



**NSW Police Force**  
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7 February 2011

Mr Andrew Johns  
Planning Department  
Parkes Shire Council  
2 Cecile Street  
PARKES NSW 2870

Dear Mr Johns,

**DEVELOPMENT APPLICATION NUMBER – DA 11002**  
**NEW POLICE STATION**  
**PROPERTY: LOT 2 SEC 10 DP 758827, 3 COURT STREET, PARKES**  
**LOT 1, SEC 10 DP 758827, 35 CURRAJONG STREET, PARKES**

Enclosed is correspondence for information and consideration by Council when addressing the above Development Application.

Yours faithfully,

*R A Ryan*

R A Ryan  
Superintendent  
Local Area Commander  
SW

Encl.

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## **ISSUE**

**Correspondence received from Parkes Shire Council in relation to Development Application Number DA 11002 New Police Station. Property: Lot 2 Sec 10 DP 758827, 3 Court Street, Parkes and Lot 1 Sec 10 DP 758827, 35 Currajong Street, Parkes.**

## **BACKGROUND**

See attached letter from Parkes Shire Council concerning **DA 11002**, basic external development plans, statement of environmental effects (page 4) and Design Compliance Assessment for development application at Lot 2 Sec 10 DP 758827, 3 Court Street, Parkes and Lot 1 DP 758827, 35 Currajong Street, Parkes.

On 1 February, 2011 I obtained a copy of the statement of environmental effect from the Parkes Shire Council. I have conducted an assessment of the proposed location under Section 79C of the Environmental Planning and Assessment Act, 1979.

The statement of environmental effects indicates that the site is located at Lot 2 Sec 10DP 758827m 3 Court Street, Parkes, Lot 1 Sec 10 DP 758827, 35 Currajong Street, Parkes. The proposed development involves:

- *Retention of an existing heritage building,*
- *Demolition of additions/alterations, and*
- *Construction of a new two storey police station with basement parking.*

*The new Police Station will be constructed over two levels with basement parking. The basement provides parking for 17 vehicles including one disabled space. This level also provides storage of waste and recycling receptacles and storage of equipment, trailers and archives.*

*The ground floor provides for a public enquiry counter, lock up cells, office space and staff facilities/amenities. This ground floor is to be attached to the existing van dock which is attached to the northwest elevation of the existing Heritage listed Police Station which fronts Currajong Street. The first floor provides for further office space, training rooms and staff facilities/amenities.*

*The building will be of a modern contemporary appearance comprising face brick, concrete render with a colorbond hipped roof. The building is orientated to front Court Street.*

*The subject site is identified as Lot 1 and 2 Section 10 in DP 758827 and known as Court Street, Parkes. Lot 1 is located on the southeast corner of Currajong Street and Court Street. This site has frontages of 37.945m and 58.765m to Court Street and Currajong Street, respectively. Lot 2 is generally a rectangular shaped allotment with a splayed front boundary. The site has a frontage of 35.4 to Court Street. The combined sites have a total area of 3.295metres.*

The surrounding developments immediately adjoining the subject lands includes:

- Heritage listed Court House orientated to Currajong Street and
- NSW Fire Brigade building located in Court Street, and
- Mixed businesses and special use buildings.

## **COMMENT**

In April, 2001 the NSW Minister for Planning introduced Crime Prevention Guidelines to Section 79C of the Environmental Planning and Assessment Act, 1979. These guidelines require consent authorities to ensure that development provides safety and security to users and the community. "If a development presents a crime risk, the guidelines can be used to justify modification of the development to minimise crime risk, or refusal of the development on the grounds that crime risk cannot be appropriately minimised."

### **Crime Prevention through Environmental Design (CPTED)**

Crime Prevention through Environmental Design (CPTED) is a crime prevention strategy that focuses on the planning, design and structure of cities and neighbourhoods. It reduces opportunities for crime by using design and place management principles that reduce the likelihood of essential crime ingredients from intersecting in time and place.

Predatory offenders often make cost-benefit assessments of potential victims and locations before committing crime. CPTED aims to create the reality (or perception) that the costs of committing crime are greater than the likely benefits. This is achieved by creating environmental and social conditions that:

- Maximise risk to offenders (increasing the likelihood of detection, challenge and apprehension).
- Maximise the effort required to commit crime (increasing the time, energy and resources required to commit crime)
- Minimise the actual and perceived benefits of crime (removing, minimising or concealing crime attractors and rewards) and
- Minimising excuse making opportunities (removing conditions that encourage/facilitate rationalisation of inappropriate behaviour).

CPTED employs four key strategies. These are surveillance, access control, territorial re-enforcement and space/activity management.

## Site Description

This has been summarised in the background.

## Site Risk Rating

The NSW Police Safer by Design Evaluation process is based upon Australia and New Zealand Risk Management Standard ANZS4360:1999. It is a contextually flexible, transparent process that identifies and quantifies crime hazards and location risk. Evaluation measures include crime likelihood (statistical probability), consequence (crime outcome), distributions of reported crime (hotspot analysis), socio-economic conditions (relative disadvantage), situational hazards and crime opportunity.

After conducting this process the rating for this development has been identified as, **low crime risk.**

With this in mind the following CPTED treatments should be considered for the development in order to reduce opportunities for crime.

- Natural
- Organised (low)
- Technical/Mechanical (low)

## Surveillance

*Natural Surveillance* is achieved when normal space users can see and be seen by others. This highlights the importance of structure layout, orientation and location: the strategic use of design, landscaping and lighting. *Natural surveillance* is a by product of well planned, well designed and well used space. *Technical/mechanical Surveillance* is achieved through mechanical/electronic measures such as CCTV, help points and mirrored building panels. *Technical/mechanical* surveillance is commonly used as a 'patch' to supervise isolated, higher risk locations. *Formal (or Organised) Surveillance* is achieved through the tactical positioning of guardians. An example would be the use of on-site supervisors at higher risk locations or having checkouts look out into the car park.

### General Comments in Design for Surveillance:

- The development has been designed for a specific purpose as a Police Station with general community areas, custody areas and staff workplace areas.
- The front of the new development will be orientated to Court Street and the existing building is orientated to face Currajong Street. The external sections of the building appear to have good natural surveillance aspects to the outside of the premises.
- The heritage listed section of the Police Station will remain although this area will not be used as the main entrance for the public to the police station.

From the correspondence reviewed the old police station will be able to be used as an access/leaving point for staff utilising this area. The front of the old police station may see a gathering of community members during certain times due to other organisations in the area. This area appears to have limited staff numbers, usage and observation from the new police station area.

- The correspondence reviewed does not make mention of CCTV to the external of the building or within public areas or suitable areas within the building for the protection of staff, customers and the property.

