

Modification of Minister's Approval

Section 75W of the *Environmental Planning & Assessment Act 1979*

As delegate of the Minister for Planning under delegation executed on 25 January 2010, I approve the modification of the project application referred to in Schedule 1, subject to the conditions in Schedule 2.



A/Director
Government Land and Social Projects

Sydney 28 JANUARY 2011 2010

SCHEDULE 1

Project Approval:

MP08_0050 granted by the Minister for Planning on date 22 June 2009.

For the following:

NSW Police Force Facility, Potts Hill Business Park.

Modification:

New Gate House, Boom Gates and associated works.

SCHEDULE 2

CONDITIONS

1. PART B - DEFINITIONS

Delete definition of **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. Condition 1 Development Description

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

"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 paced 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. Condition 2 Development in Accordance with Plans and Documentation

- a. Insert the following additional drawing reference:

Drawing No.	Revision	Name of Plan	Date
PA - G - 001	A	Gate House	7 December 2010

4. Attachment 1 – Statement of Commitments

Replace Statement of Commitments with the following amended version;

MODIFIED STATEMENT OF COMMITMENTS – 20 DECEMBER 2010

The NSW Police provides the following Modified Statement of Commitments outlining how the Project will be managed to minimise adverse environmental, social and economic impacts during the construction phase and during the operational phase of the facility.

1.0 General

"The development will be carried out in accordance with the Preferred Project Report, including accompanying Annexure, (dated 6 March 2009) prepared by SJB Planning, as amended by the 'Amendments to Preferred Project Report' prepared by SJB Planning (dated 4 June 2009) and as modified by Section 75W report prepared by SJB Planning datedDecember 2010 and the architectural drawings prepared by HBO + EMTB as set out in the table below:

<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 Dec 2010

- a) *The applicant will obtain all necessary licences, permits and approvals required by State and Commonwealth legislation and relevant Bankstown City Council policies including Construction Certificates.*

2.0 Transport and Parking

- "a) Car parking will be provided in accordance with the Traffic Report by Masson Wilson Twiney (dated 6 March 2009) as amended by architectural drawings prepared by HBO + EMTB as described in Table 1 above.*
- b) Access, servicing and layout arrangements will be provided in accordance with AS 2890.1:2004 and AS 2890.2:2002.*

3.0 ESD

- "a) The construction and operation of the Police Facility will be undertaken with the aim of obtaining, at minimum, a 4 star, Green Star Rating in accordance with the Green Star Road Map prepared by Medland Metropolis (dated 12 February 2009).*

4.0 Energy Efficiency

- "a) An Energy Savings Action Plan will be formulated, in accordance with the requirements of the Department of Water and Energy and Guidelines for Energy Savings Action Plans, and implemented post construction and after commencement of operations at the site.*

5.0 Landscape

- a) Landscaping will be provided in accordance with the Amended Landscape Plan prepared by HBO + EMTB (Drawing No. L003 – Revision D, dated 01/06/2009).*

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.*

7.0 Waste Management

- a) A waste management plan will be prepared prior to commencement of works and will be implemented to ensure that suitable waste management processes and waste storage areas that support the principles of waste avoidance, reuse and recycling are incorporated into the design of the building and during the construction phase of the project.*

8.0 Utilities

- a) Details of the location and specification of all proposed utilities and servicing arrangements will be provided with the application for a Construction Certificate.*

9.0 Construction

- a) The Plan of Concept Erosion Control & Site Management prepared by Steve Paul and Partners and dated 1 June 2009 will be implemented.*
- b) General constructions hours will be as follows:*
 - Monday to Friday 7:00 am to 6:00 pm, and*
 - Saturday 7:00 am to 3:00 pm."*