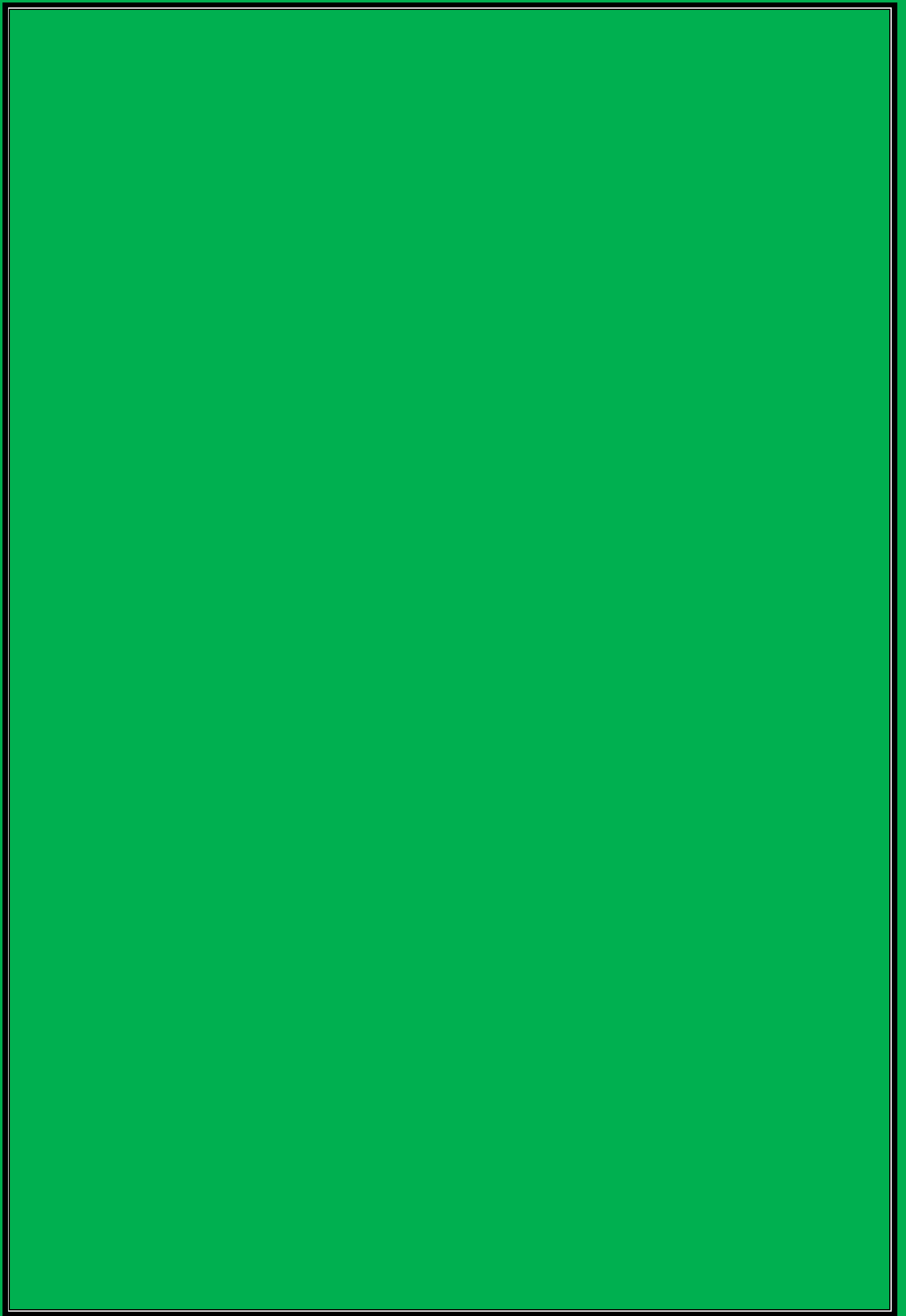


COUNCIL REPORT

2015WES002

Deniliquin Police Station





DA Assessment Report

Development application assessment report for Deniliquin Council DA 06/15 for the proposed construction of a new Police Station facility at Lot 13 Section 1 DP758913, 405 Charlotte Street and Lot 2 DP556329, 402 Riverside Drive, Deniliquin.

JOINT REGIONAL PLANNING PANEL (Western Region)

JRPP No	2015WES002
DA Number	06/15
Local Government Area	Deniliquin
Proposed Development	Construction of a new Police Station Facility
Street Address	Lot 13 Section 1 DP758913, 405 Charlotte Street and Lot 2 DP556329, 402 Riverside Drive Deniliquin
Applicant/Owner	Brookfield Johnson Controls
Number of Submissions	Nil submissions received
Regional Development Criteria (Schedule 4A of the Act)	Crown development that has a capital investment value of more than \$5 million
List of All Relevant s79C(1)(a) Matters	<ul style="list-style-type: none"> List all of the relevant environmental planning instruments: s79C(1)(a)(i) Deniliquin Local Environmental Plan 2013 SEPP Murray Regional Environmental Plan No 2 SEPP 55 Remediation of Land SEPP 64 Advertising and Signage List any proposed instrument that is or has been the subject of public consultation under the Act and that has been notified to the consent authority: s79C(1)(a)(ii) Nil List any relevant development control plan: s79C(1)(a)(iii) Deniliquin Development Control Plan No 1 List any relevant planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F: s79C(1)(a)(iv) Nil List any coastal zone management plan: s79C(1)(a)(v) Nil List any relevant regulations: s79C(1)(a)(iv) eg. Regs 92, 93, 94, 94A, 288 CI92(1)(b) Demolition of a building
List all documents submitted with this report for the panel's consideration	<ul style="list-style-type: none"> Officer's Report Environmental Review – Coffey Geotechnics Pty Ltd Heritage Report – Heritage Advisor
Recommendation	That Development Application 06/15 for the construction of a new Police Station Facility on Lot 13 Section 1 DP758913, 405 Charlotte Street and Lot 2 DP556329, 402 Riverside

	Drive, Deniliquin dated 27 January 2015 as shown on plans numbered DA00 – DA08 inclusive, D12043, LA01, DA3.01 and DA2.01 and described in details accompanying the Development Application be APPROVED in accordance with section 80(1) of the Environmental Planning and Assessment Act 1979 and subject to conditions of consent.
Report by	Shavaun Tasker

JRPP NO: 2015WES002

DA NO: DA06/15

COUNCIL: DENILIQVIN COUNCIL

SUBJECT: CONSTRUCTION OF A POLICE STATION FACILITY

BACKGROUND:

Development application 06/15 was received by Council on 27 January 2015 for the construction of new police station facility located on Lot 13 Section 1 DP758913, 405 Charlotte Street and Lot 2 DP556329, 402 Riverside Drive Deniliquin. The site consists of two lots having a total area of 6984.6m². Immediately to the north of the site is the Deniliquin Hospital, across Hardinge Street to the south is the Deniliquin Medical Centre, to the east is the Edward River and to the west are dwellings. Beyond the immediate boundaries of the site there are a number of uses including dwellings, emergency services and commercial premises. Figure 1 shows the location of the subject site.



Figure 1 – Aerial photo of location.

The subject site is currently occupied by a number of single storey buildings including the main police station with custodial area at the rear, various garages and storage buildings, carports and at the south west corner of the site the former c.1886 Police Barracks building. The Police Barracks will be retained as it is a local heritage item listed in Schedule 5 of the Deniliquin Local Environmental Plan 2013. All of the other buildings on the site are proposed to be demolished.

The proposed development includes the following:

- Demolition and removal of the existing garage/briefing room structure adjacent to the northern boundary to the hospital, removal of the three police station buildings at the corner of Hardinge Street and Riverside

Road including an associated garage structure and demolition of a free standing carport and pergola to the east of the former Police Barracks.

- Retention of the radio tower and associated radio shack outbuilding.
- Construction, use and removal of the temporary facilities required to ensure the ongoing police operations throughout the project as shown on the staging plan in the application drawings.
- Construction of a new part two storey Police Station building, presenting as a single storey to Charlotte Street.
- Establishment of a forecourt within the setback from the Charlotte Street boundary.
- An open plan parking area at the rear of the proposed police building.
- A buffer zone of landscaping along the eastern part of the site running parallel to Riverside Road will be provided.
- Construction and use of smaller associated police outbuildings placed along the north eastern parts of the site.
- Retention of the former Police Barracks building on a fenced off portion of the site (the future use and management of the former Police Barracks has not been determined).
- Retention of established trees as nominated on the application drawings, in particular on the Charlotte Street frontage.
- Landscaping comprising low shrubs along the south side of the fence line adjacent to the new building and the west side of the western wall of the vehicle compound within the vehicle compound and; at the forecourt to the new police station.

As the existing police station will remain operational during the new building works, staging of the development is required. It is proposed that the staging of works will occur as follows:

1. Site preparation – the construction of temporary demountable facilities being a new locker and shower facilities, briefing and training room and administrator's office. Partial demolition of existing police buildings and partial removal of existing site services and make good of other to service the continued operation of the existing police station. Provision of 17 temporary on-site car parking spaces.
2. Construction of new building – the new police building will be completed and occupied before stage 3 works are completed.
3. Demolition of the existing buildings and external works on site. The final stage will include removing the temporary accommodation once the new building is complete. The remainder of the external building works and parking will be completed at this stage.

The application was notified to the adjoining owners and notified in the local media for a period of 14 days. No submissions were received.

INTERNAL REFERRALS

Health and Building Services Co-ordinator – The proposed building work is Crown building work and as such does not require a construction certificate but must be certified by or on behalf of the Crown to comply with the technical provisions of the states building laws.

The land is partially bushfire prone land. This will only affect the storage sheds at the rear of the site which are class 10a buildings. These sheds are

more than 6.0m from other buildings on the site and hence there will be no fire resisting construction requirements.

No issues or concerns have been raised subject to conditions of consent.

Services and Utilities Engineer – Council's engineer has undertaken an assessment of the service provision to the new site including access to the site and the ability for cars to manoeuvre on site. Services are available to the site and the proposed access to the site is considered to be suitable. Part of Council's sewer main that is on the site will be required to be decommissioned. Additional information will be required in relation to on site stormwater management.

It is proposed that all existing street trees be removed except for a mature 'Radiata Pine' on the corner of Charlotte and Hardinge Street which is to be retained. New street trees along with the turfing of the nature strip are to be planted along all frontages of the site. Details are to be provided in a landscape plan.

No issues or concerns have been raised subject to conditions of consent.

Trade Waste Officer – A trade waste application and supporting documents is required to be submitted to Council as the development application includes the installation of a vehicle wash bay. All required pre-treatment equipment as outlined in any trade waste approval must be installed and inspected prior to the use of the building. No issues have been identified subject to conditions of consent.

Coffey Geotechnics Pty Ltd – Council engaged Coffey Geotechnics to provide advice on potential land contamination issues. They have advised that the submitted Phase 1 Environmental Site Assessment prepared by the applicant has generally followed the preliminary investigation method as described in the ASC (NEPC, 2013) and AS4482.1_2005 guidelines. Coffey has found that the environmental works conducted to date, along with the findings and recommendation, based on the review of the current Phase 1 Environmental Site Assessment, are generally suitable to allow a reasonably robust assessment as to whether contamination exists or not on site.

Coffey has advised that a site management plan should be developed, which outlines the conditions of the site and addresses residual soil impacts (lead) if soil is to be removed from the site.

Coffey understands that an underground water tank is proposed to be located under the car park. It is assumed that the installation of a water tank would require digging of soil beneath 0.6mbgs (the current depth of sample data from the limited environmental investigation at the site). If excavation of soil below 0.6mbgs is required then further sample collection and analysis would be required to classify prior to re-use or off-site disposal.

Coffey recommends that a copy of the hazardous materials surveys be made available to the contractors undertaking demolition works at the site.

Heritage Advisor – Recommendation is for approval subject to conditions of consent. The Statement of Heritage Impact addresses the heritage issues for the site. However, it is noted that there is an issue with the former Police Barracks building remaining vacant and that it is vulnerable to future development. An assessment of heritage issues is provided elsewhere in this report.

EXTERNAL REFERRALS

Roads and Maritime Services (RMS) – The RMS have assessed the development application and raise no objection to the development proposal subject to conditions of consent relating to management of traffic and access during the construction phase.

Deniliquin Traffic Committee – The development application was forwarded to the members of the traffic committee to seek their comments in relation to the proposed changes to on street parking. There was no objection to the proposed changes.

POLICY IMPLICATIONS:

The following Council policies are required to be considered:

- 4.7 *Nature Strip Policy* – The required landscaping of Councils road reserves on each frontage of the development comply with the policy. Conditions of consent would apply if the application is approved.
- 4.21 *Liquid Trade Waste* – The proposed building complies with trade waste requirements as per the Liquid Trade Policy. Conditions of consent would apply if the application is approved.
- 5.3 *Advertising Signs* – The proposed signage is consistent with the Policy.
- 5.4 *Water Drainage* – This can be addressed as conditions of any consent.
- 5.3 *Parking area and driveway construction* – This can be addressed in conditions of any consent.
- 6.1 *Damage to Footpathing, Kerbing and Guttering* – This can be addressed in conditions of any consent.
- 7.3 *Disabled access and mobility* – This can be addressed in conditions of any consent.

LEGISLATIVE IMPLICATIONS

Local Government Act

In accordance with section 78A of the Environmental Planning and Assessment Act, the Applicant has applied for the following approvals under section 68 of the Local Government Act:

- B3 Install, alter, disconnect or remove a meter connected to a service pipe;
- B4 Carry out sewerage work; and
- B6 Connect a private drain or sewer with a public drain or sewer under the control of Council or with a drain or sewer which connects with such a public drain or sewer.

The following clauses of the Local Government (General) Regulation are required to be considered when assessing the section 68 application.

Part 2 Division 3 Approvals relating to water supply, sewerage and stormwater drainage work

Clause 13 – Standards and requirements to be met for approval

The council must not approve an application for an approval allowing water supply, sewerage or stormwater drainage work to be carried out unless it is satisfied that the activity as proposed to be carried out will comply with any applicable standards set out or referred to in Part 2 of Schedule 1 and with any other applicable standards or requirements set out or referred to in the Regulation.

All work will be required to be undertaken in accordance with the Plumbing and Drainage Act 2011. A water meter will be required to be provided to the new building. These issues can be addressed via conditions of any consent.

Clause 15 – Matters to be considered when determining applications for water supply, sewerage and stormwater drainage approvals

In determining an application for the purposes of section 68 of the Act the council must have regard to the following considerations:

- (a) The protection and promotion of public health,*
- (b) The protection of the environment,*
- (c) The safety of its employees,*
- (d) The safeguarding of its assets,*
- (e) Any other matter that is considered to be relevant in the circumstances.*

The connection of the development to Council's stormwater, sewerage and water infrastructure provides for the protection and promotion of public health and the environment. In terms of safety of employees and safeguarding of assets, work is to be undertaken in accordance with work health and safety legislation. In some cases, the work will be undertaken by Council. This ensures that the integrity of Council assets is maintained. Conditions can be applied to any consent.

Environmental Planning and Assessment Act

The following assessment of the development application is in accordance with section 79C of the Environmental Planning and Assessment Act 1979.

Provisions of Environmental Planning Instruments (s79C(1)(a)(i))

Deniliquin Local Environmental Plan 2013 (LEP)

The property is located in the R1 General Residential zone under the LEP. The proposed use is defined as a 'public administration building' and is permissible in the zone with development consent. The following clauses in the LEP are required to be considered.

Clause 2.7 – Demolition requires development consent

The demolition of a building or work may be carried out only with development consent.