#### Considerations for implementation with development:

- Utilisation of CCTV in an around the external/internal sections of the business especially general public areas, access points and high risk areas.
  - As the ability to clearly identify and record faces, shapes and colours is an accepted yardstick of CCTV effectiveness.
  - Overt CCTV is likely to deter some crimes.
- If the old police station is going to be an access/leaving point for limited staff. This area should be covered by appropriate security to ensure safety of staff entering and leaving this area. Example: CCTV enabling visual of the area prior to leaving the building.
- Suitable low level shrubs, etc used for landscaping.
- Maintaining existing and any new trees by a regular maintenance plan that keeps good site lines to the external of the building.

## **Lighting**

There is a proven correlation between poor lighting, fear of crime, the avoidance of public places and crime opportunity (Painter, 1997). Good lighting can assist in increasing the usage of an area.

#### General Comments in Design for Lighting:

- The reviewed statement of environmental effects and design compliance assessment does not indicate any specific lighting of the new development.

#### Considerations for implementation with development:

- Lighting should be designed to the Australian and New Zealand Lighting Standards with particular attention to AS/NZS 1680 'Interior and workplace lighting' and AS/NZS 2293 'lighting necessary to alleviate panic and to permit safe evacuation of the building'.
- A business lighting maintenance plan.

## **Territorial Re-enforcement**

Criminals rarely commit crime in areas where the risk of detection and challenge are higher. People who have guardianship or ownership of areas are more likely to provide effective supervision and to intervene in crime than passing strangers. Effective guardians are often ordinary people who are

spatially 'connected' to a place and feel association with, or responsibility for it. Territorial Re-enforcement uses actual and symbolic boundary markers, spatial legibility and environmental cues to 'connect' people with space, to encourage communal responsibility for public areas and facilities, and to communicate to people where they should/not be, and what activities are appropriate.

#### General Comments in Design for Territorial Re-enforcement:

- The development has been designed for a specific purpose as a Police Station with general community areas, custody areas and staff workplace areas. The building will be staffed and operational 24 hours a day.
- The Police Station will have one main public foyer for the general community to enter the building from Court Street.
- The correspondence reviewed does not indicate signage restricting access to certain areas by the general public.

#### Considerations for implementation with development:

- Appropriate signage directing general public to the foyer section in Court Street, Parkes bearing in mind that the police station entrance has been from Currajong Street for many years.
- Appropriate signage in relation restricted access for the general public. In particular to all entry points/exit points to the building.
- Appropriate signage in the front of the old police station with a view of indicating to the general public the usage and purpose of this area.
- Maintaining system for official visitors register or supervision of non staff to all non public areas of the police station.

## **Environmental Maintenance**

All space, even well planned and well-designed areas need to be effectively used and maintained to maximise community safety. Places that are infrequently used are commonly abused. There is a high correlation between urban decay, fear of crime and avoidance behaviour.

#### General Comments in Design for Environmental Maintenance:

- The development has been designed for a specific purpose as a Police Station with general community areas, custody areas and staff workplace areas. The building will be staffed and operational 24 hours a day.
- The building and surrounds will be owned and managed by the NSW Police Force.

#### Considerations for implementation with development:

As malicious damage (graffiti) is often an offence caused to such developments strong consideration must be given to the use of graffiti resistant materials to reduce such attacks or assist in the quick removal of such attacks.

- A graffiti management plan needs to be incorporated into the maintenance plan for the development. Research has shown that the most effective

strategy for reducing graffiti attacks is the quick removal of such material generally within a forty-eight hour period.

- Any maintenance plan should also include landscaping to ensure the site displays strong ownership (territorial cues) which makes it less likely to be improperly used.

## **Activity/Space Management**

Space/Activity management strategies are an important way to develop and maintain natural community control. Space management involves the formal supervision, control and care of the development. All space, even well planned and well-designed areas need to be effectively used and maintained to maximize community safety. Places that are infrequently used are commonly abused. There is a high correlation between urban decay, fear of crime and avoidance behaviour.

### General Comments in Design for Space/Activity Management:

- The development has been designed for a specific purpose as a Police Station with general community areas, custody areas and staff workplace areas. The building will be staffed and operational 24 hours a day.
- The building and surrounds will be owned and managed by the NSW Police Force.

## **Access Control**

Access control treatments restrict, channel and encourage people and vehicles into, out of and around the development. Way-finding, desire-lines and formal/informal routes are important crime prevention consideration.

Access control is used to increase the time and effort required to commit crime and to increase the risk to criminals. Natural access control includes the tactical use of landforms and waterways features, design measure including building configuration; formal and informal pathways, landscaping, fencing and gardens. Technical/Mechanical access control includes the employment of security hardware and Formal (or Organised) access control includes on-site guardians such as employed security officers.

### General Comments in Design for Access Control:

- The area to the south of the old police station to the boundary appears as an access area to the side of the old police station and the rear of the new police station.

### Considerations for implementation with development:

- For security gating that allows exit from the building but no entrance on the southern side of the old police and any other areas that allow access to the



rear or side this will restrict unauthorised access to the rear of the police station.

- Appropriate signage in and around the building restricting unauthorised access.

## **RECOMMENDATION**

Perhaps this correspondence could be forwarded to the contact person Mr Andrew Johns, Parkes Shire Council for information and consideration when addressing Development Application 11002.



James Dolbel  
S/Constable No: 25348  
Lachlan Crime Prevention Officer  
3 February, 2011

1. Local Area Commander, Lachlan

*For inclusion in the deliberations of Council.*

*RAR - 7/2/11*  
R. A. Ryan  
Superintendent

2. Mr Andrew McIntyre, Parkes Shire Council

NSW Police Force has a vital interest in ensuring the safety of members of the community and their property. By using recommendations contained with this document, any person who does so acknowledges that:

- It is not possible to make areas evaluated by NSW Police absolutely safe for the community and their property
- Recommendations are based upon information provided to and observations made by NSW Police Force at the time the document was prepared
- The evaluation/report is a confidential document and is for use by the person/organisation set out above
- The contents of this evaluation/report are not to be copied or circulated otherwise than for the purposes of the person/organisation referred to at the start of the Assessment.

NSW Police Force hopes that by using the recommendations contained with the documents, criminal activity will be reduced and the safety of members of the community and their property will be increased. However, it does not guarantee that all risks have been identified, or that the area evaluated will be free from criminal activity if its recommendations are followed.



