civil Works Stage 1	Additional earthworks and modifications to Consent Conditions and Statement of Commitments.	16/01/2009
Concept Plan 07_0099	Redevelopment of Sydney Water surplus land for employment land for Sydney Water, NSW Police and energy providers; residential development for up to 450 dwellings; and open space/parkland and conservation area.	27/04/2009
State Significant Site Listing – Application No. 36	Redevelopment of Sydney Water surplus land for employment land for Sydney Water, NSW Police and energy providers; residential development for up to 450 dwellings; and open space/parkland and conservation area.	01/05/2009 (Gazettal of State Significant Site Listing)
Modification 08_0049 Mod 1 - Sydney Water Facility	Modifications to MP including: <ul style="list-style-type: none"> • floor area and height of the office and warehouse buildings; • minor design changes; • reduction of parking spaces; • amendments to site areas; • above ground water tanks added; • landscaping amended to accommodate layout changes. 	22/05/2009
Project Application 08_0050 - NSW Police Facility	Construction of new operational facility for NSW Police, to include office space, garage/workshops, warehouse and storage, two communications antennae, helicopter landing pad and associated landscaping and car parking.	22/06/2009



Major Project No./Title	Description of Development	Approval Date
Modification 08_0069 Mod 2 - Civil Works Stage 1	Modifications to MP including: <ul style="list-style-type: none"> Allow demolition and remediation works in the western residential precinct; Amend proposed plan of subdivision to reflect current boundary alignments; Amend landscape plan to incorporate entry statements on Cooper Rd and Rookwood Rd; Allow for appropriate stability and erosion management measures to be addressed 	12/02/2010
Modification 08_0069 Mod 3 - Civil Works Stage 1	Modifications to MP including: <ul style="list-style-type: none"> The modification of Conditions 1, 2 and 3; bulk earthworks on the Bagdad Street site with cut and fill to parts of proposed Lots 1001 and 1002; Stormwater management and drainage works on proposed Lots 1001 and 1002; Landscaping works in the proposed drainage channel; and The subdivision of the Bagdad Street site (Lot 108) into two lots (referred to as Lots 1001 and 1002). 	03/08/2010
Project Application 08_0116 - Civil Works Stage 2	Stage 2 Civil and Infrastructure Works including subdivision, demolition, bulk earthworks (including excavation and compaction), soil remediation and site infrastructure (including internal roads, drainage works and utilities).	04/09/2010

Table 1: Summary of Recent Development History.

2.3 The Approved Project

The following is a summary of the details relating to the approved project:

- January 2008 Landcom (on behalf of the NSW Police) requested authorisation to submit a Project Application under Part 3A for the new NSW Police Facility within the proposed employment lands/business park section of the Potts Hill Reservoirs site.
- The Director-General's requirements were issued on 5 February 2008.
- A Project Application for the Police Facility was lodged with the Department of Planning (DoP) on 5 November 2008 and was subsequently publicly exhibited from 19 November 2008 to 19 December 2008.
- A Preferred Project Report was submitted on 6 March 2009 in response to the revised operational requirements of the NSW Police and also in response to the submissions received by the DoP.
- A supplementary Preferred Project Report was submitted on 6 June addressing site boundary adjustments and minor re-arrangement of the layout of the three main buildings.



- Approval under Section 75J of the Act was granted by the Minister on 22 June 2009 to Major Project Application No. 08_0050 for:
 - a) Construction of three buildings for office and warehouse purposes with total gross floor area of 11,679m² and a maximum building height of 14.23m;
 - b) 181 'at grade' vehicle parking spaces;
 - c) A designated 1,618m² paved storage yard;
 - d) A helipad;
 - e) Two telecommunications towers to a maximum height of 30m; and
 - f) 5,707m² of associated landscaping.



3.0 DESCRIPTION OF MODIFICATION TO MAJOR PROJECT

The sections below outline the proposed modification in detail.

3.1 Schedule of Works

The proposal does not seek to amend any aspect of the three main buildings (i.e. Building 1 – Administration Building, Building 2 – Vehicle Services Building and Building 3 – Exhibits Building), the car parking spaces, the designated storage yard, the helipad, or the communication towers.

The proposed modification is for the addition of a small gate house and boom gate at the north eastern vehicular entry to the site. The proposed gate house is for security purposes.