The proposed development includes the demolition and removal of the existing garage/briefing room structure adjacent to the northern boundary to the hospital, removal of the three police station buildings at the corner of Hardinge Street and Riverside Road including an associated garage structure and demolition of a free standing carport and pergola to the east of the former Police Barracks. It is recommended that consent be granted for the demolition works

Land Use Table – Objectives of the R1 General Residential zone

The objectives of the R1 zone are as follows:

- *To provide for the housing needs of the community.*
- *To provide a variety of housing types and densities.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*

The proposed development is considered to be compatible with the zone in that it allows other land uses that provide facilities to meet the day to day needs of Deniliquin. Further comments in relation to the locality are provided under the consideration of the requirements of Development Control Plan No 1.

Clause 5.9AA – Trees or vegetation not prescribed by a development control plan

- (1) This clause applies to any tree or other vegetation that is not of a species kind prescribed for the purposes of clause 5.9 by a development control plan made by the Council.*
- (2) The ringbarking, cutting down, topping, lopping, removal, injuring or destruction of any tree or other vegetation to which this clause applies is permitted without development consent.*

Council does not have a development control plan that applies to trees or other vegetation therefore the removal of trees from this site is permitted without development consent.

Clause 5.10 – Heritage Conservation

- (2) Development consent is required for the following:*
 - (e) erecting a building on land:*
 - (i) on which a heritage item is located or that is within a heritage conservation area.*

The former Police Barracks which is located on the subject site is identified as Item 1 in the Schedule 5 - Environmental Heritage in the DLEP 2013.

The submitted Heritage Impact Statement concludes that the overall heritage significance of the former Police Barracks will not be diminished by the proposed new works.

The Heritage Impact Statement states that:

‘Landscaping around the listed item and within the defined curtilage area will be maintained and enhanced with the addition of landscaping to the west, south and east of the proposed holding yard, secure garage and wash bay facility. The views to and from the listed building will be enhanced with the removal of associated outbuildings and replacement of smaller associated outbuildings will be placed in more appropriate locations well away from the listed item.

The materials proposed to be incorporated into the new police station building and associated outbuildings are of high quality and will enhance the setting of the site. The proposed new police station is of compatible scale for the locality’.

The development application was referred to Council’s Heritage Advisor and the following was advised:

The issue of ‘curtilage’ from the retention of the original listed Police Barracks building to the new development of the site has been addressed in the proposal. However there is a concern for the ongoing use and viability for the former Police Barracks building and

its separation from the police site whilst creating 'curtilage' does mean it is vulnerable to development.

On review of the plans it is noted that there is a 9m setback to the new Police Station which is forward of the original heritage listed Police Barracks building. This has an impact on the views to the Police Barracks building when in front of the new Police Station. Other issues that impact on the original heritage listed Police Barracks building is the height of the shed 5.5m high directly east of the building. Finally recommendation is for the front of the Police Station to have a sympathetic finish to the former Police Barracks building and that it be constructed in red brickwork rather than a 'modern' terracotta facade as currently proposed.

A Conservation Management Plan (CMP), an archaeological assessment to determine whether an Excavation Management Plan and Excavation Permit is required and a Maintenance Plan shall be prepared by a suitably qualified heritage consultant and that these be undertaken prior to the end of 2015 of any works commencing on the site.

It is considered that the proposed curtilage around the Police Barracks is satisfactory. The proposed front setback of the new police station is considered to be appropriate and only of minor impact to the Police Barracks. The height of the shed directly east of the Police Barracks is considered to be satisfactory given that is a separation of approximately 25m between the two buildings.

It was recommended that the facade of the building should be more sympathetic to the neighbouring heritage item therefore a red brick should be used instead of the proposed 'modern' terracotta facade. This issue was discussed with the applicant who advised that the proposed terracotta cladding was selected as the predominant external material of the new building in an effort to harmonise with the soft red brick of the former Police Barracks. This material was also chosen as it can be used in areas on the building that are non - load bearing and as such the applicant advised that in these areas brick is not appropriate. There is approximately 12m separation between the two buildings and with the addition of landscaping, any impact will be minimised. Council has no objection to the materials proposed.

Council supports an archaeological assessment being undertaken prior any works commencing on site. This will assist in determining whether an excavation management plan and excavation permits are required for the work. Council also supports the preparation of a maintenance plan for the Police Barracks given concerns about the vulnerability of this building should it remain vacant for an extended period.

In terms of the preparation of the CMP for the Police Barracks, it is noted that this is the recommendation of the Heritage Impact Statement prepared by the Applicant and is supported by Council's Heritage Advisor. Clause 5.10(6) of LEP 2013 states that '*the consent authority may require, after considering the heritage significance of a heritage item and the extent of change proposed to it, the submissions of a heritage conservation management plan before granting consent under this clause*'. No works are proposed to the Police Barracks as part of this development application and therefore Council cannot require a CMP to be prepared. However, advice has been placed on the

Council that the applicant should consider the preparation of a CMP for the ongoing protection of the building.

Clause 6.3 – Terrestrial Biodiversity

- (3) *Before determining a development application on land to which this clause applies, the consent authority must consider;*
- (a) *Whether the development is likely to have:*
- (i) *any adverse impact on the condition, ecological value and significance of the fauna and flora on the land, and*
 - (ii) *any adverse impact on the importance of the vegetation on the land to the habitat and survival of native fauna, and*
 - (iii) *any potential to fragment, disturb or diminish the biodiversity structure, function and composition of the land, and*
 - (iv) *any adverse impact on the habitat elements providing connectivity on the land, and*
- (b) *any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.*

The Terrestrial Biodiversity Map identifies part of the site as biodiversity which can be seen in figure 2.



Figure 2 Extract from Terrestrial Biodiversity Mapping, Deniliquin LEP 2013

A site inspection reveals that the land of biodiversity value is located on the eastern side of Riverside Road ie the river side of the road beyond the flood levee and pedestrian path. The subject site is already operating as the Deniliquin Police Station and there is no significant riparian vegetation located on this land. There is no proposal to remove any of the vegetation identified in this mapping as part of this development. No further consideration of this clause is required.

Clause 6.4 – Riparian Land and Watercourse

- (3) *Before determining a development application for development on land to which this clause applies, the consent authority must consider:*
- (a) *whether or not the development is likely to have any adverse impact on the following:*
 - (i) *the water quality and flows within the watercourse,*
 - (ii) *aquatic and riparian species, habitats and ecosystems of the watercourse,*
 - (iii) *the stability of the bed and banks of the watercourse,*
 - (iv) *the free passage of fish and other aquatic organisms within or along the watercourse,*
 - (v) *any future rehabilitation of the watercourse and riparian areas,*
and
 - (b) *whether or not the development is likely to increase water extraction from the watercourse, and*
 - (c) *any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.*

This clause applies to this development as the subject site is located within 40 metres of the top of the bank of the adjacent watercourse being the Edward River (which has been mapped on the Riparian Land and Watercourse Map). The site is currently operating as a police station and the proposed new police station facility will not have any adverse impact on the adjacent watercourse. The boundary of the subject site is located approximately 17m from the top of the bank of the watercourse and all development will be located within the boundaries of the site. Between the development and the watercourse there is an existing sealed road, flood levee and pedestrian walkway.

- (4) *Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that:*
- (a) *the development is designed, sited and will be managed to avoid any significant adverse environmental impact, or*
 - (b) *if that impact cannot be reasonably avoided – the development is designed, sited and will be managed to minimise that impact, or*
 - (c) *if that impact cannot be minimised – the development will be managed to mitigate that impact.*

The proposed conditions of consent require a number of measures that will mitigate any impacts on the adjacent watercourse.

Clause 6.7 – Essential Services

Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required:

- (a) *The supply of water.*
- (b) *The supply of electricity.*
- (c) *The disposal and management of sewage.*

- (d) *Stormwater drainage or on-site conservation.*
- (e) *Suitable vehicle access.*

Essential services including water, sewer, stormwater and electricity are available to the subject site. The existing sewer lines traversing the site will be required to be decommissioned and new connections will be provided at the property boundary. Water is available to the site and new water meters will be required. The development will need to ensure that post development stormwater flows are not greater than the pre-development flows.

In terms of access, the site is surrounded by sealed roads and there is one existing vehicle crossover providing access to the former Police Barracks building on the Hardinge Street frontage which will be retained. All remaining vehicular accesses will be redundant and be replaced with kerb and gutter. Three new vehicle access points will be constructed with one having frontage to Charlotte Street (which will be for entry only) and two having frontage to Riverside Drive (both being for entry/exit purposes). The proposed access points are considered to be satisfactory.

Murray Regional Environmental Plan No 2 - Riverine Land (MREP No 2 – Riverine Land)

The MREP No 2 – Riverine Land applies to the land shown on the REP map that is riverine land of the River Murray within Deniliquin. General and specific planning principles are required to be considered when a consent authority determines a development application.

Clause 9 - General Planning Principles

Clause and Control	Compliance
(a) The aims, objectives and planning principles of this plan.	The proposed development does not significantly impact on the River Murray as it is not located on riverine land – the subject site is currently developed and is proposed to be redeveloped for the same purpose. The proposed development is not considered to be development that would have a negative impact on the riverine environment.
(b) Any relevant River Management Plan.	Not applicable as there no River Management Plan applying to this land.
(c) Any likely effect of the proposed plan or development on adjacent and downstream local government areas.	It is not considered that the proposed development would impose any impacts on downstream local government areas due to the nature and size of the development.
(d) The cumulative impact on the proposed development on the River Murray.	It is not considered that the proposed development will result in any cumulative impacts on the River Murray.

Clause 10 – Specific Planning Principles

Principle	Response
Access	The proposed site is not located on riverine land therefore this principle is not applicable to the proposed

	development.
Bank Disturbance	The proposed site is not located on riverine land therefore this principle is not applicable to the proposed development.
Flooding	The proposed site is located within the town levee system. Council's Town Planning Policy No 5.9 Floor Heights does not apply to this development. However the minimum floor level of the building shall be at or above RL92.3m AHD (equivalent to 1%AEP + 300mm).
Land Degradation	The proposed site is not located on riverine land therefore this principle is not applicable to the proposed development.
Landscape	The proposed site is not located on riverine land therefore this principle is not applicable to the proposed development.
River Related Uses	The proposed site is not located on riverine land therefore this principle is not applicable to the proposed development.
Settlement	The proposed site is located within the town levee system. Council's Town Planning Policy No 5.9 Floor Heights does not apply to this development however the minimum floor level of the building shall be at or above RL92.3m AHD. The proposed site does not impact on prime crop or pasture land.
Water Quality	The proposed site is not located on riverine land therefore this principle is not applicable to the proposed development.
Wetlands	The proposed site is not located on riverine land or on wetlands therefore this principle is not applicable to the proposed development.

State Environmental Planning Policies

State Environmental Planning Policy No 55 – Remediation of Land

A consent authority must not consent to the carrying out of any development on land unless it has considered whether the land is contaminated.

An assessment of the site history has been carried out and there is no evidence of potential land contamination resulting from previous land uses as detailed in Table 1 of the 'Managing Land Contamination Planning Guidelines SEPP 55 – Remediation of Land' (1998).

Based on the information provided in the applicant's Statement of Environmental Effects, Council engaged Coffey Environments Pty Ltd (Coffey) to conduct a review of the information submitted. Coffey has advised the following information:

'The Phase 1 Environmental Site Assessment has generally followed the preliminary investigation method as described in the ASC (NEPC, 2013) and AS4482.1_2005 guidelines. Some minor exceptions as to collection and analysis of quality control samples were excluded to fully evaluate possible sample cross contamination issues. However, based on the fact that only minor lead impacts were identified in fill would suggest that the intensity of the sampling/decontamination process would unlikely be compromised or affect the outcomes.

Coffey has found that the environmental works conducted to date, along with the findings and recommendation, based on the review of the current Phase 1 Environmental Site Assessment, are generally suitable to allow a reasonably robust assessment as to whether contamination exists or not on site.

The amount of samples collected is adequate to classify fill identified across the site for disposal purposes, however the number of sampling locations is below that recommended by the NSW EPA 1995 Contaminated Site Sampling Design Guidelines for environmental site assessment.

The soil below 0.6mbgs and groundwater has not been assessed but is considered of low risk of being contaminated based on the preliminary soil investigation results on site.

A site management plan should be developed, which outlines the conditions of the site and addresses residual soil impacts (lead) if soil is to be removed from site. This would provide adequate control measures and guidelines for on-site operators planning for future site maintenance or construction activities and also outline how to deal with any unknowns, if identified as part of the re-development activities. Unknowns may include soil staining, odorous soil or apparently contaminated soils encountered during the redevelopment works. If apparent contamination arises, Coffey recommends that further assessment work is undertaken and depending on the nature and extent of the impacts identified a groundwater investigation may be required.

Coffey understands from the CCG architects SEE for development application that an underground water tank is to be installed beneath the future car park. It is assumed that the installation of a water tank would require digging of soil beneath 0.6mbgs (the current depth of sample data from the limited environmental investigation site). If excavation of soil below 0.6mbgs is required then further sample collection and analysis would be required to classify prior to re-use or off-site disposal.

Coffey recommends that a copy of the Hazardous Materials Surveys be made available to the contractors undertaking demolition works at the site. This can ensure that all asbestos material at the site can be managed and/or disposed of by an appropriately qualified and licensed contractor, in accordance to NSW state legislations prior to actual demolition of any buildings on-site'.

Based on the advice provided by Coffey, it is considered that the status of the site is satisfactory for the proposed new police station redevelopment. The issue identified in relation to any proposed digging of soil below 0.6mbgs can be dealt with through conditions of consent.

State Environmental Planning Policy No 64—Advertising and Signage

The proposed signs are defined as a 'building identification signs' in accordance with *State Environmental Planning Policy No 64—Advertising and Signage*.

A consent authority must not grant development consent to an application to display signage unless the consent authority is satisfied:

(a) that the signage is consistent with the objectives of this Policy as set out in clause 3 (1) (a)

The proposed signage is considered to be compatible with the objectives of this policy. The signs are proportional to the size of the building and do not dominate the landscape.

(b) that the signage the subject of the application satisfies the assessment criteria specified in Schedule 1.

Assessment Criteria	Compliance
1. Character of the area	The proposed building identification signs are compatible with the existing character of the area.
2. Special areas	The proposed building identification signs are not considered to detract from the amenity or visual quality of adjacent residential dwellings in the area.
3. Views and vistas	The proposed building identification signs do not compromise important views. They do not dominate the skyline or disrespect the viewing rights of other advertisers in the locality.
4. Streetscape, setting or landscape	The proposed building identification signs are considered to be of satisfactory scale in relation to the size of the building. They are considered to be of simplifying nature and do not protrude above the building.
5. Site and building	The proposed building identification signs are considered to be compatible with the scale and design of the building.
6. Associated devices and logos with advertisements and advertising structures	The proposed building identification signs do not include any safety devices or platforms. The proposed signage that is freestanding will be internally illuminated using 36 watt fluorescent tubes – at present the existing police station has a very similar sign which does not cause a negative impact on the area.
7. Illumination	The proposed building identification sign that is freestanding will be an internally illuminated sign using 36 watt fluorescent tubes. This sign is not expected to cause a negative impact on adjacent residential properties and is not dissimilar to the existing police station sign.
8. Safety	The proposed building identification signs are not considered to reduce the safety for pedestrian or road users.

Provisions of any draft Environmental Planning Instrument (s79C(a)(ii))

No draft environmental planning instruments apply to this development.

Provisions of any Development Control Plan (s79C(a)(iii))

Development Control Plan No 1 Urban (DCP1)

The land is located within the R1 General Residential zone and usually the residential controls would apply. However given the nature of the proposed

use the commercial controls have been applied to this development but consideration has been given to the residential precinct objectives.