# **glendinning minto & associates p/l**

planning & development control consultants abn 68 091 465 271

**STATEMENT OF  
ENVIRONMENTAL EFFECTS  
RETENTION OF EXISTING HERITAGE BUILDING,  
DEMOLITION OF ADDITIONS AND CONSTRUCTION  
OF A NEW TWO STOREY POLICE STATION AND  
ANCILLARY DEVELOPMENT  
LOT 1 SECTION 10 DP 758827, COURT STREET  
PARKES**

**On behalf of  
UGL Services for NSW Police**

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**RETENTION OF EXISTING HERITAGE BUILDING, DEMOLITION OF ADDITIONS AND  
CONSTRUCTION OF A NEW TWO STOREY POLICE STATION AND ANCILLARY  
DEVELOPMENT**

**LOT 1 SECTION 10 DP 758827, COURT STREET PARKES**

**Prepared under instructions from**

**UGL Services for NSW Police**



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## **1. INTRODUCTION**

### **1.1 Executive Summary**

This Statement of Environmental Effects accompanies a Development Application lodged on behalf of UGL Services for NSW Police. The proposal seeks approval for the retention of an existing heritage building, demolition of additions/alterations and construction of a new two storey police station and ancillary development upon land identified as Lot 1 and 2 Section 10 in DP 758827 and known as Court Street, Parkes.

The new Police Station will be constructed over two levels with basement parking. The basement provides parking for 17 vehicles including one disabled space. This level also provides storage of waste and recycling receptacles and storage of equipment, trailers and archives.

The ground floor provides for a public enquiry counter, lock up cells, office space and staff facilities/amenities. This ground floor is to be attached to the existing van dock which attached to the northwest elevation of the existing Heritage listed Police Station which fronts Currajong Street. The first floor provides for further office space, training rooms and staff facilities/amenities.

The building will be of a modern contemporary appearance comprising face brick, concrete render with a colorbond hipped roof. The building is orientated to front Court Street.

This Statement describes the subject site and surrounding areas, together with the relevant planning controls and policies relating to the site and the form of development proposed. The relevant policies that are applicable to this proposal are:

- Environmental Planning & Assessment Act 1979, as amended.
- SEPP (Infrastructure) 2007
- Parkes Locale Environmental Plan 1990.

This Statement describes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and the type of development proposed. It provides an assessment of the proposed development against the heads of consideration as set out in Section 79C(1) of the Environmental Planning and Assessment Act 1979. As a result of that assessment it is concluded that the development of the site in the manner proposed is considered to be acceptable and is worthy of the support of the Council.

## **1.2 Methodology & Data Sources**

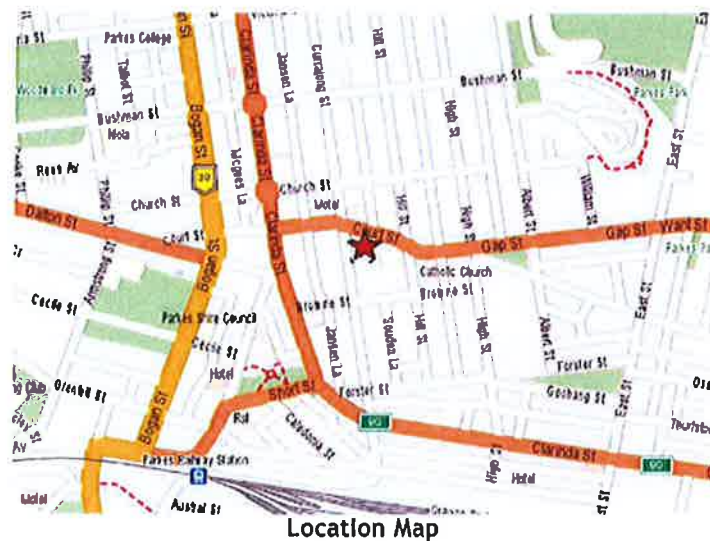
This Statement of Environmental Effects has been prepared taking into account the following documentation:

<b>Document</b>	<b>Prepared By</b>	<b>Date</b>
Survey Plan	John K. Wicks & Associates	25 October 2010
Architectural Plans	Gardner Wetherill & Associates	30 November 2010
Heritage Impact Assessment	Graham Brooks and Associates	October 2010
Landscape Plan	iScape Landscape Architecture	November 2010
Acoustic Report	Sebastian Giglio	5 November 2010
Traffic Management Plan	Transport & Traffic Planning Associates	December 2010
Access Report	Environ Design Aust. Associates	6 December 2010
Site Contamination Report	The Impax Group	2 November 2010
Stormwater Management Plan	Richard Weber Chartered Engineer	December 2010

## 2. THE SITE

### 2.1 Site Description

The subject site is identified as Lots 1 and 2 Section 10 in DP 758827 and known as Court Street, Parkes. Lot 1 is located on the southeast corner of Currajong Street and Court Street. This site has frontages of 37.945m and 58.765m to Court Street and Currajong Street, respectively. Lot 2 is generally a rectangular shaped allotment with a splayed front boundary. The site has a frontage of 35.4m to Court Street. The combined sites have a total area of 3,295m<sup>2</sup>.



Location Map

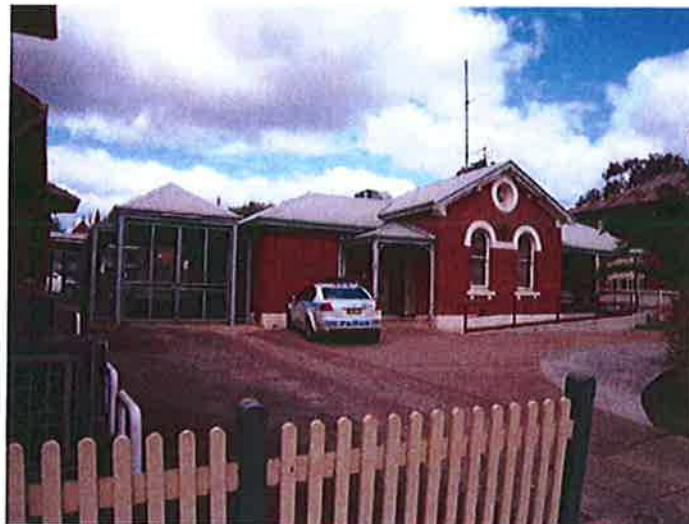
### 2.2 Site Photographs



View of Subject Site looking south from Court Street



**View of Existing Court House and Police Station  
looking northeast from Currajong Street**



**View of Existing Police Station and Van Dock**

### **2.3 Site Characteristics & Existing Development**

The site identified as Lot 1 is currently occupied by The Parkes Police Station with Lock up and the separate brick Courthouse. Both of these building are orientated toward Currajong Street. The Courthouse is constructed of brickwork with decorative sandstone and timber joinery and a slate/terracotta roof. The existing Police Station is constructed of dark red face brickwork with timber joinery and iron roof. This building is an individually heritage listed item which is defined as part of the 'Courthouse Group'.