The gate house will accommodate a guard or guards who will monitor and register vehicles, people and materials arriving and or departing the site. The gate house will also have a mail room to allow for the collection and checking of mail.

Amended plans have been prepared by HBO + EMTB Architects which demonstrate the elevations and floor plan of the proposed gate house. The details of the gate house are also described below.

Gate House Building

- Single storey building with flat roof and maximum height of 3.2m;
- Width of 2.54m x length of 13.02m and gross floor area of 33m²;
- Internal layout includes control room, amenities room, mail room and collection area;
- Two boom gates at the northern end of the gate house. One boom gate for the entry side of the road and the other for the exit side of the road;
- Card readers at entry and exit positions; and
- Security sliding gates across road at southern end of gate house.

External Materials and Finishes

The gate house is proposed to be constructed and finished with materials similar to those of the 3 main buildings including the following:

- Patterned pre-cast concrete panelling;
- Painted pre-cast concrete panelling;
- Metal deck roofing and metal fascia on steel framing;
- Steel guttering;
- CFC cladding on steel framing; and
- Concrete slab floor.

Road

- Widening of existing kerb / private road to accommodate separate entry and exit lane with central gate house.



3.2 Schedule of Modifications to Instrument of Approval

It is proposed that the Instrument of Approval issued on 22 June 2009 be modified in the following way:

1. Delete the definition for Statement of Commitments in Schedule 1 of the Instrument of Approval and replace it with the following definition:

"Statement of Commitments means the Statement of Commitments (as they apply to this project) made by the Proponent submitted on 20 December 2010."

2. Delete Condition 1 of Schedule 2 and replace it with the following:

"1. Development Description

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

- a) Construction of three buildings for office and warehouse purposes with a total gross floor area of 11,679m² and a maximum building height of 14.23m;
- b) 181 'at grade' vehicle parking spaces;
- c) A designated 1,618m² paved storage yard;
- d) A helipad;
- e) Two telecommunications towers to a maximum height of 30m;
- f) 5,707m² of associated landscaping; and
- g) Construction of a Gate House building at the north east vehicular entry to the site."

3. Delete Condition 2 of Schedule 2 and replace it with the following:

"2. Development in Accordance with Plans and Documentation

The development shall be in accordance with the following plans and documentation:

<i>Environmental Assessment for NSW Police Force Facility, Potts Hill Reservoirs Site, Rookwood Road, Potts Hill prepared by SJB Planning as amended by the Preferred Project Report and the 75W report prepared by SJB Planning dated December 2010</i>			
<i>Drawing No.</i>	<i>Revision</i>	<i>Name of Plan</i>	<i>Dated</i>
PA – 001	C	Site Plan	1 June 2009
PA – 002	C	Building 1 – Ground Floor	1 June 2009
PA – 003	C	Building 1 – Level 1	1 June 2009
PA – 004	C	Building 1 – Level 2	1 June 2009
PA – 005	C	Building 1 – Roof Plant Room Level	1 June 2009
PA – 006	C	Building 1 – Roof Plan	1 June 2009
PA – 007	C	Building 1 – Sections	1 June 2009
PA – 008	C	Building 1 – Elevations 1	1 June 2009
PA – 009	C	Building 1 – Elevations 2	1 June 2009
PA – 011	C	Building 2 – Ground Floor	1 June 2009
PA – 013	C	Building 2 – Roof Plan	1 June 2009
PA – 014	C	Building 2 – Section	1 June 2009
PA – 015	C	Building 2 – Elevations 1	1 June 2009
PA – 016	C	Building 2 – Elevations 2	1 June 2009
PA – 018	C	Building 3 – Ground Floor	1 June 2009



PA – 019	C	Building 3 – Mezzanine Level	1 June 2009
PA – 020	C	Building 3 – Roof Plan	1 June 2009
PA – 021	C	Building 3 – Sections	1 June 2009
PA – 022	C	Building 3 – Elevations 1	1 June 2009
PA – 023	C	Building 3 – Elevations 2	1 June 2009
L – 003	D	Landscape Plan	1 June 2009
PA – G- 001	A	Gate House	7 December 2010
Concept Drainage and Civil Works prepared by Steve Paul and Partners dated 1 June 2009			
08108 – C01	C	Construction Notes	1 June 2009
08108 – C02	C	Plan of Concept Draining and Civil Works Sheet No. 1	1 June 2009
08108 – C03	C	Plan of Concept Draining and Civil Works Street No. 2	1 June 2009
08108 – C04	C	Plan of Concept Erosion Control and Site Management	1 June 2009
08108 – C05	C	Details and Notes	1 June 2009

4. Replace the Statement of Commitments attached to Schedule 2 of the Instrument of Approval with the Modified Statement of Commitments attached to this Report (refer to Attachment 1).