The following objectives apply to this development application.

Control	Standard	Compliance
3.1	Objectives of the Residential Precinct	<p>The proposed development is not residential in nature though it is located on land zoned R1 General Residential. The objectives of the precinct also cater for other non residential uses where that development does not detrimentally affect the character and or amenity of the locality. It should be noted that the proposed use is permissible in the zone with consent and the site has a long history of use by the NSW Police.</p> <p>In terms of the character of the locality, the proposed site is located in an area that is on the fringe of the existing commercial precinct. It is an area that could be considered to be of 'mixed use'. As noted previously in the report there are a number of uses occurring in this area including dwellings, the hospital, the medical centre and a McDonald's restaurant.</p> <p>The proposed police station facility is considered to be of a high quality design and the plans indicate good use of landscaping. Given that the current police station operates from this site it is not considered that the proposed new police station facility will result in any new impacts on the immediate area. The development is considered to be consistent and compatible with the established form of the neighbourhood in that the appearance of the new building is sympathetic to the neighbouring heritage item and the residential area in general.</p>
3.2	Land use scheme	The land use scheme is not applicable as the use is permissible under the LEP.

The following controls apply to this development.

Control	Standard	Compliance
4.3.1	Car Parking	<p>The car parking requirement for commercial premises is one space per 37m² of gross floor area. As the use is not considered to be strictly commercial, Council agreed that 'occupied gross floor area' should be used to calculate the parking. The general definition of 'gross floor area' is not relevant to a police station as there are many areas within a police station that do not contribute to the potential for car spaces and therefore do not generate parking demand.</p> <p>The 'occupied gross floor area' (excluding the public foyer, waiting areas, interview rooms,</p>

		<p>cells and custody area, change rooms, storage spaces, meal room and legal aid) is approximately 914m² therefore 25 onsite car parking spaces are required with one of these being an accessible park for people with a disability.</p> <p>In addition to the onsite car parking, four first response vehicles will be located at kerbside in Charlotte Street in front of the police station. Despite the changes proposed for on street parking (for the response vehicles) there will be no net loss of kerbside parking in the immediate locality allowing for 31 on street carparking spaces on Charlotte Street, Hardinge Street and Riverside Drive. This has been achieved by a slight change in the angle of the parking along Hardinge Street and the removal of two redundant crossovers along Charlotte Street.</p>
4.3.2	Advertising Signage	Refer to comments above re SEPP 64.
4.3.3	Hours of operation	The Deniliquin Police Station will operate continuously, except for two hour closedown between 4am and 6am, seven days per week. The hours of operation proposed are consistent with the current hours of operation for the Police Station. This is considered satisfactory given the nature of the use.
4.3.4	Building scale and appearance	<p>The proposed new building has been setback 9m from the Charlotte Street boundary and has a 10m separation from the former police barracks to maintain an appropriate visual curtilage.</p> <p>The section of the new building with frontage to Charlotte Street has been confined to a single storey. The building rises to two storeys at a line corresponding to the east wall alignment of the police barracks building to maintain a complementary scale when the new and the old buildings are viewed together.</p> <p>The proposed building is of contemporary design so as not to compete with the former police barracks building. Wall surface materials have been selected in terra cotta cladding that harmonises with the red brick of the heritage listed building and as noted previously the use of 'red brick' was not appropriate for the type of construction.</p>
4.3.5	Access	Delivery access will be limited mainly to office supplies and persons in custody via the Riverside Drive access point. All vehicular entry and exit from the site will occur in a forward direction.
4.3.6	Access for	The proposed new building has been designed

	those with disabilities	to provide compliant access for non ambulant and visually impaired persons in the main entrance and foyer off the forecourt in Charlotte Street. A lift is located near the public entry to enable disabled persons to access the first floor. The site is equipped with an accessible onsite car parking space for people with a disability and there is also one on street car park at the front entry of the police station for people with a disability.
4.3.7	Footpaths and public space	The existing footpath in Charlotte and Hardinge Street is considered to be in reasonable condition. The development if approved will be conditioned in relation to protection of Council assets.
4.3.8	Trade Waste and other waste	<p>A trade waste agreement will be required to be entered into with Council as the proposal includes a vehicle wash bay. This will be a condition of any consent.</p> <p>There is adequate area on site for the storage of garbage bins.</p>
4.3.9	Landscaping	<p>The landscape design is required to strike a balance between enhancing the new building and providing an appropriate curtilage for the retained heritage listed former police barracks.</p> <p>An assessment of street trees was undertaken with the decision to retain one street tree on the corner of Charlotte and Hardinge Street being a mature 'Radiata Pine' as it is in reasonable condition. Council will require the developer to remove all of the other existing street trees along Charlotte Street, Hardinge Street and Riverside Drive and replace them with 'Pyrus fauriei' commonly known as the 'Westwood Korean Sun'. The developer is also required to re-turf the nature strips along Charlotte Street, Hardinge Street and Riverside Drive.</p> <p>Seven existing trees within the site are to be retained in front of and behind the former police barracks. The lawn area in front of the former police barracks will be upgraded and the area behind where buildings will be demolished will be stripped of all debris and demolition spoil and will be treated with topsoil and turfed. Non climbable shrubs will be planted along the picket fence at the south side of the new police station and along the block work wall of the lock up vehicle bays in the compound area to the east to soften the appearance of built forms in the backdrop of views of the former police barracks.</p> <p>The forecourt area of the new police station will</p>

		<p>be landscaped to include low growing succulents, groundcovers and mulch.</p> <p>The vehicle compound will contain new plantings and low level understorey landscaping.</p>
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Development Control Plan 6 Exhibition and Notification (2009) (DCP6)

The development application was notified in accordance with this DCP. No submissions were received.

Provisions of any Planning Agreement or Draft Planning Agreement (s79C(a)(iia))

Not applicable.

Prescribed Matters in the Regulation (s79C(a)(iv))

Clause 92 of the Environmental and Planning and Assessment Regulation requires consideration of the NSW Government Coastal Policy and an Australian Standard where the development application relates to the demolition of a building. In this case the NSW Government Coastal Policy does not apply however the Australian Standard AS 2601 – 1991: *The Demolition of Structures* does apply. This can be addressed in any conditions of consent.

Clauses 93, 94, 94A do not apply to this development.

Likely Impacts of that Development (s79C(b))

Context and Setting

The proposed development is not residential in nature however it is located in the R1 General Residential zone. Whilst the subject site is zoned R1 General Residential the area is considered to be 'mixed use' being surrounded by the hospital, medical centre and dwellings.

Whilst the proposed new police station will be larger in scale, it is considered to be of high quality design and plans indicate good use of landscaping. The site has a long association of use by the NSW Police.

Key vistas from the site include towards the Edward River and towards the Deniliquin town centre to the south-east. To the north of the site is the single storey Deniliquin Hospital and Community Health Services Facilities. The emergency department is located on the boundary adjoining the new facility and there will be no adverse overshadowing by the proposed development onto the hospital site or overlooking of sensitive areas on the hospital site.

The development is considered to be consistent and compatible with the established form of the immediate area.

Traffic, Access, Transport and Parking

These issues were considered in a report submitted by the applicant. This was considered by Council's engineering staff and Roads and Maritime Services. The Deniliquin Traffic Committee reviewed the proposed on street parking layout and no issues were raised.

The applicant's report concluded that:

- There will not be any adverse traffic implications,

- The proposed parking provision will be suitable and appropriate and will accord with existing policy, and
- The vehicle access, circulation, parking and servicing arrangements will be appropriate and will accommodate all vehicles requiring access to the development.

There are approximately 28 existing on street car parking spaces along the Charlotte Street, Riverside Drive and Hardinge Street frontages of the subject site. The proposal will increase this to 31 on street car parking spaces along the said frontages which includes one on street accessible park for people with a disability along with four additional police first response vehicle parking spaces (rear to kerb).

There will be 25 onsite car parking spaces provided (which includes one onsite accessible park for people with a disability). On-site parking has previously been addressed in this report.

It is proposed that additional driveways will be provided to the site and redundant driveways will be removed. Location of new driveways is considered satisfactory.

It is considered that the proposed development will not impose any unacceptable traffic related impacts on the immediate area.

Public Domain

The proposed development is within close proximity to Deniliquin's central business district. Pedestrian linkages exist via the footpath network which provides pedestrian linkages and access between the proposed development and public areas.

Utilities

The subject site has existing services including water, sewer and stormwater. Telephone and electricity services are available to the site.

Heritage

Refer to previous comments in this report.

Other Land Resources

The site is located in the R1 General Residential zone and the proposed development does not impact on productive agricultural land, mineral and extractive resources or water supply catchments.

Water

The proposed development will be required to connect to Council's reticulated water supply. It is not expected that the proposed development will detrimentally affect or negatively impact on conservation of water resources and the water cycle.

Soil

An assessment of the site history has been carried out and there is no evidence of potential land contamination resulting from previous land uses as detailed in Table 1 of the 'Managing Land Contamination Planning Guidelines SEPP 55 – Remediation of Land' (1998).

The applicant has submitted a satisfactory soil site classification report. If approved the development will be conditioned that prior to commencement of

works, appropriate erosion and sediment control measures are to be implemented to prevent any sediment from leaving the site.

Air/Microclimate

Not applicable.

Flora and Fauna

There is no significant vegetation on the site.

Waste

Refer to previous comments regarding waste.

Energy

Not applicable.

Noise and Vibration

During construction it is anticipated that there will be an increase in noise and any consent will be conditioned with hours of operation for construction in an effort to mitigate any negative noise impacts. However, it is proposed to permit additional construction hours on Sundays and Public Holidays to allow contractors to undertake critical tasks if necessary and some works maybe required to be undertaken outside of Council's standard construction hours eg works that may cause disruption to the Police Station eg services cutovers. It is also proposed that trades working inside the building that do not usually generate noise eg carpet laying, painting etc will be permitted to work outside the construction hours.

In terms of the ongoing use of the site, it is not expected that noise will significantly increase given that the use has been ongoing from this site for a number of years.

Natural Hazards

Flooding – land is located within the town levee system. Council's Town Planning Policy No 5.9 Floor Heights does not apply to this development, however as the proposal is for an emergency services facility it will be conditioned that the buildings finished floor level will be 1% AEP + 300mm.

The subject site is partially affected by bushfire prone land. The only buildings affected are the storage sheds along the Riverside Drive which are class 10a buildings. These sheds are set back more than 10m from any other buildings on site and hence there are no fire resisting construction requirements.

Technological Hazards

No technological hazards identified.

Safety, Security and Crime Prevention

The police operational zone is secured by a high steel open palisade fence along the south side of the building. On other boundaries there will be a concrete wall 2.4 metres high and, on the west boundary of the vehicle compound area, topped by steel clad upper walls of the lock up vehicle bays.

The landscaping species have been selected to provide high canopy trees and low shrubs that do not provide opportunities for concealment. Planting in the public forecourt from Charlotte Street intentionally comprises low succulents and ground covers to maintain an open spatial character.

Street lights are present in Hardinge and Charlotte Streets which provide further street surveillance at night.

Social Impact in the Locality

The location of this development in this part of town is considered to be positive as it is closer to pedestrian linkages and is close to the commercial centre of town. In broad terms, the proposed development allows for the centralised delivery of an emergency service to Deniliquin.

Economic Impact in the Locality

This development involves the redevelopment of the existing police station on the existing site. The construction of the new police station may generate economic activity for the town during the construction stage of the development.

Site Design and Internal Design

The size and shape of the subject site is considered satisfactory for the proposed development. The site consists of two lots having a total area of 6984.6m² and the proposed police station will have a total gross floor area of 1890m². As the proposed new police station is two storeys there is ample room for various storage buildings and on site car parking.

Construction

Should the development proceed it will be subject to requirements relating to soil erosion control, hours for construction, protection of Council's assets etc.

Cumulative Impacts

It is considered that there will be very minimal cumulative impacts caused from the proposed new police station site. There are minimal changes to on-street car parking and access points to the site, the subject area is already used for police purposes and therefore it is expected that any further impacts to the immediate area would be minimal.

Suitability of Site for Development (s79C(c))

Does the proposal fit within the locality?

The site is considered to be suitable for the development and the use is considered to be compatible with the locality. Refer to previous comments above.

As previously noted in this report the subject area is already used for police operations and the subject site has access to all the required utilities and services.

Are the site attributes conducive to development?

Refer to previous comments in this report.

Submissions (s79C(d))

Nil submissions were received.

The Public Interest (s79C(e))

As previously stated in this report, the proposed development is considered to be compatible with the locality. The proposed development will provide a broader benefit to Deniliquin providing an upgraded police facility for the community. Impacts arising from this development can be adequately addressed via conditions of any consent.

OFFICER'S RECOMMENDATION:

That development application DA06/15 (JRPP-2015WES002) be approved and delegated authority be granted to the General Manager of Deniliquin Council to issue the notice of determination subject to the following conditions of consent:

CONDITIONS OF CONSENT:**1 GENERAL****1.1 Approved Documentation**

The development shall take place in accordance with the conditions of consent and the approved plans and documentation (including any notations marked by Council), and as detailed below:

Document Number	Revision	Title	Date
-	-	Statement of Environmental Effects	18/12/2014
-	-	Statement of Heritage Impact	18/12/2014
DA00	-	Cover page	21/01/2015
DA01	-	Site Analysis & Demolition Plan	21/01/2015
DA02	-	Staging Plan	21/01/2015
DA03	-	Site plan, Ground Floor Plan & External Works	21/01/2015
DA04	-	Upper floor plan & section	21/01/2015
DA05	-	Coloured elevations	26/06/2013
DA06	-	Main building elevations with external works	21/01/2015
DA07	-	External works elevations	21/01/2015
DA08	-	Temporary accommodation	26/06/2013
D12043	-	Detail Survey	10-11/04/2012
LA01	-	Landscape plan	25/06/2013
DA3.01	-	Concept stormwater management plan	26/06/2013
DA2.01	-	Concept sediment and erosion control plan & detail	26/06/2013

1.2 Tree Removal

No plants or trees are to be removed from the site or within the nature strip unless they have been identified on the approved plans/documentation for removal.

1.3 Building Code of Australia

The proposed development is to comply with the Building Code of Australia.

2 PRIOR TO THE COMMENCEMENT OF WORK

2.1 Police Barracks

An archaeological assessment is to be undertaken prior to the commencement of work to determine if an excavation management plan and excavation permit are required. The completed archaeological assessment is to be submitted to Council prior to the commencement of work for approval.

2.2 Residual Soil Impacts

A site management plan is required to be developed, which outlines the conditions of the site and addresses residual soil impacts (lead) if soil is to be removed from the site prior to the commencement of work. If excavation of soil below 0.6mbgs is required then further sample collection and analysis will be required to classify prior to re-use or off-site disposal.

2.3 Hazardous Materials Survey

A copy of the hazardous materials surveys is required to be made available to the contractors undertaking demolition works at the site prior to the commencement of work.

2.4 Street Trees and Nature Strip

Details of street tree planting along all frontages of the site including details of returfing the nature strips are to be provided to Council for approval prior to the commencement of work.

The plan should provide the following:

- Retention of the existing 'Pinus radiata' tree on the corner of Hardinge Street and Charlotte Street;
- Details of the street tree species to be planted being 'Pyrus fauriei' (Westwood Korean Sun);
- Details of the root barrier system to be incorporated in the planting to ensure protection of infrastructure;
- Details of siting of the trees at suitable intervals ensuring adequate site distances are maintained from proposed and existing access points and road intersections; and
- Details of Council infrastructure ensuring that the proposed street trees are a minimum of 1.5m from Council sewer mains, water mains and stormwater pipes.