The two buildings, being the Police Station and Courthouse, discussed above are listed items in the Parkes Local Environmental Plan 1990, Schedule 1, Heritage Items. They are known respectively as the 'Courthouse group' and Police Station.



Attached to the Police Station is a van dock which is of recent construction and does not have any heritage significance. More recent rear additions have been provided to the rear of the Police Station. It is proposed to demolish these additions.

Immediately to the north of the existing Police Station is the Courthouse. This brick and tiled roof building is also heritage listed. The proposal does not incorporate any works to this building.

#### **2.4 Topography & Stormwater Drainage**

The site has a slight fall from the rear southeast corner of the site to the northwest corner of the site at the intersection of Currajong Street and Court Street.

The application is supported by a separate submission in relation to stormwater management prepared by Richard Webber, Consultant Engineer. All roof water will be directed to an onsite stormwater retention/detention tank with final discharge to the street drainage system in Court Street. The tank has been sized in accordance with Council's Stormwater Management Policy.

### **3. THE SURROUNDING ENVIRONMENT**

The area surrounding the subject site comprises of a mix of special uses and business premises. The sites relationship with its surrounding properties is depicted in the following aerial photograph and context photographs.



Aerial Photo of Subject Site

#### **4. THE PROPOSAL**

The proposal seeks approval for the following:

- Retention of the existing heritage listed Court House and Police Station.
- Demolition of the additions to the northeast of the Police Station.
- Construction of a new two storey building with basement parking to form an addition to the existing Police Station.

The proposed additions are located to the northeast of the existing Police Station and will replace previous additions. The additions will be constructed of facebrick and concrete render with steel colorbond hipped roofing. The building is orientated to front Court Street.

The proposal incorporates a basement parking level with parking for 19 cars, including one disabled space. The basement level also includes storage for equipment and garage and recycling receptacles. Access to the basement carpark is via a driveway located adjacent to the northeast boundary and accessed from Court Street. A separate driveway is provided to the west of the proposed works which provides at grade parking for three cars within a relocated carport.

The proposed ground floor level is to be attached to the existing van dock which is part of the existing Police Station. This ground floor level provides for the public foyer and amenities, enquiry counter, lock up cells and associated office rooms and staff facilities. The main pedestrian entry is from Court Street with internal access from the Court House and van dock/Police Station.

The first floor provides for further office space, training rooms and staff facilities/amenities.

The proposed development provides for a minimum setback of 3.0m to the boundary fronting Court Street. It is noted that this facade is well articulated through the use of varied setbacks. The proposal is provided with a nil setback to the sites eastern boundary and a setback of 1.5m to the sites southern boundary.

## 5. ZONING AND DEVELOPMENT CONTROLS

The proposed development is identified as local development under the provisions of the Environmental Planning and Assessment Act 1979, as amended. The following is an assessment of the proposal against the relevant provisions of the Act and all of the relevant planning instruments and policies of Parkes Shire Council.

### 5.1 SEPP (Infrastructure) 2007

The SEPP applies to the proposed development, being a 'Public Administration Building'. Clause 74 identifies that a Public Administration Building means:

*means a building used as offices or for administrative or other like purposes by the Crown, a statutory body, a council or an organisation established for public purposes, and includes a courthouse or a police station.*

The proposed police station is therefore identified as a Public Administration Building for the purposes of this SEPP.

Clause 76 provides that development for the purposes of a Public Administration Building may be carried out with Consent in a prescribed zone.

The site is zoned 2(v) Urban and Village Zone under the provisions of the Parkes LEP 1990 and the proposed works are permissible in this zone.

There are no other provisions of the SEPP that apply to the proposed development.

### 5.2 Parkes Local Environmental Plan 1990

The subject land is zoned 2(v) Urban and Village Zone pursuant to the Parkes LEP 1990. Development for the purposes as a police station is permissible with the consent of Council as an innominate use.

Clause 25 relates to Heritage Items and provides:

- (2) *The council shall not grant consent to a development application under subclause (1) unless it has taken into consideration the extent to which the carrying out of the proposed development would affect the heritage significance of the item and any stylistic or horticultural features and its setting.*

A Heritage Impact Assessment has been prepared by Graham Brooks and Associates which in summary provides:

*From a heritage perspective the proposals maintain a general form, scale and colouration that is acceptable. It is noted that the sites present with natural aspects of gradient, street alignment and possibility of setback on large land*

*parcels, which provide natural relief to the design proposals. This will be further enhanced by articulated design, by a sympathetic blending of appropriate materials and by setbacks and appropriate screenings. The proposal has the advantage of consolidating the complex operations of the Local Area Command at Parkes, within this long-established civic precinct.*

*Council should therefore, from a heritage perspective have no hesitation in approving the proposed works for construction.*

There are no other provisions of the LEP that apply to the proposed development.

### **5.3 Parkes Urban Area Development Control Plan, 1998**

The main purpose of this DCP is to guide and assist people making development applications, in this case for proposals in the Parkes Urban Area requiring development consent. The Parkes Urban Area is divided into 5 main land use categories.

The subject site is identified as being 'unreserved' land which is available for business and tourist uses, residential flats, future residential and special uses. The following clause applies to the proposed development:

#### **Clause 2.5 Unreserved Land**

This clause provides:

*Applications considered on merit, subject to traffic safety and possible adverse impacts on existing amenity of the area.*

In this regard an 'Assessment of Traffic and Parking Implications' has been prepared by Transport and Traffic Planning Associates. In relation to traffic this report provides:

*The normal operational activity of the new police station will only result in a relatively minor level of traffic activity estimated to be in the order of 10-20 vtpm.*

*Total movement at shift change times will be 55vtpm (40 IN/ 15 OUT) in morning and vice versa in afternoon while the current movement has been observed to be in the order of 15vtpm. Accordingly, the additional peak movements, as a consequence of the development is assessed as some 40vtpm. Traffic generation of this small magnitude will not have any adverse traffic implications particularly in view of:*

- *The multiple arrival and departure routes;*

- *The relatively modest traffic flows on both Court Street and Currajong Street throughout most periods of the day and week.*

*The Police Station will have emergency response vehicles (generally standing in the Court Street or proposed Currajong Street zone) which will be required to depart urgently at times. However, as stated above, the traffic flows on both streets are quite minor whilst each road is straight and level providing excellent sight distances. Similarly the sight distance provisions at the intersections along both streets, is generally good and as such circumstances for emergency response will be quite safe and appropriate.*

It is therefore considered that the proposal will provide for an appropriate outcome in terms of traffic.

It is considered that the proposal will not result in any adverse impacts on the existing amenity of the area for the following reasons:

- The proposal provides for a modern building that does not detract from the heritage significance of the existing structures on site or the locality.
- The site does not adjoin any residential property and therefore will not affect privacy to residential premises.
- The proposal provides for a setback to the street frontage that is compatible with the existing development on site and the adjoining properties.
- The development is well articulated through the use of varied setbacks and change in external finishes.