3.3 Development Details

Table 2 below provides basic development information for the amended Project compared to the approved Project Application.

Element	Approved Major Project	Modified Project
Site Area	30,000m ²	30,270m ²
Total Floor Space	11,679m ²	11,712m ²
Floor Space Ratio	0.39:1	0.39:1
Landscaped Area	5,707m ²	5,774m ²
Height	Maximum height of buildings – 14.23m (i.e. Building 1) Maximum height of telecommunications tower – 30m (Western Tower)	No change
Car Parking Spaces	181 (including 5 disabled car spaces)	No change
Motor Cycle Spaces	6	No change

Table 2: Basic development information.

It is noted that in accordance with the registration of the plan of subdivision of Lot 1006 D.P. 1140109 and Lot 2 D.P. 456502 (on 23 June 2010) the site area has increased marginally from 30,000m² to 30,270m² and the landscaped area has increased marginally from 5,707m² to 5,774m². The relatively small increases in the site area and landscaped area relate to a realignment of the northern boundary at the location where the access road enters site in the north eastern corner.

It is also noted that the floor space ratio remains unchanged.



The modification will not alter the stormwater management or drainage regime in any meaningful way and the matter is discussed in detail in section 4.6.4 in this report. In summary, Commitment 6 in the Statement of Commitments requires minor modification to allow for the final design for drainage systems to include stormwater run-off associated with the gate house.

3.4 Documentation

The documentation supporting the proposed modification comprises three (3) copies of this Report (with Attachments) and three (3) copies of the architectural drawing detailing the proposed gatehouse.

The architectural drawing has been prepared by HBO + EMTB and is outlined in Table 3 below:

Drawing No.	Revision	Drawing Title	Scale	Dated
PA -G-001	A	Gate House	1:100	7 December 2010

Table 3: Schedule of architectural drawings for Gate House.

This Report includes one attachment. The attachment is a proposed Modified Statement of Commitments as prepared by SJB Planning.



4.0 ENVIRONMENTAL ASSESSMENT OF MODIFICATIONS TO PROJECT

The Potts Hill Reservoirs 1 and 2 and the Reservoir Site are listed on the State Heritage Register (Listing No. 01333) and this matter is extensively addressed within the Concept Plan. The proposed Police Facility site is located outside the heritage curtilage of the Heritage Items and Site.

4.1 State Environmental Planning Policy (Major Projects) 2005

On 14 July 2007, the Minister for Planning declared the development for residential, employment and recreational uses of the Potts Hill Reservoirs Land to be a Major Project under Part 3A of the *Environmental Planning and Assessment Act 1979* (the Act). On 5 November 2008, the Project Application for NSW Police was lodged under Part 3A as it was consistent with the Minister's declaration.

On 27 April 2009, the Minister for Planning approved a Concept Plan for the redevelopment of the surplus land at the Sydney Water Reservoir Site. The approved Concept Plan included an employment lands precinct along the eastern side of the site, which is where the proposed NSW Police facility is to be located.

On 1 May 2009, Amendment 36 to the Major Development SEPP was gazetted and listed the Potts Hill Reservoir Site as a State Significant Site (SSS) in Schedule 3 of the SEPP. The NSW Police site is zoned B7 Business Park under the SEPP. A maximum height limit of 16m and a maximum floor space ratio of 1:1 apply to the site.

On 22 June 2009 the Major Project Application 08_0050 (NSW Police Facility) for construction of a new operational facility for NSW Police, to include office space, garage/workshops, warehouse and storage, two communications antennae, helicopter landing pad and associate landscaping and car parking, was approved.

4.2 State Environmental Planning Policy No 55 – Remediation of Land

Some degree of contamination has been found within the Eastern Precinct of the Potts Hill Reservoirs land, including the NSW Police Force Facility site, resulting in the need for remediation of the site.

Remediation works have been undertaken by Landcom for the entire Potts Hill Reservoirs Land as part of a separate Part 3A approval for civil works (i.e. MP 08_0069).