2.5 Liquid Trade Waste

A liquid trade waste approval in accordance with Council's 'Policy for Liquid Trade Waste Discharge to Sewer' is to be obtained from Council prior to the commencement of work.

2.6 Road Opening Permit

A road opening permit is to be obtained from Council for all works proposed within the road reserve prior to the commencement of work.

2.7 Site Security

The principal contractor is to ensure that the site has been appropriately protected and secured in accordance with WorkCover requirements prior to the commencement of work.

2.8 Erosion and Sediment Control

An erosion and sediment control plan is to be submitted to Council for approval prior to the commencement of the use. Measures detailed in the approved erosion and sediment control plan are to be installed prior to the commencement of the use.

2.9 Protection of Council Assets

Timber planks having a minimum thickness of 50mm shall be placed over all vehicular access points over kerbing and guttering and footpath prior to the commencement of work. Such planks shall be strapped together with iron straps in the form of a mat. The ends of the planks shall be tapered at an angle not exceeding 30 degrees.

2.10 Site Management Plan

A management plan is to be prepared to address construction and demolition activity access and parking to ensure that suitable provision is available on site for all vehicles associated with the construction of the development to alleviate any need to park within, or load/unload from, the surrounding public road network. The management plan is to be submitted to Council for approval prior to the commencement of work.

2.11 Stormwater

Plans shall be submitted by a suitably qualified and experienced Civil Engineer (CPEng or equivalent) confirming that the post development stormwater runoff from the site shall not be greater than the pre-development stormwater runoff for storms up to and including 1%AEP storm events in accordance with Council's Development Manual. Information in the plans shall include, but not be limited to:

- Determination of pre-development stormwater runoff from the site;
- Details of detention basin layout or oversized water tank and calculations, for all orifice plates, pipe outlets or weir/overflow structures; and
- Location and capacity of overflow path.

2.12 Public Infrastructure

An inspection with Council of the Council infrastructure within the road reserve (eg kerb and gutter, footpaths and road pavement) to detail the condition of this infrastructure is to be undertaken prior to the commencement of work.

3 DURING CONSTRUCTION

3.1 Sewer Decommissioning

All sewer reticulation upstream of manhole AMC/1, including the line between AMC/1 and AMC/2 shall be decommissioned to the satisfaction of Council.

3.2 Sewer Decommissioning

Manhole AM/6, located in the western corner of the existing property, is to be sealed and all property connections into this manhole and the line between

manholes AM/5 and AM/6 are to be decommissioned to the satisfaction of Council.

3.3 Sewer Decommissioning

All decommissioned manholes are to be removed from the site and the areas backfilled to the natural surface level.

3.4 Connection to Sewer

Connection to the town sewerage reticulation system shall be via manhole AMC/1 in accordance with Council's Development Manual.

3.5 Stormwater

All stormwater from the property, including the roof drainage from existing and proposed buildings, overflow from rainwater tanks and hardstand areas such as the carpark, shall discharge to Council's stormwater drainage system.

3.6 Stormwater

The top water level for any stormwater detention basins or overland flow paths shall be at least 150mm below the finished floor level for all buildings.

3.7 Connection to Water

The development is required to connect to the town reticulated water supply. The water meter is to be located within 1 metre of the front boundary and to be accessible to Council's Water Meter Reader at all times.

3.8 Backflow Prevention

A backflow prevention device is to be installed in accordance with the Australian Plumbing and Drainage Code AS3500 and Council Policy.

3.9 Kerb and Gutter Vehicle Crossings

Kerb and gutter vehicle crossings shall comply with the requirements of Council's Standard Drawing DC-SD1 and AS2890.

3.10 Gutter Layback Reinstatement

Any existing kerb and gutter vehicle crossings made redundant by the development shall be removed and the kerb and gutter reinstated in accordance with Council's Development Manual and to the satisfaction of Council.

3.11 Driveway Specification

All driveways are to be sealed from the Council kerb to the property boundary. The driveway profile is to conform to Council's specifications as outlined in Council's Development Manual.

3.12 Inspection of Works – Council Infrastructure

An inspection must be undertaken by Council prior to the following:

- Prior to pouring any in-situ concrete within the road reserve including kerb and gutter, vehicle crossings, driveways and footpaths;
- Backfilling of any Council infrastructure or any infrastructure that shall be Council's responsibility following the completion of the development. This shall include, but not limited to water supply, sewerage and stormwater infrastructure; and/or
- Backfilling of any infrastructure that has been decommissioned.

3.13 Construction Hours

The hours of operation for building works on the site shall be limited to between:

- 7am to 6pm Monday to Friday
- 8am to 5pm Saturdays
- 9am to 2pm Sundays and Public Holidays

These hours do not apply to:

- Works carried out within the sealed building envelope that do not emit noise eg finishing trades such as painting, carpet laying etc. Access to the site is to only be via Riverside Drive; and
- Critical services cutovers or timeframes imposed by a third party authority or utility eg Telstra or Essential Energy.

3.14 Containment of Earthworks

Earthworks are to be wholly contained within the property/site.

3.15 Demolition

All demolition work is required to be in accordance with AS 2601-1991: The Demolition of Structures.

3.16 Demolition

If the demolition work involves the removal of material suspected of containing asbestos, all waste shall be removed strictly in accordance with the requirements of Chapter 8 of the NSW Work Health and Safety Regulations 2011. If this involves more than 10m² of waste then the work is to be undertaken by a NSW licensed asbestos removal contractor. All waste containing asbestos shall be disposed of at Council's EPA approved landfill depot. A minimum of 24 hours notice is to be given to the landfill operator (phone 0418 572 167).

3.17 Toilet Facilities

Toilet facilities are to be provided, at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out, at the rate of one (1) toilet for every twenty (20) persons or part of twenty (20) persons employed at the site.

3.18 Erosion and Sediment Control

Measures detailed in the approved erosion and sediment control plan are to be managed during the construction phase and inspections of the erosion and sediment control measures are to be undertaken:

- After each rain event during the construction period; and
- At a maximum interval of two (2) weeks between inspections.

Records of inspections are to be kept on site.

3.19 Alterations to Council's Infrastructure

Any alterations to Council infrastructure, including but not limited to sewer manholes, water connections, kerb and gutter and footpaths due to changes in surface levels or required relocation of infrastructure will require application and payment of fees and charges to Council for required alterations. All work relating to the alteration of existing Council infrastructure must be undertaken by Council.

3.20 Finished Floor Level

The minimum finished floor level of the proposed police station (excluding ancillary buildings/outbuildings) shall be at or above RL92.3m AHD and a certificate from a registered surveyor is to be submitted to Council verifying such level prior to the fixing or pouring of the relevant floors.

3.21 Waste Disposal

On site waste bins for waste materials generated during construction including a bin with a tight fitting lid for food scraps are to be provided. Alternatively, waste can be removed from the site on a daily basis to an EPA approved waste depot.

3.22 Waste Disposal

Any waste or excavated material removed from the site is to be taken to an authorised site for disposal. No fill is to be deposited on other land including the road reserve without the prior approval of Council.

3.23 Hoardings

If the work involves the erection of a building that is likely to cause pedestrian or vehicular traffic in a public place or rendered inconvenient or it involves the enclosure of a public place, a hoarding or fence must be erected between the work site and the public place. If necessary an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place. The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in a public place. Any such hoarding, fence or awning is to be removed when the work has been completed.

4 PRIOR TO THE OCCUPATION OF THE BUILDING

4.1 Final Inspection

Prior to the occupation of the building, an inspection is to be undertaken by Council to ensure that the proposed development complies with the conditions of this consent.

4.2 Police Barracks

A maintenance plan for the police barracks shall be prepared by a suitably qualified heritage consultant and submitted to Council for approval prior to the occupation of the building.

4.3 Street Trees and Nature Strip

Landscaping of the nature strip in accordance with the approved is to be completed prior to the occupation of the building.

4.4 Entry/Exit Signs

Entry and exit signs are to be erected within the property boundaries, clearly identifying each driveway and the direction vehicles may travel at the access point.

4.5 Protection of Council Assets

Any damage to kerb and gutter, road surfaces, infrastructure, landscaping or any other Council infrastructure must be reinstated at total cost to the developer prior to the occupation of the building and to satisfaction of Council.

4.6 Erosion and Sediment Control

All temporary erosion and sediment controls measures are to be removed and any disturbed ground reinstated prior to the occupation of the building. Any waste recovered during the removal of these measures shall be transported and disposed of at a licensed waste disposal facility.

4.7 Public Utilities

Adjustments to the public utilities necessitated by the development shall be completed prior to the occupation of the building and in accordance with the requirements of the relevant authority and at no cost to Council.

4.8 Liquid Trade Waste

All of the liquid trade waste pre-treatment equipment (as specified in the liquid trade waste approval) must be installed, inspected by Council and commissioned prior to the occupation of the building.

4.9 Street Numbers

A unique street number shall be issued and displayed for the property in accordance with AS/NZ 4819 Rural and Urban Addressing and Council's policies.

4.10 Works as Executed Plans

Works as executed plans are to be submitted prior to the use of the building. The base for the works as executed plans shall be the approved construction drawings with the works as executed information to be shown in red.

The works as executed plans shall include but not be limited to, the following information:

Sewer	Manhole location
	Size, top level and invert levels for all pipes connected to the manhole
	Pipe sizes, material, grades, invert levels and connected manholes
Stormwater	Pit locations, sizes, construction, top level and invert levels for all pipes connected to the pit
	Pipe sizes, material grades, invert levels and connected pits
Water	Location of water connection to property and backflow prevention device
Detention basin/oversized rainwater tank	Location, invert levels, top water level for 1%AEP storm event
	Certification that the works have been carried out in accordance with the consent
Vehicle crossing	Location and dimensions

Works as executed plans shall be provided to Council utilising the following formats:

- Electronic pdf format signed and certified by a suitably qualified CPEng for all works as executed information; and
- Locations for existing Council infrastructure and infrastructure that Council shall have control of following the development are to be submitted in dwg format with locations to be consistent with the State Survey Grid (MGA Zone 55).

4.11 Consolidation of Land

All lots are to be consolidated into one title prior to the occupation of the building.

4.12 Street Trees

Landscaping of the nature strip is to be completed in accordance with the landscaping plans prior to the occupation of the building.

4.13 On Site Carparking

A minimum of 25 carparking spaces is required on the subject land within a constructed carpark prior to the commencement of the use.

4.14 On Site Carparking

Provide at least one (1) carparking space on site for people with disabilities. The carpark shall be designed in accordance with AS2890.6 Parking Facilities – Off Street Parking for People with Disabilities prior to the occupation of the building.

4.15 Access for People with Disability

Access for people with disability is to be provided from the accessible carpark required on site and from the main point of pedestrian entry at the allotment boundary, to and within the building in accordance with Part D3 of the Building Code of Australia and AS1428.1-2009 Design for Access and Mobility prior to the occupation of the building.

4.16 Landscaping

Completion of on site landscaping in accordance with the approved landscaping plans prior to the occupation of the building.

4.17 On Street Carparking

Provide on street carparking in as detailed in the approved plans prior to the occupation of the building. Carparking is to be linemarked and sign posted and redundant signs and linemarking are to be removed.

5 ONGOING USE OF THE DEVELOPMENT

5.1 Vehicle Travel Direction

All vehicles must enter and exit the development in a forward direction.

5.2 Vehicle Loading and Unloading

All vehicles being loaded and unloaded are to stand wholly within the site.

5.3 Advertising Signs

The advertising structure/sign is not be a flashing type and its illumination should not distract passing motorists.

5.4 Advertising Signs

The advertising structure/sign shall be maintained to the satisfaction of Council.

5.5 Landscaping

All on site landscaping is to be maintained in accordance with the approved landscaping plans.

6 SECTION 68 LGA CONDITIONS

6.1 Plumbing and Drainage Work

All plumbing and drainage work shall be carried out in accordance with the requirements of AS3500 National Plumbing and Drainage Code, the Plumbing and Drainage Act 2011, the Plumbing and Drainage Regulation 2012 and the Local Government (General) Regulation 2005.

6.2 Plumbing and Drainage Work

All plumbing and drainage work is to be carried out by a NSW licensed plumber and drainer.

6.3 Inspections

An inspection must be undertaken by Council prior to covering of the works specified below:

- Sanitary plumbing and drainage
- Water supply plumbing
- Completion of all plumbing and drainage works
- All stormwater drainage works

Council requires a minimum of 24 hours notice to undertake the inspection.

6.4 Notice of Work

The plumber and drainer carrying out the work must lodge a 'Notice of Work' with Council a minimum of two days prior to commencing work.

6.5 Certificate of Compliance

On completion of all plumbing and drainage work and prior to the occupation of the building, a 'Certificate of Compliance' and works as executed plans shall be lodged with Council by the licensed plumber and drainer responsible for the work.

Advisory Notes

Plumber and Drainer

It is essential that your plumber and drainer is aware of the conditions of approval particularly the section 68 conditions relating to this notice of determination. Please ensure a copy of the determination is forwarded to the plumber and drainer prior to commencing any work on site.

Dial Before you Dig

Underground assets may exist in the area that is subject to your application. In the interests of health and safety and in order to protect damage to third party assets, please contact Dial Before You Dig at www.1100.com.au or telephone on 1100 before excavating or erecting structures. If alterations are required to the configuration, size, form or design of the development upon contacting the Dial Before You Dig service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset owners a duty of care that must be observed when working in the vicinity of plant or assets on the property.

Telecommunications Act 1997 (Commonwealth)

Telstra (and its authorised contractors) are the only companies that are permitted to conduct works on Telstra's network and assets. Any person interfering with a facility or installation owned by Telstra is committing an offence under the Criminal Code Act 1995 and is liable for prosecution. Furthermore, damage to Telstra's infrastructure may result in interruption to

the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect or impact on Telstra's assets in any way, you are required to contact Telstra's Network Integrity Team on phone number 1800 810 443.

Conservation Management Plan

The Applicant is encouraged to prepare a conservation management plan for the Police Barracks in line with the recommendations made in the Statement of Heritage Impact prepared by CCG Architects and Council's Heritage Advisor. Any conservation management plan should be prepared by a suitably qualified heritage consultant.