There are no other provisions of the DCP that apply to the proposed development. It is considered that the proposal achieves the requirements of the DCP.

## **6. SECTION 79C(1) ASSESSMENT**

### **6.1 Environmental Planning Instruments - Section 79C(1)(a)**

The subject site is zoned 2(v) under the provisions of the Parkes Local Environmental Plan 1990. The construction of a new building as an addition to the existing Police Station is permissible with the consent of Council and the provisions of SEPP (Infrastructure) 2007. The proposal has been assessed against the objectives and provisions of both the Parkes LEP and the SEPP (Infrastructure) 2007 as detailed within this report. The proposal was found to satisfy the requirements of both policy documents.

### **6.2 Impacts of the Development - Section 79C(1)(b)**

The proposed development has been designed so as to have minimal impact upon the amenity of adjoining properties. The potential impacts are discussed below:

#### **Heritage**

The subject is identified as a Local Heritage Item under the provisions of the Parkes LEP. A Heritage Impact Assessment has been prepared by Graham Brooks and Associates which is discussed in more detail in Section 5.2 of this report.

#### **Acoustics**

An Acoustic Report has been prepared by Sebastian Giglio which in conclusion provides:

*This Report has been prepared in order to accompany the Development Application for the proposed upgrade of Parkes Police Station on Court Road, Parkes. Allowable noise level goals have been set with regards to outdoor equipment. These goals will need to be considered at the design stage for the equipment but the level of noise reduction contemplated is considered very feasible.*

*It has been found that the proposed development will be able to operate whilst meeting allowable noise emission goals set in accordance with the EPA Industrial Noise Policy document.*

#### **Contamination**

A Preliminary Desktop Contamination Assessment has been prepared by Impax Group which in summary provides:

*No significant potential sources of contamination have been identified at the site based on the information reviewed to date.*



*The Impax Group recommends that the interior of the site building be inspected for potentially hazardous materials. In addition, the exterior of the building should be inspected once it is possible to access the site. It is our understanding that significant excavation works will be required in the footprint of the site. The Impax Group recommends collecting preliminary screening samples of soils that will be excavated from the site to characterise it for disposal or re-use.*

### **Traffic & Parking**

An Assessment of Traffic and Parking Implications has been prepared by Transport and Traffic Planning Associates which in summary provides:

*Visitor Parking will not, in accordance with Police Policy, be provided on site. At the same time however, there is copious on street parking available. These spaces will also be used by staff not assigned with a Police Vehicle as is the current situation.*

*The Police Station use is a special circumstance and there is no parking criteria contained in either the Council 'Car Parking Code DCP 1988' or RTA Development Guidelines. There will be significant areas of the building which do not 'fall into' a normal office use (ie Public zone, Secure areas, Meal/Training and Fitness rooms and Male and Female locker rooms) and if these areas are factored into account then the proposed provision would generally reflect a normal and appropriate provision which is relatively similar to that of an office type use.*

*The additional peak movements, as a consequence of the development is assessed as some 40 vtph. Traffic generation of this small magnitude will not have any adverse traffic implications in view of:*

- The multiple arrival and departure routes.*
- The relatively modest traffic flows on both Court Street and Currajong Street throughout most periods of the day and week.*

*The Police Station will have emergency response vehicles which will be required to depart urgently at times. However as stated above, the traffic flows on both streets are quite minor whilst each road is straight and level providing excellent sight distances. Similarly the sight distance provisions at the intersections along both streets, is generally good and as such the circumstance for emergency response will be quite safe and appropriate.*

## **Access**

An Accessibility Review has been prepared by EnvironDesign Australia which provides a review of the proposed development under the provisions of the Building Code of Australia and the relevant Australian Standards, including AS1428.1-5. In this regard the Review provides:

*There will be Pedestrian Access provided to the General Public from Court Street, and also from the off-street Parking Area (on-site), with a dedicated Accessible car-space, adjacent to the Main Entry, and easily accessible there-from.*

*Public Access into the Public areas will be provided, as well as secure compliant Access for legal representatives. Internal building Accessibility is to be provided for Police and for Police Staff, throughout the facility, and on all three Accessible levels, with a lift, stairs, wide corridors and ramps, and wide doorways and circulation routes. Most rooms throughout the facility will be Accessible, including some Toilet facilities, and Staff Locker Rooms, Lunch Rooms and associated rooms.*

*Those who are held in Custody will also be provided due Access, but within the guidelines pertaining to safety and control.*

*I believe, therefore, that proper and compliant ACCESS will be provided for the proposed new building, in accordance with the required Accessibility Codes and rulings.*

## **6.3 Suitability of the Site - Section 79C(1)(c)**

It is considered that the subject site is well suited to the proposed development having regard to the following matters:

- The site currently occupies a Police Station and this application merely seeks to demolish existing additions and provide for a new two storey building.
- The development is permissible under the provisions of SEPP (Infrastructure) 2007.
- The proposal provides for a community service.
- The proposal will have minimal impact on the adjoining development as discussed in detail throughout this report.
- There are no significant constraints on the site.

## **6.4 Public Interest**

It is my opinion that the proposed redevelopment of the site in the manner proposed is in the public interest as it will provide for an important community facility for both the township and the City and the broader community.

## **7. CONCLUSION**

The application seeks consent for the following:

- Retention of the existing heritage listed Court House and Police Station.
- Demolition of the additions to the northeast of the Police Station.
- Construction of a new two storey building with basement parking to form an addition to the existing Police Station.

The proposal has been assessed against the requirements of the SEPP (Infrastructure) 2007, the Parkes LEP 1990 and Section 79C(1) of the Act. In my opinion the proposal as submitted is permissible with Council consent and it satisfies the aims and objectives of the Parkes LEP.

The development over the land zoned 2(v) Urban and Village Zone is permissible pursuant with the consent of Council. This is a Crown application and all conditions attached to the consent are to be reviewed and accepted by the applicant.

I consider that in consideration of this application, the site is suitable for the proposal. The proposed building will create a positive change to the character of the location and will demonstrate an important civic and community function.

It is considered that this Statement of Environmental Effects has demonstrated that the proposal satisfies the aims and objectives as well as the prescriptive requirements of the relevant planning controls.