The works have been completed and Site Audit Statement has been issued with regard to the validation of the remediation works. The land is suitable for the proposed uses in accordance with the requirements of SEPP 55.

4.3 State Environmental Planning Policy (Infrastructure) 2007

The Environmental Assessment of the Project Application and Preferred Project concluded that the proposal was permissible with consent in accordance with the provisions of the SEPP and the proposed modification is consistent with the original Project and is permissible with consent.

Schedule 3 of the SEPP lists traffic generating development that is required to be referred to the Roads and Traffic Authority (RTA). Rookwood Road and Brunner Road are classified as arterial roads. Schedule 3 of the SEPP requires that developments with parking for 50 or more vehicles within 90 metres of a classified road to be referred to the RTA for consideration.



The Roads and Traffic Authority (RTA) were consulted during the assessment of the Major Project and their comments were considered in the Department's assessment report.

The proposed amendments to the Major Project do not substantially modify the original Project in terms of basic development outcomes, land use, intensity of use, number of car parking spaces or built forms.

The modified Project is unlikely to have a greater environmental impact than that outlined in the Environmental Assessment of the original Project (and the Preferred Project).

Referral of the proposed amendment to the RTA is not considered necessary in this instance.

4.4 State Environmental Planning Policy No 19 – Bushland in Urban Areas

The Environmental Assessment submitted with the Project Application outlined that the Police site will be delivered ready for development in a clean, remediated state, clear of vegetation, in accordance with the scope of works outlined in the Stage 1 Civil Infrastructure Works Major Project Application (MP 08_0069).

The Environmental Assessment detailed that there is no remnant bushland on the Police site and the proposal was unlikely to have any significant adverse impacts on remnant bushland to the west and north west of the site.

The proposed amendments to the proposal do not alter the above conclusions.

4.5 Bankstown Local Environmental Plan 2001 & Bankstown Development Control Plan 2005

The original Project and the Preferred Project were considered against the relevant clauses and provisions of the Bankstown LEP 2001 and relevant controls of the Bankstown DCP and found to be satisfactory.

The scope of the proposed amendments are minor and do not alter the previous conclusions with respect to compliance with the Bankstown LEP 2001 and the Bankstown DCP.

4.6 Key Issues

4.6.1 Urban Design, Built Form and Visual Impacts

The three main buildings approved for the site are completely unaffected by the proposed modification in terms of their location, building footprint, building envelope, FSR, layout and internal and external design.

Compared to the approved buildings at the site the proposed gate house building is considered to be a very small structure. It is approximately 3.2m in height by 2.5m in width and 13m in length.

Including external walls, the structure has a gross floor area of 33m².

The single storey, flat roof and simple rectangular form ensure the building will be subservient to the scale of the three main buildings approved for the subject site as well as the office and warehouse buildings approved for the Sydney Water site to the north west of the proposed gate house location.



The building adopts similar external finishes and colours to the other three buildings at the site and is commensurate with the contemporary 'Business Park' architectural style of the overall Police Facility.

The relatively low height of the structure, combined with approved fencing and landscaping to the east, north east, and south east will ensure that the building will not be clearly visible from residential properties to the east and south east.

The proposed modification is minor and the modified project would not result in any identifiable impacts greater than the approved project in terms of urban design outcomes.

In particular it is considered that the detailed Visual Analysis prepared by Richard Lamb and Associates submitted with the Preferred Project, which concluded among other matters that "*the subject site can successfully support the proposed development without resulting in any unacceptable visual impacts*" and "*it is not considered that the development would be unacceptably prominent when viewed from external locations or that it would be considered incompatible by the viewing public and local residents*", remain valid.

The proposed gate house will not alter the visual impact of the development to any discernible extent that would adversely impact upon the nearest residential areas.

4.6.2 Compliance with Concept Plan

The Concept Plan submitted in accordance with Major Project MP 07_0099 proposes an employment/business park precinct in the eastern part the Potts Hill Reservoirs site and residential and open space precinct in the western part of the site.

The proposed Police Facility, as modified, will facilitate the development of the site in accordance with the 'land use' and the 'Business Park' visions as proposed in the Concept Plan.

4.6.3 Traffic and Parking

The proposed modification does not alter the amount of car spaces from that which was approved (i.e. 181 car spaces) and will not alter the configuration and layout of the car parking areas.