Reasons for conditions

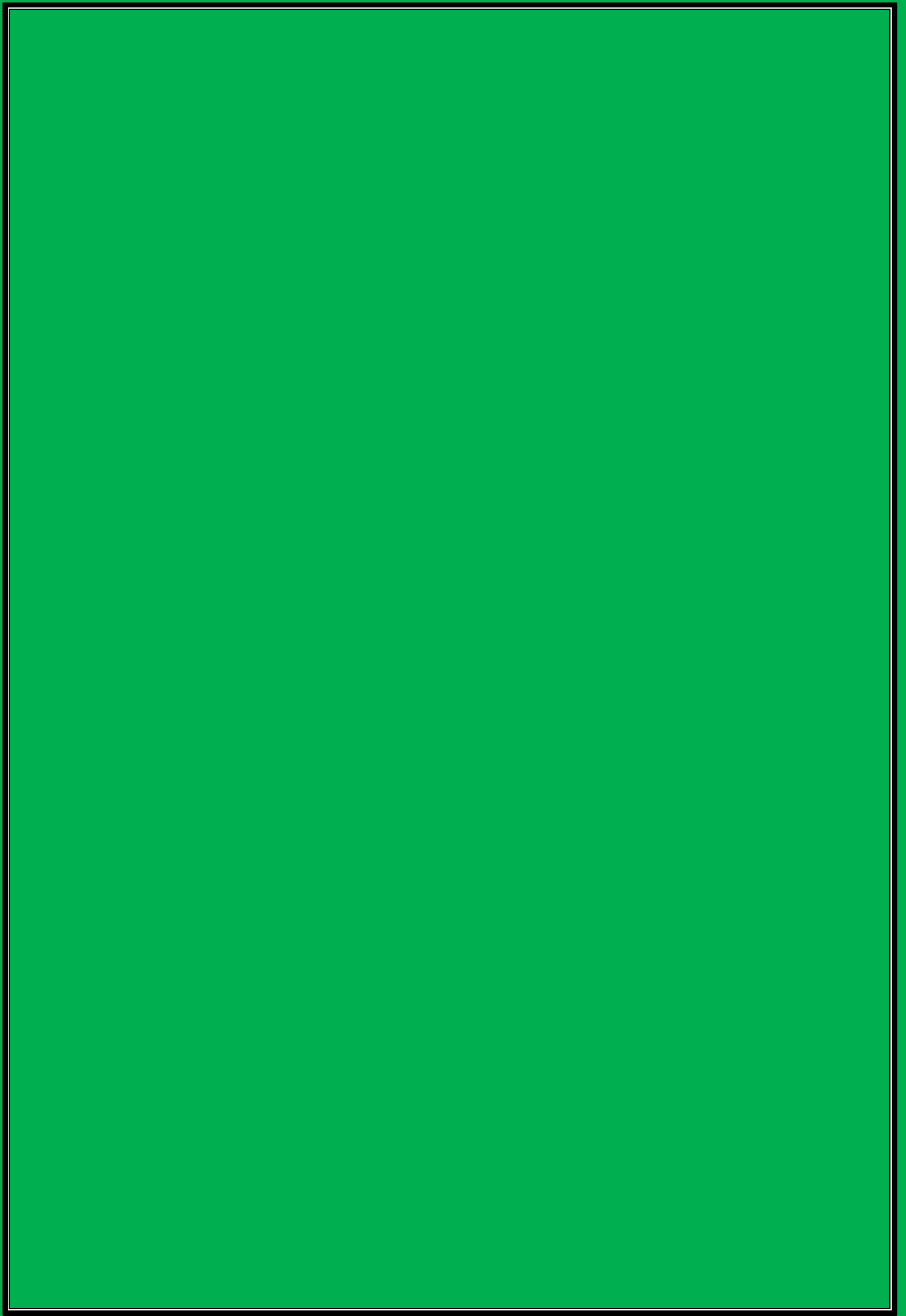
The above conditions have been imposed:

- 1 To ensure compliance with the terms of the Environmental Planning and Assessment Act 1979.
- 2 Having regards to Council's duties of consideration under Section 79C and 80A of the Environmental Planning and Assessment Act 1979.
- 3 To ensure an appropriate level of provision of amenities and services occurs within the city and to occupants of the sites.
- 4 To improve the amenity, safety and environment quality of the locality.
- 5 Having regard to environmental quality, the circumstances of the case and the public interest.
- 6 To help retain and enhance streetscape quality.
- 7 Ensure compatibility with adjoining and neighbouring land uses and built form.
- 8 To protect public interest, the environment and existing amenity of the locality.
- 9 To comply with the requirements of the Local Government Act when issuing a section 68 approval.

ENVIRONMENTAL REVIEW

2015WES002

Deniliquin Police Station





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SA 5035 Australia

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coffey.com

19 March 2015

Our ref: INFOALBU10817-L01

Deniliquin Council
PO BOX 270 Civic Place
Deniliquin NSW 2710

Attention: Julie Rodgers

Dear Julie

Environmental Review of Phase 1 Environmental Site Assessment Report of the Deniliquin Police Station

1. Introduction

Coffey has undertaken a review of the environmental status of the Deniliquin Police Station, located at 405 Charlotte Street, Deniliquin NSW 2710 ('The Site') for the Deniliquin Council.

The review aims to provide council with advice with regards to the suitability of the environmental works conducted to date identify as potential data gaps and any recommendations made and provide advice for further works (if required).

1.1. Background

A review of the historical information shows the site has been operating as a police station since the 1960's.

Coffey understands the Deniliquin Council has received an application for re-development of the site, which includes a Statement of Environmental Effects (SEE) and a Statement of Heritage Impact (SoHI). The site redevelopment is to include the building of an upgraded police station at the site.

As part of SEE a Phase 1 Environmental Site Assessment (ESA) was undertaken by Geotechnical Testing Services Pty Ltd (GST) in April 2013. The Phase 1 ESA included a review of the site history and completion of a preliminary soil sampling and analysis.

Coffey also understands that Hazardous Materials Surveys (HMSs) were carried out by Coffey Environments Pty Ltd (Coffey) in 2008. The HMSs identified low risk asbestos products, small areas of lead based paint and refrigerant gas at the site.

1.2. Scope of Works

To meet the Deniliquin Council's objectives Coffey has undertaken the following scope of works that includes:

- A review of the Phase 1 ESA report completed by Geotechnical Testing Services (including a comparison against the relevant Australian Standards (AS4482.1_2005) and the National Environmental Standards (ASC NEPC, 2013)).

Following the review, Coffey has prepared this report which entails:

- A summary of the previous work;
- Review of recommendations made;
- Identified any potential data gaps; and
- Made recommendations for further works, if required.

2. Phase 1 Environmental Site Assessment Review

The Phase 1 ESA completed at the site by GTS generally follows the preliminary site investigation as outlined in the AS4482.1_2005 and ASC (NEPC, 2013) guidelines.

- Site location;
- Site layout;
- Geological setting;
- Site History and title search;
- Aerial photo;
- Groundwater Bore Search; and
- Site interviews.

No preliminary conceptual site model (CSM) has been developed from the site history information gathered about the site.

The Phase 1 ESA has identified that there is the potential for site contaminating activities to have taken place at the site by unknown historical residential and commercial activities on the site.

The Phase 1 ESA has not assessed hydrology or the presence of groundwater contamination at the site. Although, the site history and walkover identified no visual evidence of potential above or below ground contaminating activities on or immediately surrounding the site which may impact groundwater.

As part of the scope for the limited soil testing and analysis the sampling pattern used during the soil assessment appears judgemental and covers a wide spread area of the potential site as there is no obvious information to indicate areas of site contamination from the site history or site observations. The limited soil assessment at the site included:

- Drilling of 10 soil bores across the site, including two soil bores drilled to 1.5 meters below ground surface (mbgs), five soil bores drilled to 3mbgs and three soil bores drilled to 5mbgs.
- The lithology across the site confirmed the natural geology to be predominantly Coonambidgal Formation – alluvial based consisting predominately sandy silty clay, brown to grey at depth. Shallow fill material was found at the site and ranged between 0.2mbgs and 0.4mbgs. The fill material was predominately seen to consist of a disturbed natural material. The deeper fill

material was found where drilling was undertaken within (beneath) existing hardstand (concrete) areas and adjacent infrastructure. It was noted that drilling locations were generally undertaken within and/or immediately adjoining previously developed areas, where in most cases, subsurface infrastructure had previously been sited, providing reasoning for prior disturbance.

- Soil samples have been collected from within the identified fill and at the top of the first natural soil layer (0.1mbgs into the natural). No samples have been collected or managed below 0.6mbgs (BH8).
- Soil samples selected for laboratory analysis targeted primarily the fill layer and top of natural and including laboratory analysis for heavy metals and selected testing for Environmental Protection Authority (EPA) 621 Clean Fill Screen. A total of 28 soil samples were laboratory tested across the soil bores.
- All soil samples analysed reported concentrations below the ASC NEPM (NEPC, 2013) Health Investigation Levels (HILs) for Residential A. Residential A is summarised for generic land uses described as residential with garden/accessible soil (home grown produce <10% fruit and vegetable intake (no poultry)), also include childcare centres, preschools and primary schools.
- Soil samples were also assessed to classify soil for off-site disposal purposes. The classification sampling location targeted the fill layer to approximately 0.5mbgs. All samples reported concentrations that classify the soil as General Soil Waste under the NSW Department of Environment, Climate Change and Water Waste Classification Guidelines Part 1: Classifying Waste (2009/806). Two exceptions included soil bores BH1, located adjacent to the corner of the residential building at the south eastern corner of site and BH8, beneath the current central car park, adjacent to the north western site building along the north western boundary. The lead concentrations from these two locations classify the soil as Restricted Soil Waste.

All samples were analysed at Australian Laboratory Services Pty Ltd (ALS) and Eurofins MGT Environmental Testing Australia Pty Ltd (Eurofins) that are both National Association of Testing Authority (NATA) accredited laboratories.

Quality Assurance (QA) and Quality Control (QC) procedures were followed in accordance to the NEPM and AS4482.1_2005 guidelines, with the exception of the collection of a QC rinsate sample. The QC rinsate sample is collected to verify appropriate sample collection equipment cleaning during the decontamination process undertaken between sample locations, to assess potential for cross contaminating samples.

Groundwater was not encountered or investigated during the Phase 1 ESA. A bore search identified a registered groundwater bore located 350m from the site with the depth to groundwater recorded at 7.5mbgs. The Edward River is located across Riverside Road to the east, approximately 20m from the site.

The Phase 1 ESA report indicates that the soil is expected to remain on-site, being used as part of future development. With this in mind, the results from the identified fill at BH1 and BH8 are seen as of negligible concern. The results are assessed to allow the soil to be re-used on-site for the proposed redevelopment including landscaping under the continued site use.

The report concludes that when considering the pending development of the site, the preliminary findings indicate that the soil type at the site is not likely to be significantly contaminated and is not likely to pose a significant risk to future human health and that further assessment should not be required.

2.1. Identified Data Gaps

The Phase 1 ESA investigation completed to date has not clearly identified the potential contaminating activities or where these potential contaminating activities have occurred on-site.

The report did not include a dangerous goods search or a search undertaken via the EPA or relevant council departments where historical information may be available that may relate to potential

historical contamination or spills which may have occurred on-site in the past. Although, based on the site history and past/current use of the site dangerous goods are unlikely to have been stored at the site.

The number of sample locations required for an environmental site assessment of 6985m² is recommended as 17 in accordance with the New South Wales (NSW) EPA 1995 *Contaminated Site Sampling Design Guidelines*. The preliminary soil assessment undertaken only included 10 soil bores locations across the site.

No QC equipment rinsate water samples were collected and analysed to verify the QA of decontamination of sampling equipment between sampling locations.

A preliminary CSM was not developed as part of the Phase 1 ESA. A CSM outlines the possible contaminant pathway-receptor relationship to determine the presence of plausible exposure pathways that present a significant risk to susceptible receptors such as humans, ecosystems or the built environment.

Further analytical testing would be required to classify natural soil if excavated below 0.6mbgs and disposal of soil is required off-site. The current results from the preliminary investigation indicate the natural soil up to 0.6mbgs is able to remain on-site based on the proposed future commercial land use.

Coffey understands HMSs were conducted by Coffey at each of the buildings across the site during 2008. The HMSs identified low risk asbestos products, small areas of lead based paint and refrigerant gas. Copies of the HMSs were not provided to council as part of the SEE. The identified asbestos containing materials (ACMs) would require removal prior to demolition works as per the regulations by an appropriately licensed contractor.

3. Further Considerations

The site history completed by CCG architects was more thorough and showed the site as being operated as a police station since the 1880's. This report also indicated that various different building have been demolished and subsequently built over. This report indicated that the site may be of archaeological significance and an archaeological assessment is recommended for the site prior to any development. This report was developed after the Phase 1 ESA. Additional information from the architect's report could have assisted in the design of any further sampling program.

Coffey understands from the CCG architects SEE for development application that an underground water tank is to be installed beneath the future car park. It is assumed that the installation of a water tank would require digging of soil beneath 0.6mbgs (the current depth of sample data from the limited environmental investigation at the site). If excavation of soil below 0.6mbgs is required then further sample collection and analysis would be required to classify prior to re-use or off-site disposal.

4. Summary/Recommendations

The Phase 1 Environmental Site Assessment has generally followed the preliminary investigation method as described in the ASC NEPM (NEPC, 2013) and AS4482.1_2005 guidelines. Some minor exceptions as to collection and analysis of quality control samples were excluded to fully evaluate possible sample cross contamination issues. However, based on the fact that only minor lead impacts were identified in fill would suggest that the intensity of the sampling/decontamination process would unlikely be compromised or affect the outcomes.

Coffey has found that the environmental works conducted to date, along with the findings and recommendation, based on the review of the current Phase 1 Environmental Site Assessment, are

generally suitable to allow a reasonably robust assessment as to whether contamination exists or not on-site.

The amount of samples collected is adequate to classify fill identified across the site for disposal purposes, however the number of sampling locations is below that recommended by the NSW EPA 1995 *Contaminated Site Sampling Design Guidelines* for an environmental site assessment.

The soil below 0.6mbgs and groundwater has not been assessed but is considered of low risk of being contaminated based on the preliminary soil investigation results or site.

A site management plan should be developed, which outlines the conditions of the site and addressed residual soil impacts (lead) if soil is to be removed from site. This would provide adequate control measures and guidelines for on-site operators planning for future site maintenance or construction activities and also outline how to deal with any unknowns, if identified as part of the re-development activities. Unknowns may include soil staining, odorous soil or apparently contaminated soils encountered during the redevelopment works. If apparent contamination arises, Coffey recommends that further assessment work is undertaken and depending on the nature and extent of the impacts identified, a groundwater investigation may be required.

Coffey understands from the CCG architects SEE for development application that an underground water tank is to be installed beneath the future car park. It is assumed that the installation of a water tank would require digging of soil beneath 0.6mbgs (the current depth of sample data from the limited environmental investigation at the site). If excavation of soil below 0.6mbgs is required then further sample collection and analysis would be required to classify prior to re-use or off-site disposal.

Coffey recommends that a copy of the Hazardous Materials Surveys be made available to the contractors undertaking demolition works at the site. This can ensure that all asbestos material at the site can be managed and/or disposed of by an appropriately qualified and licenced contractor, in accordance to NSW state legislations prior to actual demolition of any buildings on-site.

All conclusions, findings and recommendations presented in this report must be read in conjunction with the attached 'Important information about your Coffey Environmental Report'.

For and on behalf of Coffey Environments Australia Pty Ltd



Geoff Harris
Environmental Scientist



Tony Briggs
Project Director

Attachments

Attachment A: References

Attachment B: Important information about your Coffey Report

Attachment A

References

References

Australian Standards (2005), AS4482.1_2005: Guide to the investigation and sampling of sites with potentially contaminated soil, Part 1: non-volatile and semi-volatile compounds, dated 2 November 2005

Department of Environment, Climate Change and Water (2009), DECCW 2009/806: Waste Classification Guidelines, Part 1: Classifying Waste, dated: December 2009

Geotechnical Testing Services (2013): 399-401 Charlottes St, Deniliquin, Preliminary Site and Soil Investigation (phase 1 ESA), dated: 15 April 2013, Reference: GTS 13C-201

NEPC (2013): *National Environmental Protection (Assessment of Site Contamination) Measure 1999*, as amended in 2013, National Environment Protection Council

Attachment B

Important Information about your Coffey Report

Important information about your Coffey Report

As a client of Coffey you should know that site subsurface conditions cause more construction problems than any other factor. These notes have been prepared by Coffey to help you interpret and understand the limitations of your report.

Your report is based on project specific criteria

Your report has been developed on the basis of your unique project specific requirements as understood by Coffey and applies only to the site investigated. Project criteria typically include the general nature of the project; its size and configuration; the location of any structures on the site; other site improvements; the presence of underground utilities; and the additional risk imposed by scope-of-service limitations imposed by the client. Your report should not be used if there are any changes to the project without first asking Coffey to assess how factors that changed subsequent to the date of the report affect the report's recommendations. Coffey cannot accept responsibility for problems that may occur due to changed factors if they are not consulted.