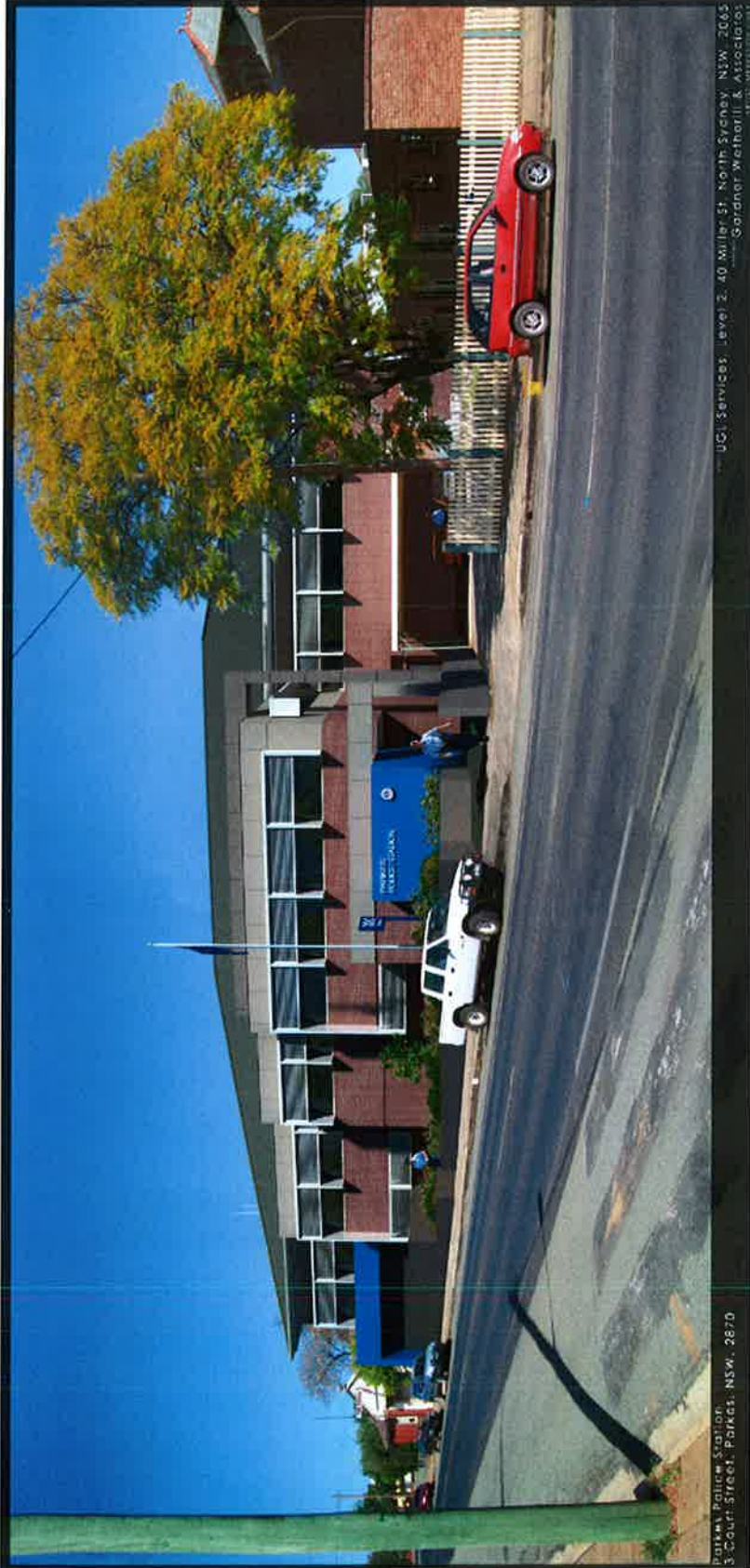
It is my opinion that this proposal for the construction of the proposed development upon property at 3 Court Street, Parkes is worthy of the support of Council.

Ian Glendinning  
MPIA CPP  
GLENDINNING MINTO & ASSOCIATES PTY LTD  
December 2010

DEVELOPMENT APPLICATION

PARKES POLICE STATION  
LACHLAN LOCAL AREA COMMAND

3 Court Street, Parkes NSW 2870  
LOT 2 SEC 10, DP 758827



Drawing List

Cover Sheet - Drawing list	NTS
10394 Site Survey (By Others)	1100
DA0201 Demolition Plan	1100
DA0501 Site & Locality Plan	1200
DA 1101 Basement Plan	1100
DA1201 Ground Floor	1100
DA1301 First Floor	1100
DA1501 Elevations - Sheet 1	1100
DA1502 Elevations - Sheet 2	1100
DA1801 Section	1100

Architectural drawings are to be read in conjunction with consultants documentation

NO	DESCRIPTION OF DEVELOPMENT APPLICATION	DATE	BY
1	PRE DEVELOPMENT PARTICIPATION	26/11/22	U/L
2	CONSTRUCTION PARTICIPATION	26/11/22	U/L

1:100 ORIGINAL SIZE

UGL Services  
Level 2, 40 Miller Street  
North Sydney NSW 2060

Parkes Police Station  
LACHLAN LOCAL AREA COMMAND  
3 COURT STREET  
PARKES NSW 2870

COVER SHEET

PROJECT NO	10046	DA0000	B
DATE	26/11/22	26/11/22	26/11/22
NTS	A1	U/L	U/L

GARDNER WETHERILL & ASSOCIATES  
Level 2, 40 Miller Street  
North Sydney NSW 2060  
Tel: 02 9550 2500  
Fax: 02 9550 2501  
Email: gwa@gardnerwetherill.com.au

DEVELOPMENT APPLICATION



11100 ORIGINAL SIZE

1 2 3 4 5 6 7 8 9 10 11 12

11100

UGL Services  
Level 2, 40 Miller Street

**APR 2012**

**Parkes Police Station**  
**LATVIAN LOCAL AREA COMMAND**  
3 Court Street  
Parkes NSW 2810

10046	DA1502	B
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**GARDNER WETHERILL & ASSOCIATES**



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Call us or email  
Gardner Wetherill & Associates, Inc. 1000



Architectural drawing of the North Elevation of the Court Street Police Station. The drawing shows a long, two-story building with a gabled roof, large windows, and a brick facade. It includes landscaping with trees and shrubs. Key features labeled include "NEW PARKER POLICE STATION", "COURT HOUSE PROPERTY IS FOREGROUND", and "COURT HOUSE". A scale bar indicates 1 inch equals 10 feet. The drawing is oriented with North at the top.