The proposal will not affect the proper functioning of the turning circles and swept paths for service areas (for each of the 3 main buildings) which were previously assessed by the Department as being compliant.

The gate house will provide a greater level of security to the Police Facility. The gate house provides the NSW Police Force with the capability to have greater control over the people, vehicles and materials entering and exiting the site.

Overall the proposed amendments will have minimal impact on the traffic and parking arrangements.

4.6.4 Impacts on Water Quality and Drainage

The approved Project is supported by a comprehensive Plan of Concept Drainage and Civil Works prepared by Steve Paul and Partners which is consistent with the requirements of the Bankstown Council DCP Part D7.

The modification will not alter the stormwater management or drainage regime in any meaningful way. Notwithstanding, it is proposed that stormwater from the roof of the gate house will be



captured in gutters and fed into the approved drainage system. Allowance for minor changes to the Plan of Concept Drainage and Civil Works to accommodate the gate house have been proposed via the modification of Commitment 6 in the Statement of Commitments (refer to Attachment 1).

Specifically it is proposed that Commitment 6 of the Statement of Commitments be modified to read as follows:

"6.0 Stormwater Management

- a) Stormwater runoff from the site will be managed in accordance with the Plan of Concept Drainage and Civil Works prepared by Steve Paul and Partners and dated 1 June 2009. Final design plans for drainage systems will be prepared by a qualified practicing Civil Engineer and will be consistent with the Plan of Concept Drainage; and*
- b) The final design for drainage systems is to make allowance for the capture and drainage of stormwater run-off associated with the gate house building in the north east corner of the site."*

4.6.5 Ecologically Sustainable Development (ESD)

A Green Star Road Map was prepared for the Project Application and a second Green Star Road Map was prepared with respect of the Preferred Project with the aim of achieving a minimum 4 star Green Star rating.

The proposed addition of a gate house is a minor modification and does not affect the ESD outcomes for Building 1 (i.e. the office building subject of the Green Star rating).

The modified proposal is considered satisfactory with regard to ESD principles.

4.6.6 Energy Savings Action Plan

The Statement of Commitments draws up a commitment for the formulation of an Energy Savings Action Plan (ESAP) in accordance with the requirements of the Department of Water and Energy and Guidelines for Energy Savings Action Plans. The ESAP cannot be formulated until operating base loads of energy can be determined and therefore, by its nature, the ESAP will be formulated, and implemented post construction and after commencement of operations at the site.

The proposed gate house, as part of the overall Police Facility, will be subject of the ESAP. No change to the Statement of Commitments or the approval instrument is required in this respect.



5.0 MODIFICATION OF STATEMENT OF COMMITMENTS

The Statement of Commitments (titled Revised Statement of Commitments – 4 June 2009) attached to Schedule 2 of the Instrument of Approval issued on 22 June 2009 requires minor modifications as a result of the proposed modification to the Major Project.

The proposed modifications to the Statement of Commitments relates to updating Commitment 1 and Commitment 6.

Modification of Commitment 1 is for the purpose of expanding the Table of approved architectural drawings to include architectural drawing No. PA – G-001 (Gate House) Revision A, dated 7 December 2010.

Modification of Commitment 6 is for the purpose of allowing minor changes to be made to the final design of the drainage systems to accommodate the gate house as described in section 4.6.4 above.

The proposed “Modified Statement of Commitments” has been attached to this Report (refer to Attachment 1).



6.0 CONCLUSION

This Report outlines the proposed modification to the approved Major Project MP 08_0050 for the NSW Police Facility. The Report contains a Modified Statement of Commitments on behalf of the Proponent.

The proposed modification is for the addition of a small gate house structure at the main vehicle entry point to the approved Facility.

The gate house will provide a greater level of security to the Police Facility by providing the NSW Police Force with the capability to control and oversee the people, vehicles and materials entering and exiting the site.

The modification is minor in scope and will have no discernible impacts to the environmental outcomes of the Project other than to improve the security and operational outcomes of the Facility.

The modification will not diminish the high architectural merit and positive built form and urban design outcomes achieved by the Project.

The Project will continue to be consistent with the environmental planning framework applicable to the site. It will have a positive social and economic impact with minimal environmental consequences.

Accordingly, it is requested that this project be approved by the Minister for Planning under Section 75W of the *Environmental Planning and Assessment Act 1979*.



ATTACHMENTS



Attachment 1

Modified Statement of Commitments