Subsurface conditions can change

Subsurface conditions are created by natural processes and the activity of man. For example, water levels can vary with time, fill may be placed on a site and pollutants may migrate with time. Because a report is based on conditions which existed at the time of subsurface exploration, decisions should not be based on a report whose adequacy may have been affected by time. Consult Coffey to be advised how time may have impacted on the project.

Interpretation of factual data

Site assessment identifies actual subsurface conditions only at those points where samples are taken and when they are taken. Data derived from literature and external data source review, sampling and subsequent laboratory testing are interpreted by geologists, engineers or scientists to provide an opinion about overall site conditions, their likely impact on the proposed development and recommended actions. Actual conditions may differ from those inferred to exist, because no professional, no matter how qualified, can reveal what is hidden by earth, rock and time. The actual interface between materials may be far more gradual or abrupt than assumed based on the facts obtained. Nothing can be done to change the actual site conditions which exist, but steps can be taken to reduce the impact of unexpected conditions.

For this reason, owners should retain the services of Coffey through the development stage, to identify variances, conduct additional tests if required, and recommend solutions to problems encountered on site.

Your report will only give preliminary recommendations

Your report is based on the assumption that the site conditions as revealed through selective point sampling are indicative of actual conditions throughout an area. This assumption cannot be substantiated until project implementation has commenced and therefore your report recommendations can only be regarded as preliminary. Only Coffey, who prepared the report, is fully familiar with the background information needed to assess whether or not the report's recommendations are valid and whether or not changes should be considered as the project develops. If another party undertakes the implementation of the recommendations of this report there is a risk that the report will be misinterpreted and Coffey cannot be held responsible for such misinterpretation.

Your report is prepared for specific purposes and persons

To avoid misuse of the information contained in your report it is recommended that you confer with Coffey before passing your report on to another party who may not be familiar with the background and the purpose of the report. Your report should not be applied to any project other than that originally specified at the time the report was issued.

Interpretation by other design professionals

Costly problems can occur when other design professionals develop their plans based on misinterpretations of a report. To help avoid misinterpretations, retain Coffey to work with other project design professionals who are affected by the report. Have Coffey explain the report implications to design professionals affected by them and then review plans and specifications produced to see how they incorporate the report findings.

Data should not be separated from the report*

The report as a whole presents the findings of the site assessment and the report should not be copied in part or altered in any way.

Logs, figures, drawings, etc. are customarily included in our reports and are developed by scientists, engineers or geologists based on their interpretation of field logs (assembled by field personnel) and laboratory evaluation of field samples.

These logs etc. should not under any circumstances be redrawn for inclusion in other documents or separated from the report in any way.

Geoenvironmental concerns are not at issue

Your report is not likely to relate any findings, conclusions, or recommendations about the potential for hazardous materials existing at the site unless specifically required to do so by the client. Specialist equipment, techniques, and personnel are used to perform a geoenvironmental assessment. Contamination can create major health, safety and environmental risks. If you have no information about the potential for your site to be contaminated or create an environmental hazard, you are advised to contact Coffey for information relating to geoenvironmental issues.

Rely on Coffey for additional assistance

Coffey is familiar with a variety of techniques and approaches that can be used to help reduce risks for all parties to a project, from design to construction. It is common that not all approaches will be necessarily dealt with in your site assessment report due to concepts proposed at that time. As the project progresses through design towards construction, speak with Coffey to develop alternative approaches to problems that may be of genuine benefit both in time and cost.

Responsibility

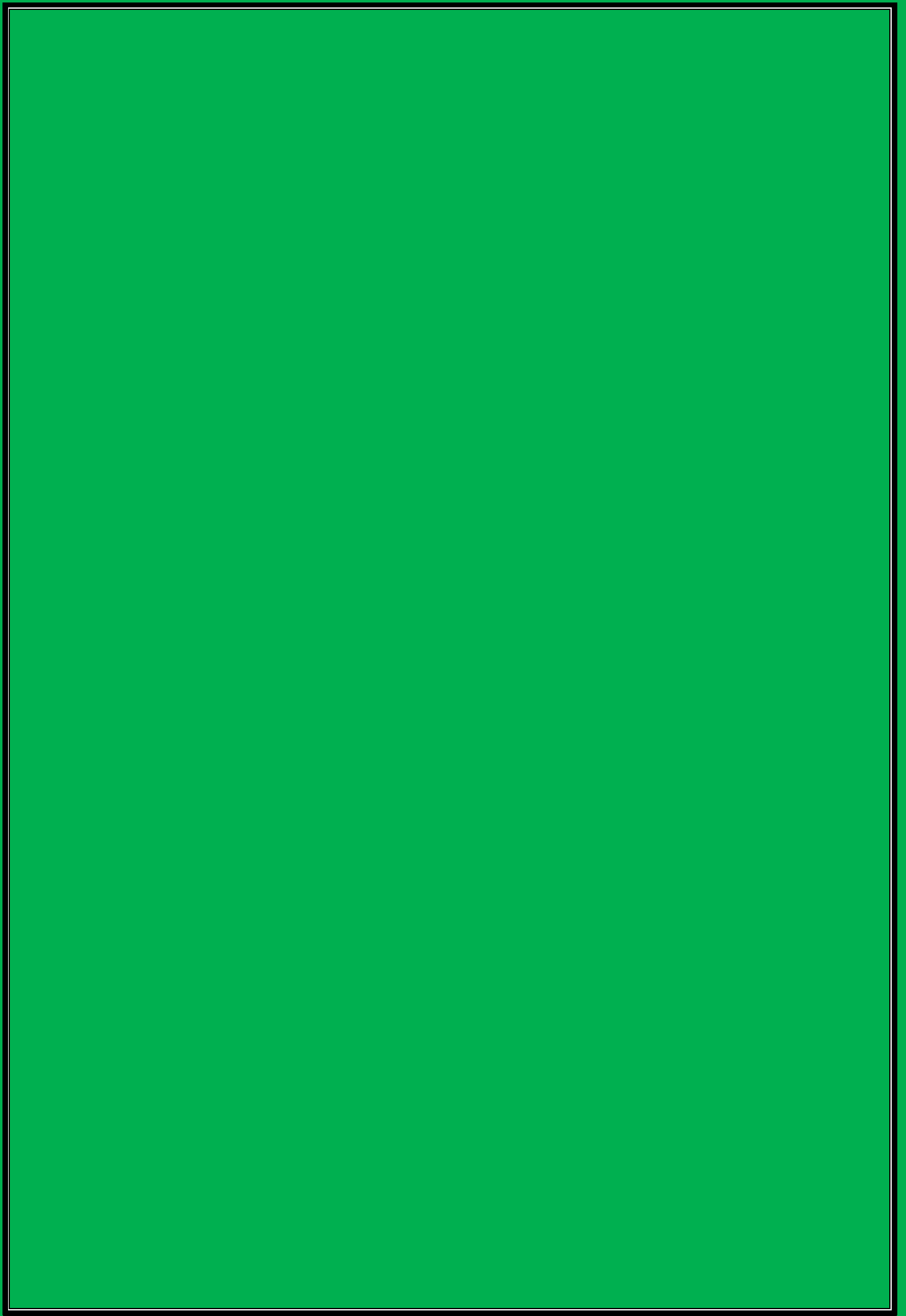
Reporting relies on interpretation of factual information based on judgement and opinion and has a level of uncertainty attached to it, which is far less exact than the design disciplines. This has often resulted in claims being lodged against consultants, which are unfounded. To help prevent this problem, a number of clauses have been developed for use in contracts, reports and other documents. Responsibility clauses do not transfer appropriate liabilities from Coffey to other parties but are included to identify where Coffey's responsibilities begin and end. Their use is intended to help all parties involved to recognise their individual responsibilities. Read all documents from Coffey closely and do not hesitate to ask any questions you may have.

* For further information on this aspect reference should be made to "Guidelines for the Provision of Geotechnical information in Construction Contracts" published by the Institution of Engineers Australia, National headquarters, Canberra, 1987.

HERITAGE REPORT

2015WES002

Deniliquin Police Station



DENILIQVIN COUNCIL

REPORT

To: Deniliquin Council

March 2015

By: Noel Thomson – Heritage Advisor

Subject: Police Station Redevelopment
Cnr Hardinge & Charlotte Sts, Deniliquin

File No: DA06/15

Police Station Redevelopment, Deniliquin

Background

Noel Thomson has previously provided heritage report to Deniliquin Council in June 2012, where review of Concept Design for the proposed redevelopment of the police station site on the corner of Hardinge & Charlotte Sts, Deniliquin recommended that the Architects review the impact of the proposed development on the LEP listed heritage item "Deniliquin Police Station", as proposal was to demolish the Former Police Barracks building. This was objected to in the report and recommendation was for the retention of the Former Police Barracks (Barnet) building and to provide appropriate 'curtilage' between the original Barnet building and the new police station.



Deniliquin Police Station – perspective view of new and original police barracks

With reference to submitted documentation for Development Application (DA06/15) regarding the proposed redevelopment of the police station site on the corner of Hardinge & Charlotte Sts, Deniliquin, response is as follows;

It is noted that the site is a listed heritage item in Schedule 5 Environmental heritage Part 1 Heritage items, I1 (Former Police Barracks, Deniliquin Police Station) of the Deniliquin Local Environmental Plan 2013 that consists of the original police barracks building and other police buildings.

Noel Thomson notes that the pre DA response report forward to Council in 2012, highlighted issues that needed to be addressed in the development application. The important heritage building on the site is the former Police Barracks building; a single storey face brick building with a hipped corrugated iron roof designed by the Colonial Government Architect, J Barnet in 1886. Until 1978 the building used to house policemen and visiting officers. In 1978 the barracks were converted to office space for staff at the Deniliquin Police Station.

DENILQUIN COUNCIL

REPORT

The Statement of Significance of the item notes that the *"Originally designed as a Police Barracks, the Denilquin Police Station Office is of historic and social significance. It forms part of the heritage building fabric of Denilquin. This building is one of a series of police buildings in this vicinity that, as a group, are important for their long and continuous association with the provision of police services in the local area."* Subsequent to that Report a new design and Statement of Heritage Impact has been undertaken.

With reference to the CCG Architects Statement of Heritage Impact (SOHI) dated Dec 2014 for the development of the Denilquin Police Station site, it lists the old Denilquin Local Environmental Plan (DLEP) 1997 not the current DLEP 2013 within the 'Heritage Framework' clause, but conditions/requirements are similar.

The SOHI adequately covers the 'Historical Summary' (establishment of the police station) 'Physical Evidence' of the former Police Barracks building and indicates the 'Rating of Significance of Components of the Place, (refer Appendix 1) The SOHI adequately covers the 'Assessment of Cultural Significance' and provide 'Statement of Significance' for the original Police Barracks building on page 31. The 'Description of the Proposal' on page 32 identifies that the *"Retention of the Former Denilquin Police Barracks building on a fenced off portion of the site (the future use and management of the former Police Barracks has not been determined)"* and *"It is proposed that no works be undertaken that directly impact physically on the fabric of the former Police Barracks which will be separated by a security fence. For the time being, the former Police Barracks will be vacated until decisions are made about the future use and management"*. These two statements highlight a concern for the ongoing use and viability for the former Police Barracks building and its separation from the police site whilst creating 'curtilage' does mean it is vulnerable to development.

The SOHI has evaluated the development adjacent to the former Police Barracks building in accordance with Denilquin Development Control Plan No.1 and NSW Heritage Office requirements (refer Appendix 2) and in the response column indicates approach and objectives.

In Conclusion (Section 7 - refer Appendix 3) notes that in items;

- *"The overall heritage significance of the 'c1886 former Denilquin Police Barracks' will not be diminished by the proposed new scope of works in providing a consolidated police building, open parking to the rear of the new building, secondary freestanding building along Riverside Road and new landscaping throughout the site."* and
- *"The proposed redevelopment of the site protects, enhances and conserves the 'c1886 former Denilquin Police Barracks' by ensuring the ongoing use for police services of part of the site spanning over 157 years is continued and retaining the potential for a compatible related use for the heritage item",* and
- *"The future use and management of the 'c1886 former Denilquin Police Barracks' has not been determined."* and
- *"The selections and modern materials and finishes have been considered to ensure the new built works do not visually detract from the significance of the 'c1886 former Denilquin Police Barracks'"* and
- *"The initial heritage report outlined the defined curtilage area of the 'c1886 former Denilquin Police Barracks', and sited the new built works away from the heritage listed building ensuring no physical impacts shall result from the development."*

DENILQUIN COUNCIL

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In Recommendations (Section 7.1 - refer Appendix 4) notes that in items;

- *"It is recommended that a Conservation Management Plan (CMP) be prepared to ensure that the future use and management of the former Police Barracks building and its setting maintain the heritage values of the place."* and
- *"The archaeological potential to uncover relics is high; therefore it is important that an archaeological assessment be prepared prior to commencement of any works to determine whether an Excavation Management Plan and Excavation Permit (Section 140 application to NSW Heritage Branch) may be required."* and
- *"A maintenance plan be written and implemented for the 'c1886 former Deniliquin Police Barracks'."* and
- *"The future use of the 'c1886 former Deniliquin Police Barracks' should be compatible with the use of the site for police services and should also reflect the ongoing 157 years of historic use of the site for public services."* and
- *"The application is worthy of approval on heritage conservation grounds".*

Noel Thomson's recommendations are that the Conservation Management Plan (CMP), the archaeological assessment to determine whether an Excavation Management Plan and Excavation Permit is required and Maintenance Plan shall be prepared by a suitably qualified heritage consultant and that these be undertaken prior to the end of 2015 or any 'Works' commencing on site, which should form part of the **Conditions of Consent**.

As per the NT recommendations above the;

The Conservation Management Plan should include sections that relate to Analysis of Historical Significance, Analysis of Physical Evidence, Heritage Significance, Conservation Policy (including subsections, Burra Charter- Basis Of Approach, Control Change, Management & Curtilage, Future Uses / Ownership, Services, Safety Measures / Building Regulations, Maintenance & Repairs, Building Appearance & Form, Intrusive Elements, Conservation Advice, Interiors, Archaeology, Interpretation, etc) and Management and Maintenance Plan.

The Excavation Management Plan and archaeological assessment must be prepared by a qualified historical archaeologist with demonstrated historic sites experience who can meet the Heritage Council's Excavation Directors' Assessment Criteria and Assessing Heritage Significance, Statements of Heritage Impact guidelines and Assessing Significance of Archaeological Sites & Relics (2009).

The Maintenance Plan should include sections that relate to Conservation Guidelines, Hierarchy of Interventions & Burra Charter, Policies for the management of the building (including subsections on General guidance for repairs and maintenance and Conserve existing fabric).

With reference to the CCG Architects Drawings 14-221 DA-00 to DA06 inclusive (dated 21.01.15) for the development of the Deniliquin Police Station site, it indicates the proposed new Police Station building and outbuildings and the retention of the original Police Barracks building on the police site at the corner of Hardinge & Charlotte Streets, Deniliquin.

Noel Thomson has reviewed the drawings and notes that the issue of "curtilage" from the retention of the original heritage listed Police Barracks building to the new development on the site has been addressed in the proposal. However there is a concern for the ongoing use and viability for the former Police Barracks building and its separation from the police site whilst creating 'curtilage' does mean it is vulnerable to development.

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Noel Thomson also notes that on review of the drawing that there is a 9m setback to the new Police Station which is forward of original heritage listed Police Barracks building. This has an impact on the views to the Police Barracks building when in front of the new Police Station which is evidenced by the perspective view at the start of this Report. Other issues that impact on the original heritage listed Police Barracks building is the height of the shed 5.5m high directly east of the building – further information to be sort as to why so high. Finally recommendation is for the front of the new Police Station to have a sympathetic finish to the former Police Barracks building and that it be constructed in red brickwork rather than a 'modern' terracotta facade as currently proposed.