11100 1/2" (30.5mm) DIA. SIZE

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500

0

500

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UCL Services  
Level 2, 40 Miller Street  
UCL SHEATH IN

**Parkes Police Station**  
LACHLAN LOCAL AREA COMMAND  
3 Court Street  
PARKES NSW 2870

10045	DA1501	B
100	100	100

**GARDNER WETHERILL & ASSOCIATES**



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
DATE	TIME
	



North Sydney NSW 2060

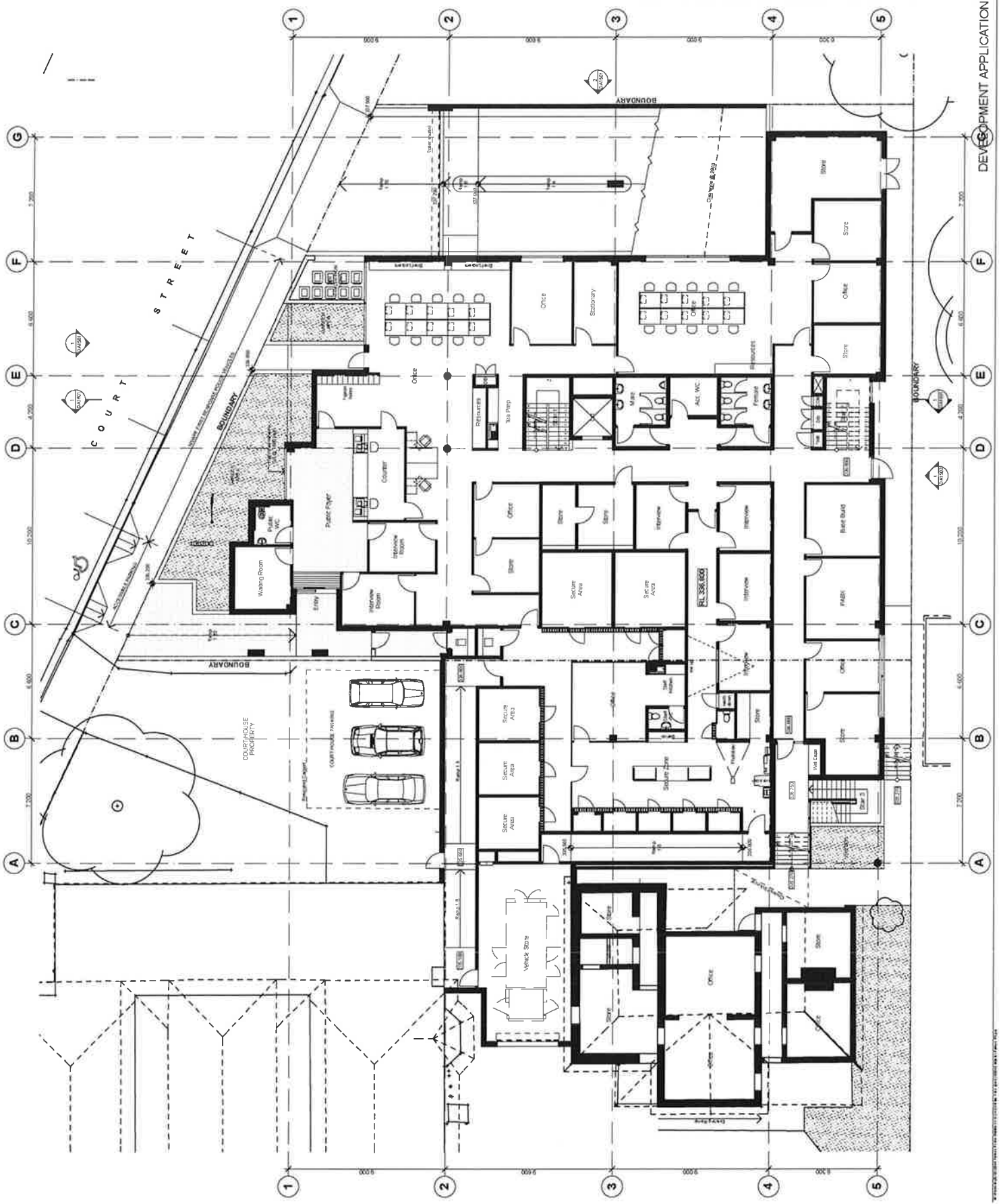


10046	DA0501	B	REVISED
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1 (821) 992-8577  
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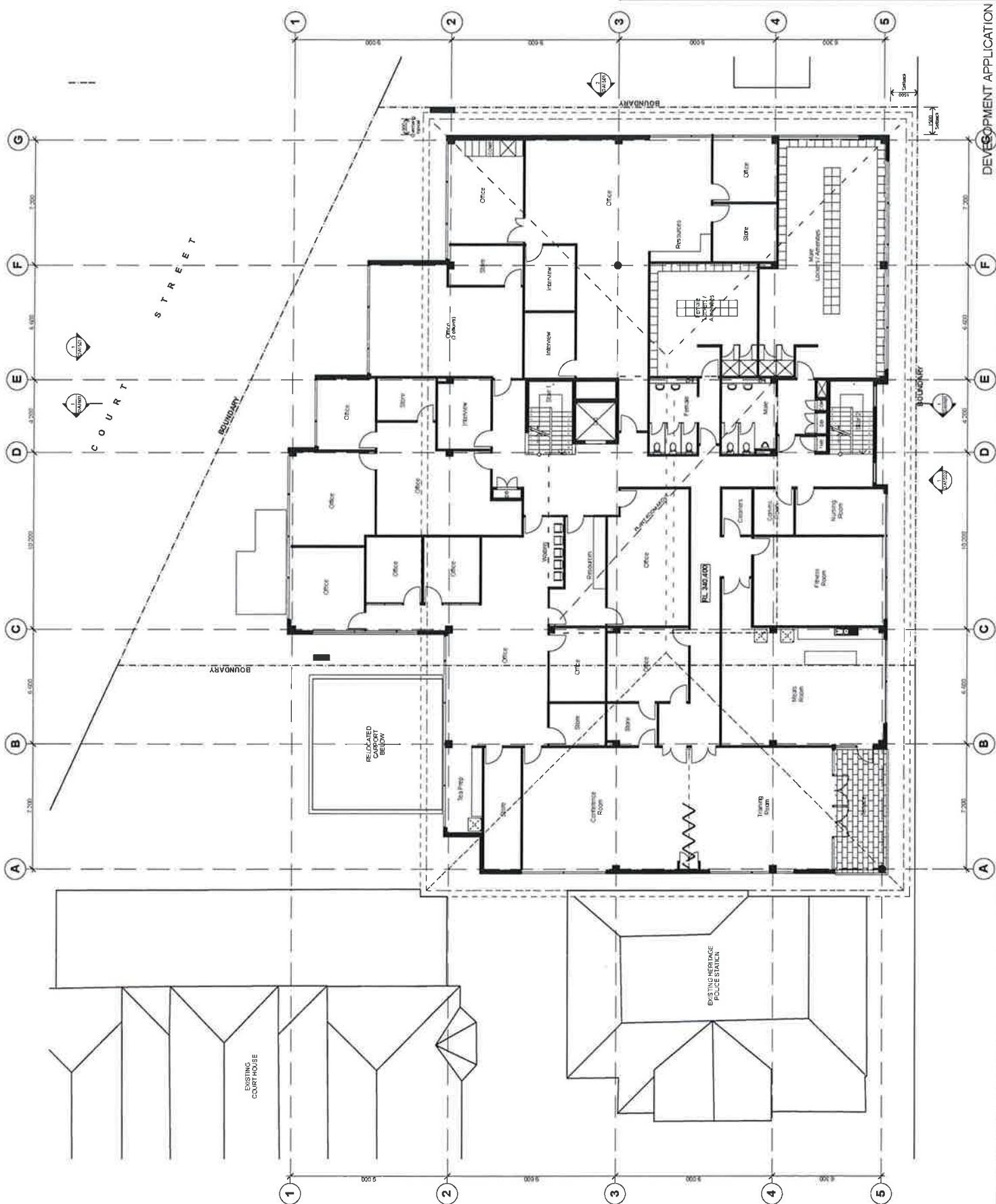
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PROJECT LOCATION: 10046		SHEET SCALE: 1:100	
PROJECT DATE: 10/11/12		SHEET DATE: 10/11/12	
PROJECT DESCRIPTION: 10046		SHEET DESCRIPTION: 10046	

