

Prepared by

CALDIS

COOK

GROPP



Architects
Planners
Urban Design
Interior Design
Heritage
Project Managers
Building Auditors

Statement of Environmental Effects

for

Moree Police Station
Temporary Accommodation

at

60-62 Frome Street, Moree
September 2010

Issue	Description	Date	Author	Check	Authorised
A	Development Application	24.09.2010	PM	PDD	JW

Level 2, 45 Chippen Street CHIPPENDALE NSW 2008 Ph: (02) 9319 3077 Fax: (02) 9319 3577 ACN: 051 302 900
Email: projects@caldiscook.com Website: www.caldiscook.com ABN: 57 051 302 900

Nominated Architect: Stephen Caldis

Registration No: 4265

Our Ref: W:\Projects Document 2009\09-215 Moree Police Station\Reports\Statement of Environmental Effects\TEMP\Moree Temporary Police Station July. 2010.doc

Contents

1. PREFACE	2
2. SITE DETAILS	3
3. PROPOSED DEVELOPMENT	6
3.1 OVERVIEW OF INTENDED WORKS.....	6
3.2 IDENTIFICATION OF ENVIRONMENTAL IMPACTS	6
3.3 STEPS TAKEN TO LESSEN ENVIRONMENTAL IMPACT	6
3.4 DESIGN OBJECTIVES	7
3.5 DEVELOPMENT DETAILS.....	7
4 SUMMARY	9

Appendix A: Plans

1. Preface

This Statement of Environmental Effects accompanies an application for the proposed temporary Police Accommodation works at 60-62 Frome Street, Moree. The extent of these works will include the demolition of some existing buildings and trees, the removal and capping of existing services, the erection of new modular buildings and surfacing, and the erection of new fencing and the construction of two new driveways.

The site currently accommodates the NSW Police Force and consists of one brick building, four weatherboard buildings and shipping containers.

This temporary accommodation will ensure the Moree Police Station can still function and serve the community in a similar capacity while a new Police Station is designed and built on the same site.

The land is zoned 'Business Zone 3' under the Moree Plains Shire Council Local Environmental Plan 2008. The proposed works are permissible with consent under the planning controls and by way of clause 76 of SEPP (Infrastructure) 2007.

The proposal seeks to provide a temporary facility to meet the current functional, operational and service requirements of the NSW Police Force. The alterations that have been proposed have been designed to accommodate Moree Police Station in accordance with the NSW Police Building Code.

The application is lodged by Caldis Cook Group for United Group on behalf of the NSW Police Force. Consent is sought under Part 4 of the Environmental Planning and Assessment Act. NSW Police is prescribed as a public authority pursuant to clause 226 of the Environmental Planning and Assessment Regulation 2000 and the application is subject to the provisions of Section 116(C) of the EPA Act.

Section 116C states:

A consent authority, in respect of a development application made by or on behalf of the Crown, must not:

- (a) Refuse its consent to the application, except with the written approval of the Minister, or
- (b) Impose a condition of its consent, except with the written approval of the Minister or the applicant.

This report provides details of the proposed works, and a compliance assessment of the proposal under the relevant planning instruments.

2. Site Details

Location and context

The site is located within the town centre of Moree. The land uses adjoining the site are predominantly civic, business and retail. This includes the adjacent court house, Government offices, Post office and banks.

The Police station occupies one major street frontage, Frome Street to the West, and one minor frontage onto an access road used by State water to the east of the site. Frome Street, the station's major frontage runs on to join the Newell Highway, which is one of the two major traffic routes through the town. The Newell Highway goes on to intersect the Gwydir Highway.

Site details:



Figure 1 Aerial context map

Legal description Lots 1 DP 631314

Street address 60-62 Frome Street, Moree

Zoning Business Zone 3 LEP 2008

Existing buildings on site

The site currently consists of one brick building, four weatherboard structures, two demountable buildings and three shipping containers used for storage purposes. The site is heavily paved with a large portion of the northern half of the site consisting of either asphalt or concrete surfaces.

There are several service pits located around the site, including those for storm water and sewerage. Vegetation in the form of shrubs and trees of varying scales can be found throughout the site and adjacent to it, with a large cluster of trees located to the south and east of the site.



Figure 2 Existing single storey brick building to be demolished



Figure 3 Existing demountable to be retained



Figure 4 Existing weatherboard offices to be retained



Figure 5 Existing communications tower to be retained



Figure 6 Existing van dock to be demolished



Figure 7 Existing entry ramp to be amended

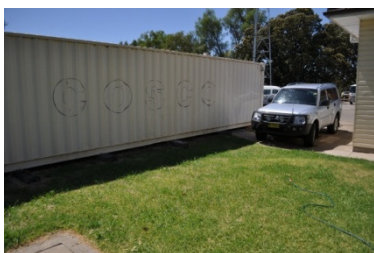


Figure 8 Existing storage container to be removed



Figure 9 Existing service pit to be capped and removed



Figure 10 Existing portion of brick building to be demolished



Figure 11 Existing weatherboard building to be demolished



Figure 12 Existing weatherboard building to be demolished

Adjoining development

Adjoining land uses include the Moree Court House to the north and a multi level office building to the south.

To the east the lands falls gradually towards the Mehi River.

To the west of the site is Frome Street.