For Noel Thomson comments refer the attached (Appendix 5) mark-up CCG Architects part drawings DA-03 & DA-06.

In summary, the recommendation is for approval with the noted "Conditions of Consent" of the development of the new Police Station building and outbuildings adjacent to the former Police Barracks building (listed heritage item in Council's LEP) as the Statement of Heritage Impact address the heritage issues for the site. However, as noted there is an issue with the former Police Barracks building being unoccupied by Police whilst the various 'Plans' are done and that it is vulnerable to future development.

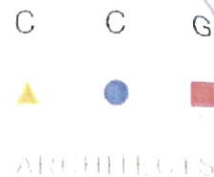
Trusting the foregoing advice is of assistance at this time.



NOEL THOMSON RAIA
HERITAGE ADVISOR - DENILQUIN COUNCIL

DENILQUIN COUNCIL REPORT

APPENDIX 1



3.6 RATING OF SIGNIFICANCE PLAN

The following plan provides an understanding of the various levels of significance of the former Denilquin Police Barracks building, built in c.1886.

Element Prefix	Description	Rating	Colour
Fb	Face Brick	High	RED
FP (i)	Fireplace (sheeted over)	FP – High Sheeting – Intrusive	RED GREEN
L&P	Lath and Plaster	High	RED
PM	Painted Brick	High	RED
RM	Rendered Brick	High	RED
TB	Timber board ceiling	High	RED
TDH	Timber window – 2 pane sashes, including remnant hardware	High	RED
TP	Timber Post	High	RED
TS	Timber skirting	High	RED
4P	4 Panel timber door and hardware	High	RED
INT	Internal Spatial arrangement	High	RED
CONC	Concrete paving	Little	WHITE
DP	Downpipe	Little	WHITE
PB+C	Plasterboard ceiling & coved cornice ceiling	Little	WHITE
AC	Air conditioner	Intrusive	GREEN
BFP	Blocked fire place	Intrusive	GREEN
FD	Flush door	Intrusive	GREEN
SHS	Square hollow section post	Intrusive	GREEN
SW	Stud wall	Intrusive	GREEN
WB	Weatherboard	Intrusive	GREEN

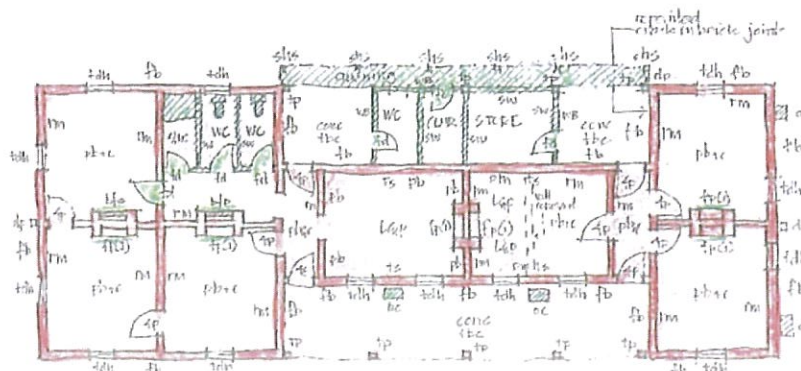


Figure 23, Rating of significance plan, Source Brian McDonald May 2013.

DENILQUIN COUNCIL REPORT

APPENDIX 2



6.3 EVALUATION AGAINST THE DENILQUIN DCP NO. 1 - URBAN

The proposed scope of works has been assessed following relevant Provisions outlined in the DCP:

Heritage DCP Requirements	Comment
<p>4.1 Objectives <i>The objectives of this plan are to:</i> 5. Encourage new development that will enhance streetscapes and vistas in the town centres.</p>	<p>The proposed development is located within a commercial zoned area. Although the zoning is commercial the majority of building stock within the immediate vicinity are single storey residential buildings with the exception of the Denilquin Hospital to the north and a new Health Services development opposite the "c.1886 Former Denilquin Police Barracks" on Hardinge Street adjacent to the existing McDonald's restaurant. This part of the commercial zoned area contains public buildings. The new development of the part one and part two storey Police Station building will provide a modern presence when seen in conjunction with the heritage listed item. The separation distance between the new and old buildings and the setback of the new building from the Charlotte Street boundary providing an open forecourt will ensure that fields of view to and from the former Police Barracks are maintained. The development will enhance the streetscape setting by removing two non-descript police residence buildings with no heritage value.</p>
<p>4.1 Objectives <i>The aims of the commercial precinct are:</i></p> <ul style="list-style-type: none"> To encourage attractive commercial buildings made of high quality materials with an emphasis on heritage that will enhance the image of the town centre. 	<p>The new building can be seen as a new layer in the police presence on the site for over 157 years. The new building is designed to be read as secondary to the listed item; to complement the former Police Barracks by choice of materials and colour palette. The views to and from the heritage listed building will be enhanced with the removal of the police residences, associated outbuildings and combining police services within one defined location. Smaller associated outbuildings are placed well away from the heritage listed item. Landscaping is proposed along the defined curtilage boundary significantly enhancing its streetscape presence while further defining the streetscape setting when seen from Charlotte Street and Hardinge Street.</p>
<p>4.3.4 - Buildings scale and appearance <i>Commercial buildings should be of a similar scale and size to the existing buildings in the precinct and should not dominate the streetscape. External finishes should be of a high quality, and should be weather and graffiti resistant.</i></p>	<p>The materials to be incorporated into the main</p>

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	<p>building and associated outbuildings are of high quality requiring little maintenance in the future and will enhance the setting to the place with the use of modern cladding and detailing creating a building of civic proportions and textures to house police services. The single storey element of the new building facing Charlotte Street adopts a similar setback to the setback of the cottages presently on the site and is separated from the heritage listed building. The two storey element is set back to correspond to the alignment of the rear eastern wall of the former Police Barracks building to allow the single storey front element to address the street at a similar scale to the heritage listed building.</p> <p>Terra cotta cladding has been selected as the predominant external material of the new building to harmonise with the soft red brick of the former Police Barracks, as well as the red brick used for the adjacent Hospital buildings. It is noted that the later police buildings on the site also carried on the local tradition of the use of red brick or earth coloured painted render applied to public buildings and the early important commercial buildings in Deniliquin. The Deniliquin Public Library is a more recent project of the Council continuing the tradition.</p>
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6.4 EVALUATION AGAINST THE GUIDELINES OF THE NSW HERITAGE OFFICE

The following set of criteria published by the NSW Heritage Council provide a framework for the assessment of heritage impact of development in the vicinity of a heritage item, alterations and additions to a heritage item, which includes minor partial demolition, change of use, minor additions, and new development to a heritage item, is assessed as follows:

NSW Heritage Office requirements	Comment
<p><i>New Development adjacent to a heritage item (including additional buildings and dual occupancies)</i></p> <p>• How is the impact of the new development on the heritage significance of the item or area to be minimised?</p>	<p>The redevelopment of the site, including demolition of existing police buildings, support buildings and freestanding buildings within the proposed curtilage of for the "c.1886 Former Deniliquin Police Barracks" and the construction of the new part one storey and part two storey Police Station, rear open parking area and freestanding support buildings along Riverside Road has been designed to minimise physical and visual impact by:</p> <ul style="list-style-type: none"> • providing an improved visual presence to the Charlotte Street and

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	<p>Hardinge Street streetscape by removing the carport and pergola to the east of the heritage listed item and;</p> <ul style="list-style-type: none"> improving the visual connection to the streetscape by opening the curtilage further east with the demolition of the existing police building; keeping the new building front alignment corresponding with the alignment of the two police residences proposed to be demolished along Charlotte Street; maintaining a single storey scale for the section of the new Police Station fronting Charlotte Street of an equivalent building depth to that of the former Police Barracks; maintaining a similar separation between the former Police barracks and the new building to the separation currently to the existing police cottage; providing a distinct boundary along the eastern side of the proposed curtilage to the listed item with the use of low height landscaping, and wall broken into two materials: lower area solid masonry upper non-reflective metallic material (painted in a recessive colour) to the back of the holding yard facing the listed item, ensuring no new building works are attached to and/or affect the existing fabric of the heritage listed item, avoiding physical impacts that could have occurred if the new works were built against the listed item.
<p>• Why is the new development required to be adjacent to a heritage item?</p>	
<p>• How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?</p>	
<p>• How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?</p>	<p>The new development will continue the use of the site for police services which has been 157 years to date. There is potential for the "c.1886 Former Denilquin Police Barracks" to continue its association with police services in the future.</p> <p>The improved expanded curtilage around the "c.1886 Former Denilquin Police Barracks" is greatly enhanced by removing non-significant buildings providing a direct connection to the streetscape.</p> <p>The views to and from the listed item have been greatly improved and were set out prior to the development commencing. The initial Heritage Report identified the significance of the place, provided a view</p>
<p>• Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been</p>	

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considered? Why were they rejected?	analysis for the police precinct, defined an immediate visual curtilage, provided guidelines for the management of the open setting, identified significant streetscape planting and recommended that ongoing historic links with the NSW Police be continued in some manner.
<ul style="list-style-type: none"> • Is the new development sympathetic to the heritage item? In what way (e.g. form, sitting, proportions, design)? • Will the additions visually dominate the heritage item? How has this been minimised? 	<p>The proposed new building and associated works may affect relics from earlier phases of development. Recommendations regarding an archaeological assessment are set out as earlier noted in Section 6.2 of this assessment. The continued use of part of the site for Police services is paramount in ensuring the listed building's significance is not diminished by sending the police service use off site. It is also desirable that the future use of the "c.1886 Former Deniliquin Police Barracks" is continued in some way, either with a direct connection to the new development or, if this is not possible, a new use should be identified that is compatible with the heritage values of the former Police Barracks building, maintains an appropriate visual curtilage and is also a use that does not adversely affect police operations in the new facility.</p>
<ul style="list-style-type: none"> • Will the public, and users of the item, still be able to view and appreciate its significance? 	<p>The preliminary Heritage Report set out the parameters for the design of the new building. The building follows the street setback alignment close to the alignment of the two police residential buildings that are to be demolished facing Charlotte Street. The visual corridor up (north) and down (south) Charlotte Street is maintained by setting the start of the two storey building approximately 12.5 metres from the building setback alignment. The material palette has been carefully chosen ensuring the new materials are read as secondary to the listed item, are not highly reflective, are durable materials with a strong masonry neutral base recessive in colour (dark) and a terra cotta clad upper envelope to harmonise with the brick of the heritage listed building. The new building will provide a distinctively contemporary form when viewed in conjunction with the heritage listed item. This design philosophy will ensure the "c.1886 Former Deniliquin Police Barracks" maintains its corner landmark qualities and its visual presence to the streetscape is enhanced.</p>
<p>New Landscape works and features (including car parks and fences)</p> <ul style="list-style-type: none"> • How has the impact of the new works on the heritage significance of the existing landscape been minimised? • Has evidence (archival and physical) of previous landscape works been investigated? Are previous works being reinstated? 	<p>As noted above the new built works will not visually dominate the listed building and/or</p>

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<p><i>• Has the advice of a consultant skilled in the conservation of heritage landscapes been sought? If so, have their recommendations been implemented?</i></p>	<p>streetscape appearance of the listed item.</p> <p>The visual assessment noted in the preliminary Heritage Report aimed to ensure the public will be able to view and appreciate the heritage listed item within the streetscape. This will be accomplished by ensuring a substantial visual curtilage is maintained and enlarged by removing free standing built elements within the defined curtilage as set out by the report and in the architectural documentation of the new development.</p> <p>The landscape planting around the listed item is to be maintained. Landscaping along the front of the proposed new police building will be affected due to a new one way driveway proposed along the boundary to the hospital and centralising of the main entry point to the new two storey building.</p> <p>An Arborist and Landscape architect have been engaged to provide an overall landscape plan which has considered the retention of significant landscaping where possible and the provision of new landscaping along the perimeter of the established curtilage to the listed item. Additional perimeter landscaping is proposed along the west wall of the vehicle compound and along Riverside Road to soften the proposed secondary buildings that support the new Police Station building.</p> <p>There is the potential for the proposed landscape works to affect known archaeological deposits namely in the vicinity of where the demolished Old Stables used to stand. The effect will however be low as the area within the vicinity of where the Old Stables once stood has been severely altered by the construction of Riverside Road, associated council verge, previous landscaping and services.</p> <p>The removal of a small number of poor specimen trees in poor condition along Charlotte Street within the vicinity of the new Police Station building will provide an improved visual connection to the streetscape. The removal of the trees will also provide a better visual connection between the heritage listed building and streetscape with expanded views as a result of removing selected trees. The proposed landscaping will not affect the views to and from the site and between the</p>
<p><i>• Are any known or potential archaeological deposits affected by the landscape works? If so, what alternatives have been considered?</i></p>	<p></p>
<p><i>• How does the work impact on views to, and from, adjacent heritage items?</i></p>	<p></p>

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	<p>heritage listed item and the proposed new building. This is accomplished by the selection of native landscaping incorporating trees with a high canopy or shrubs that reach a maximum height of one (1) metre. This form of landscaping meets police security requirements as well as permitting views to and from the former Police Barracks. The proposed landscaping along the prescribed curtilage boundary to the east will be enhanced with the provision of new landscaping to the west and south east of the proposed holding yard, secure garage and wash bay facility.</p>
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APPENDIX 3



7 Conclusion

- The "c.1886 former Deniliquin Police Barracks", located at 399-401 Charlotte Street Deniliquin, is listed as an item of local heritage significance in Schedule 1 of Deniliquin Council LEP 1997, and is included in the Section 170 Register of the NSW Police Force.
- The overall heritage significance of the "c.1886 former Deniliquin Police Barracks" will not be diminished by the proposed new scope of works in providing a consolidated police building, open parking to the rear of the new building, secondary freestanding building along Riverside Road and new landscaping throughout the site.
- The proposed redevelopment of the site protects, enhances and conserves the "c.1886 former Deniliquin Police Barracks" by ensuring the ongoing use for police services of part the site spanning over 157 years is continued and retaining the potential for a compatible related use for the heritage item.
- The future use and management of the "c.1886 former Deniliquin Police Barracks" has not been determined yet.
- The selections of modern materials and finishes have been considered to ensure the new built works do not visually detract from the significance of the "c.1886 former Deniliquin Police Barracks".
- Several buildings have been demolished since the existence of European occupation of the site, which include: the 1st Deniliquin Courthouse, the 1st Police Inspectors residence, the Deniliquin Gaol and the Deniliquin Police stables. The archaeological potential to uncover relics is high; therefore it is important that an Archaeological Assessment be prepared to determine whether an Excavation Management Plan and Excavation Permit (Section 140 application to the NSW Heritage Branch) may need to be put in place prior to construction commencing onsite.
- The views to and from the listed building will be enhanced with the removal of four police residences, associated outbuildings and combining police services within one defined location. Smaller associated outbuildings are placed well away from the listed item, landscaping is proposed along the defined curtilage boundary, significantly enhancing its streetscape presence while further defining the setting when seen from Charlotte Street and Hardinge Street.
- The materials to be incorporated into the main building and associated outbuildings are of high quality requiring little maintenance and will enhance the setting of the place with the use of modern terra cotta cladding and detailing presenting a building of civic proportions and compatible scale for police services.
- The Initial Heritage Report outlined the defined curtilage area of the "c.1886 former Deniliquin Police Barracks", and sited the new built works away from the heritage listed building ensuring no physical impacts shall result from the development.
- Landscaping around the listed item and within the defined curtilage area will be maintained and enhanced with the addition of landscaping to the west, south and east of the proposed holding yard, secure garage and wash bay facility. The removal of a small amount of established landscaping along Charlotte Street within the vicinity of the new two storey police station building will provide an improved visual connection to the streetscape. The removal of the trees will also provide a better visual connection to the streetscape with is accomplished by expanding the limited views to and from the site when seen up and down Charlotte Street.