**UGL Services**  
 UGL Services  
 North Sydney NSW 1585

**Parkes Police Station**  
 2 Court Street  
 Parkes NSW 2810

**General Arrangement Plans**  
 Ground Floor

**GARDNER WETHERILL & ASSOCIATES**  
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 Sydney NSW 2000  
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 F 02 9233 3999  
 www.gwa.com.au



NO.	REVISION	DATE	BY	CHKD.	APPD.
1	ISSUED FOR DEVELOPMENT APPLICATION	27/11/10	JM		
2	FOR DEVELOPMENT APPLICATION	30/11/10	JM		



1:100 ON GRAPH, SIZE

**UGL Services**  
Level 4, 45 Market Street  
North Sydney NSW 2060

**Parkes Police Station**  
3 Court Street  
Parkes NSW 2812

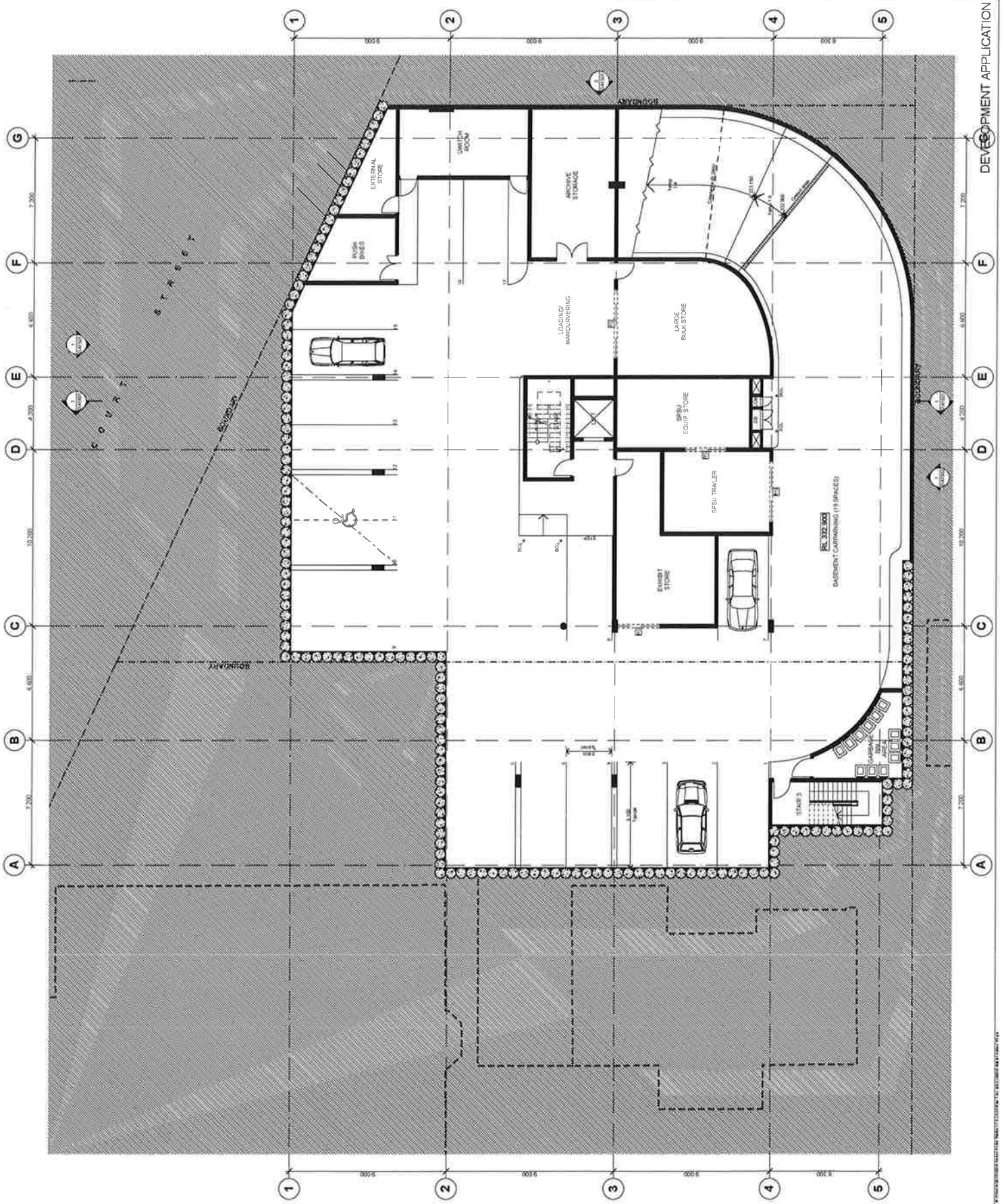
**General Arrangement Plans**  
**First Floor**

PROJECT NO.	10046	DATE	DA1301	REVISION	B
DESIGNED BY	1:100	AT	DATE	DATE	

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1	DESIGN FOR DEVELOPMENT APPLICATION	10/12/10	JA
2	PRELIMINARY DEVELOPMENT APPLICATION	10/11/10	LH
3	FINAL DEVELOPMENT APPLICATION	10/11/10	LH



**UGL Services**  
 1/100-1000  
 North Sydney NSW 1585

**Parkes Police Station**  
 1/100-1000  
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 1/100-1000

**General Arrangement Plans**  
**Basement Plan**

PROJECT NO.	10046	DATE	DA1101	REVISION	B
SCALE	1:100	DATE	1/100	SCALE	1:100

**GARDNER WETHERILL & ASSOCIATES**  
 1/100-1000  
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