3. Proposed Development

3.1 Overview of intended works

The proposed works are described in the accompanying plans prepared by Caldis Cook Group (refer Appendix A). The proposed development is to satisfy the needs of the Moree Local Area Command until they can occupy their newly built facility. The core elements of the proposal include:

- The removal and capping of all existing services (Figure 9) located north of the existing brick office building as shown in the accompanying plans.
- The removal of the weatherboard office buildings located to the north (Figure 11) and east (figure 12) of the site.
- The removal of the three existing shipping containers found on the site (Figure 8).
- The demolition of the north most component of the existing brick office building and the subsequent patching of the resulting opening (Figure 10).
- The demolition of the north-most component of the Police Station's existing entry ramp (Figure 7) and the subsequent rectification of the ramp to provide access to the Police Station for the general public from Frome Street.
- The removal of trees from the northern demolition area identified in the accompanying plans as well as the removal of several trees to the south of the site in order to make way for the required parking and vehicular access for the Police.
- The removal of all hard surfaces including concrete and asphalt surfaces located in the north demolition zone identified in the accompanying plans. A portion of the concrete surface outside of the demolition area will also be removed in the zone proposed for the relocated van dock adjacent to the existing brick office building.
- The creation of new asphalt surfaces to the sites south and east to accommodate the Moree Police station's parking and access requirements.
- The demolition of the existing main vehicular entry gate and its relocation to the south west of the site.
- The extension of new parking areas with asphalt surface to meet with Frome Street and the existing bitumen driveway located to the east of the site. To provide the required access the existing kerb on both roadways will be opened up to provide two new access driveways.
- The installation of a new 2400mm high security fence around the sites south-west, south, and south-eastern perimeter to secure the site and police vehicles.
- The erection of new demountable buildings in the southern section of the site as identified in the accompanying plans.

3.2 Identification of environmental impacts

Flooding has been considered thoroughly with all structures designed above the required levels. Significant trees have been retained where possible with careful planning of the site works.

3.3 Steps taken to lessen environmental impact

A variety of measures have been employed in order to make certain that the intended site works at 60-62 Frome Street have a minimal impact on the immediate and adjacent environment. These measures include:

- The reuse of existing equipment where possible to limit waste. An example of this is the staff car park entry gate which will be relocated and reused.
- All waste generated throughout the course of the demolition works will be disposed of responsibly through recycling or appropriate waste disposal facilities.
- Significant natural vegetation has been retained and protected where possible.
- Careful planning of buildings and surfaces to maintain existing site levels for flow paths.

- Comparable site stormwater maintained with a like for like replacement of site buildings and surfaces (less in most cases).
- Appropriate Sediment control measure will be utilized during the demolition and construction phases in order to prevent contamination of the local storm water system.

3.4 Design objectives

Architectural design statement

The design objectives for the project are:

- To provide a temporary law enforcement facility that fulfils the current needs of the Moree Local Area Command
- To meet local Authorities needs and requirements.
- To ensure all internal and external layouts satisfy the service requirements of the Justice agencies and the requirements of the NSW Police Building Code
- To provide safe and secure facilities that provide easy access to the public and non-operational areas
- To ensure that the temporary facility is visually welcoming and suited to its location while giving a sense of authority and presence to the streetscape
- To ensure the adjacent properties can continue to function in a similar capacity

3.5 Development details

Staff and facilities

The facility will continue to operate in its current 24 hours a day, seven days a week capacity with existing staff being relocated within the existing site extents for the duration of the temporary accommodations life span.

Materials and finishes

The major external components of the proposed work are the new perimeter fencing, modules, van dock structure, car park area and the general public entry ramp located off Frome Street. The new perimeter fence is a 2400mm high colorbond security fence with a 'Colorbond Grey Ridge' finish. The van dock and external panels of the new modules will also be constructed of colorbond with a 'Dune' finish. The new car park area will feature a new asphalt surface. The general public entry ramp will feature brick siding, powder coated mild steel balustrades, and new timber support posts as well as a new broom finished concrete surface.

Building services

All new building modules are to be provided with split system air conditioning units. All additional storm water systems will be connected to the existing system present on the site or directed to flow into the street storm water system where required. This is considered a like-for-like arrangement to the buildings being demolished.

Car parking

Eleven new parking spaces and one bus parking space will be supplied to the Moree Police Station. This is currently more than enjoyed on site.

Duration

This proposed period of use of the new temporary accommodation is two years.

Flood and Stormwater

The site exists within the 1% Annual Exceedance Probability flood zone within the Moree Plains Shire area. As a result, the minimum floor level required on this site is 209.40 meters (209.25 plus 150mm) above the Australian height datum for commercial properties (Appendix B). All proposed floor levels put forward in this development application either meet or exceed this minimum height. Typically all new office buildings finished floor levels are set at 210.50

meters above the Australian height datum and are therefore compliant with the controls put forward in both the Moree Plains Shire Council LEP 2008 and DCP 2008.

Heritage

The site exists outside the extents of the 'heritage conservation area' identified in the Moree Plains Shire Council DCP 2008. The attached heritage report (Appendix C) does not recommend any of the buildings currently occupying the site be listed as heritage items. Key recommendations put forward include maintaining the generous setback from the street observed in the current stations layout, and consideration of sympathetic materials, massing and scale to existing buildings. The temporary works put forward in this development application feature a large setback, share the same construction type, massing, scale and materials of adjacent structures and have a set occupancy expectancy limited by the time taken until the new Moree Police Station is constructed on the northern end of the property. As such any heritage issues would be temporary.

4 Summary

The application seeks approval for the changes at 60-62 Frome Street, Moree as detailed in this report.

The application is consistent with the relevant controls and policies of the Moree Plains Shire Council LEP 2008 and DCP 2008.

The development is not expected to result in any unreasonable or adverse impacts, and will be an authoritative element of the town centre, supporting the important role of policing and law enforcement in the community during the construction of the permanent facility located at the north end of the existing site. A positive assessment of the application is sought.

APPENDIX A: Plans

Note: Refer to drawing set.

APPENDIX B: Flood and Stormwater report

APPENDIX C: Heritage Report