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APPENDIX 4

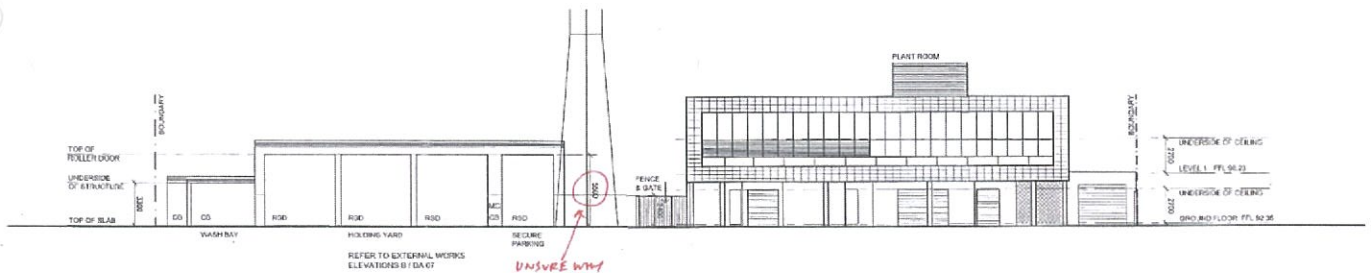


7.1 RECOMMENDATIONS

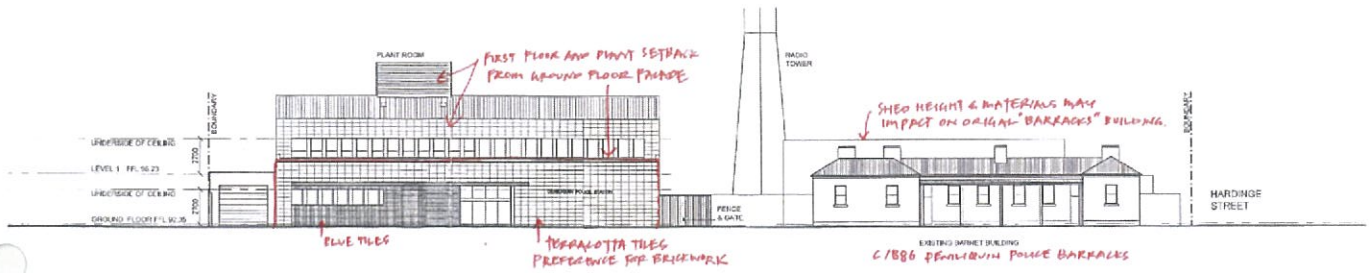
- It is important that decisions about the future use and management of the "c.1886 former Denilquin Police Barracks" be fully informed by its heritage significance. Any new use must be compatible with the building's heritage values, minimising physical intervention and maintaining the visual curtilage.
- It is recommended that a Conservation Management Plan (CMP) be prepared to ensure that the future use and management of the former Police Barracks building and its setting maintain the heritage values of the place.
- The archaeological potential to uncover relics is high; therefore it is important that an Archaeological Assessment be prepared prior to commencement of any works to determine whether an Excavation Management Plan and Excavation Permit (Section 140 application to the NSW Heritage Branch) may be required.
- A maintenance plan be written and implemented for the "c.1886 Former Denilquin Police Barracks".
- The future use of the "c.1886 former Denilquin Police Barracks" should be compatible with the use of the site for police services and should also reflect the ongoing 157 years of historic use of the site for public services.
- The application is worthy of approval on heritage conservation grounds.

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APPENDIX 5



1 EAST ELEVATION
1208



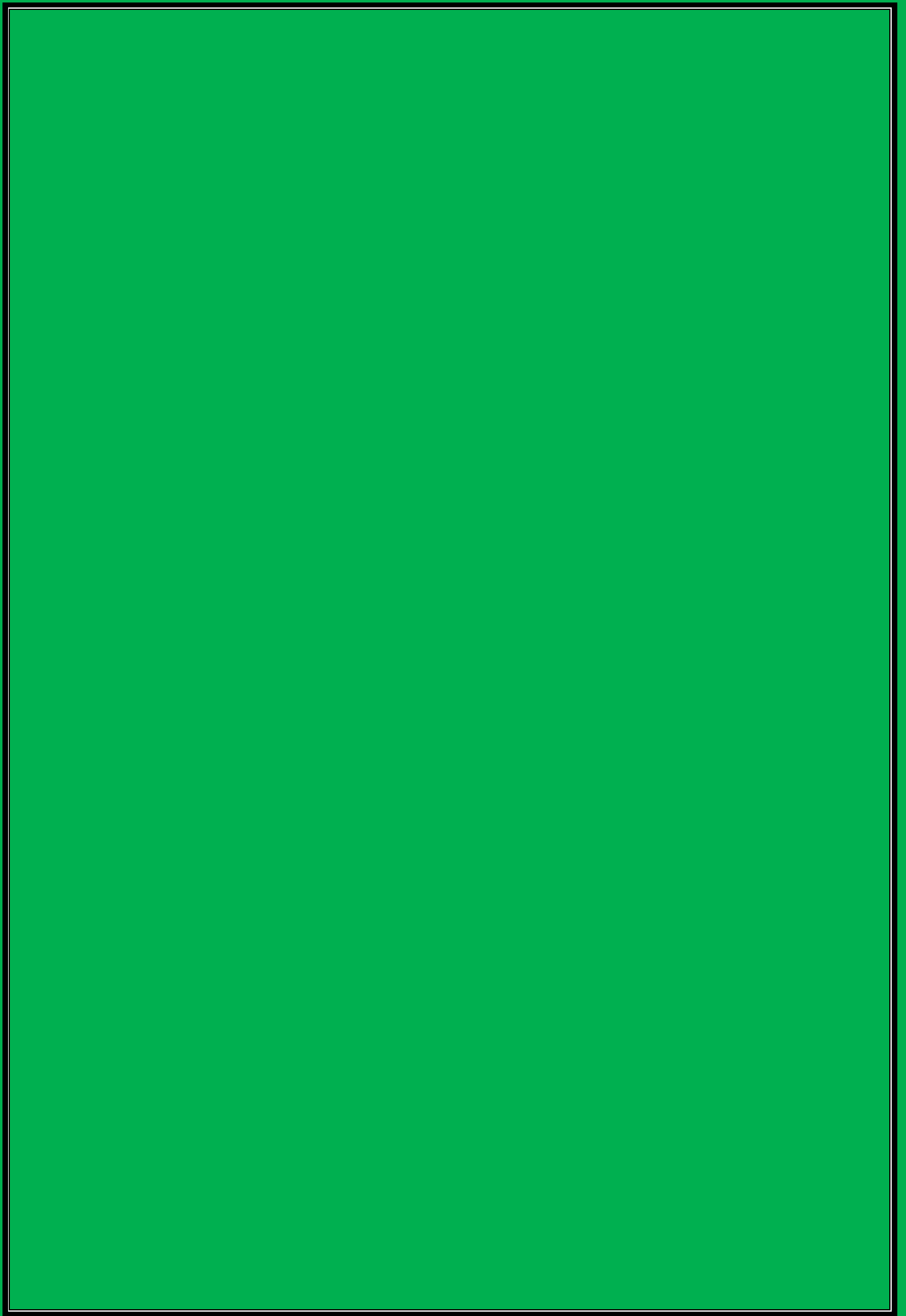
2 WEST ELEVATION
1208
CHARLOTTE STREET - STREETSCAPE VIEW

PART CCG DRAWING DA-06 WITH MAKE-UP
PENILQUIN HERITAGE ADVISOR/NOEL THOMPSON MARCH 2015

APPENDIX B

2015WES002

Deniliquin Police Station



JR:DA06/15

18 May 2015

Brookfield Johnson Controls
Level 5, 136 Chalmers Street
SURRY HILLS NSW 2010

Attention: Mr David McPherson, dave.macpherson@bjci.com

Dear Sir/Madam

DA06/15 – PROPOSED POLICE STATION, 405 CHARLOTTE AND 402 RIVERSIDE DRIVE, DENILIQUIN

I am writing in accordance with section 89(1)(b) of the Environmental Planning and Assessment Act 1979 to request approval for the imposition of conditions relating to the above development application.

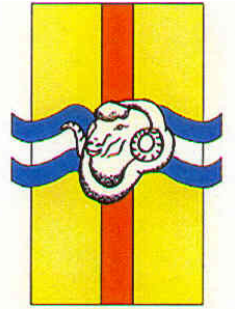
A copy of the draft conditions are attached for your information.

Should you have any further inquiries in relation to this matter, please do not hesitate to contact Shavaun Tasker (03) 5898 3053.

Yours sincerely



Julie Rogers
MANAGER ENVIRONMENTAL SERVICES



DENILIQUIN COUNCIL
Achievement through Action

All correspondence to be
directed to the General
Manager

Civic Centre
Civic Place
PO Box 270
DENILIQUIN NSW 2710

Telephone
03 5898 3000

Facsimile
03 5898 3029

Email
council@deniliquin.nsw.gov.au

Website
www.deniliquin.nsw.gov.au

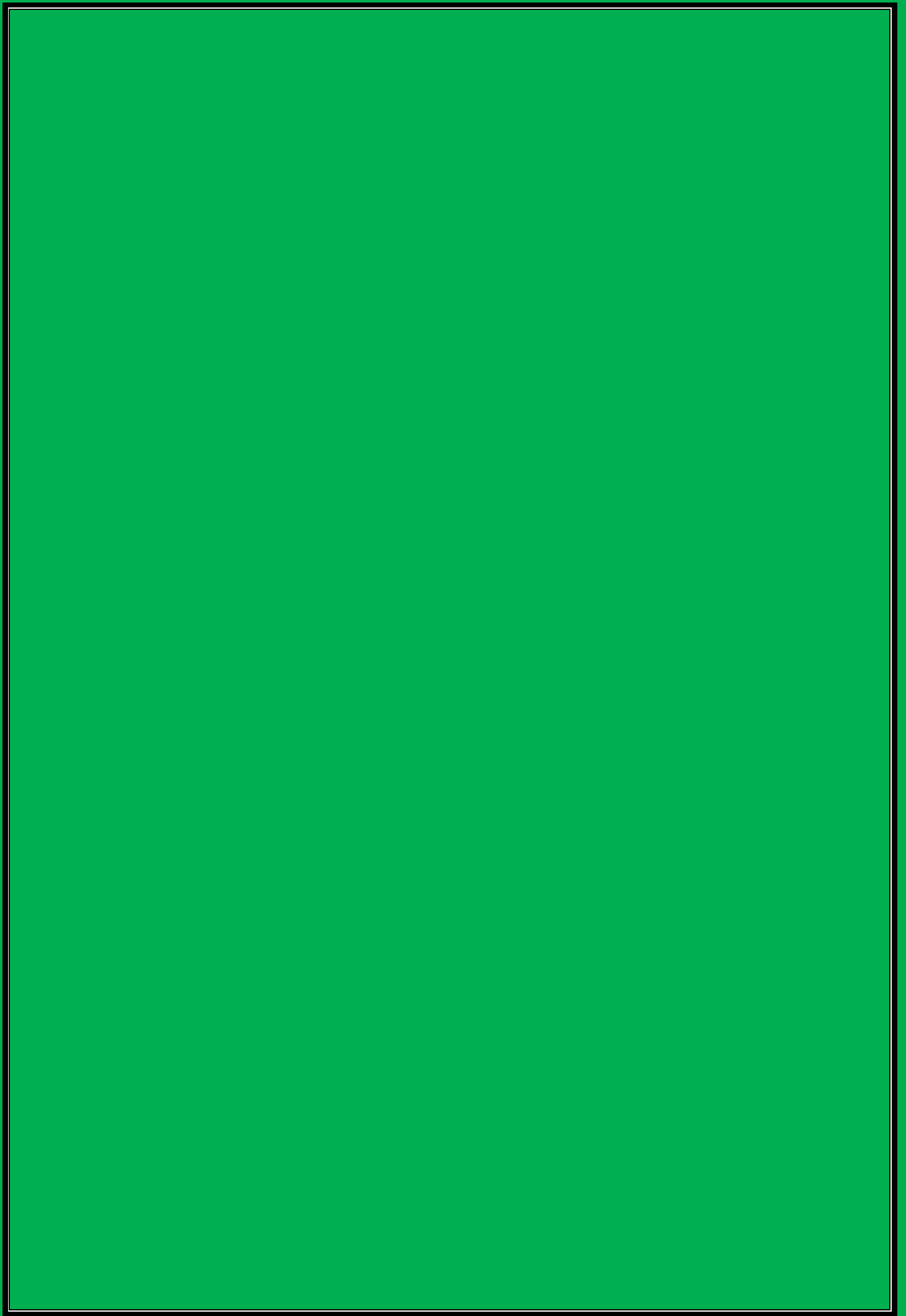
ABN 90 513 847 629



APPENDIX C DRAFT CONDITIONS

2015WES002

Deniliquin Police Station



1 GENERAL

1.1 Approved Documentation

The development shall take place in accordance with the conditions of consent and the approved plans and documentation (including any notations marked by Council), and as detailed below:

Document Number	Revision	Title	Date
-	-	Statement of Environmental Effects	18/12/2014
-	-	Statement of Heritage Impact	18/12/2014
DA00	-	Cover page	21/01/2015
DA01	-	Site Analysis & Demolition Plan	21/01/2015
DA02	-	Staging Plan	21/01/2015
DA03	-	Site plan, Ground Floor Plan & External Works	21/01/2015
DA04	-	Upper floor plan & section	21/01/2015
DA05	-	Coloured elevations	26/06/2013
DA06	-	Main building elevations with external works	21/01/2015
DA07	-	External works elevations	21/01/2015
DA08	-	Temporary accommodation	26/06/2013
D12043	-	Detail Survey	10-11/04/2012
LA01	-	Landscape plan	25/06/2013
DA3.01	-	Concept stormwater management plan	26/06/2013
DA2.01	-	Concept sediment and erosion control plan & detail	26/06/2013

1.2 Tree Removal

No plants or trees are to be removed from the site or within the nature strip unless they have been identified on the approved plans/documentation for removal.

1.3 Building Code of Australia

The proposed development is to comply with the Building Code of Australia.

2 PRIOR TO THE COMMENCEMENT OF WORK

2.1 Police Barracks

An archaeological assessment is to be undertaken prior to the commencement of work to determine if an excavation management plan and excavation permit are required. The completed archaeological assessment is to be submitted to Council prior to the commencement of work for approval.

2.2 Residual Soil Impacts

A site management plan is required to be developed, which outlines the conditions of the site and addresses residual soil impacts (lead) if soil is to be removed from the site prior to the commencement of work. If excavation of soil below 0.6mbgs is required then further sample collection and analysis will be required to classify prior to re-use or off-site disposal.

2.3 Hazardous Materials Survey

A copy of the hazardous materials surveys is required to be made available to the contractors undertaking demolition works at the site prior to the commencement of work.

2.4 Street Trees and Nature Strip

Details of street tree planting along all frontages of the site including details of returfing the nature strips are to be provided to Council for approval prior to the commencement of work.

The plan should provide the following:

- Retention of the existing 'Pinus radiata' tree on the corner of Hardinge Street and Charlotte Street;
- Details of the street tree species to be planted being 'Pyrus fauriei (Westwood Korean Sun);
- Details of the root barrier system to be incorporated in the planting to ensure protection of infrastructure;
- Details of siting of the trees at suitable intervals ensuring adequate site distances are maintained from proposed and existing access points and road intersections; and
- Details of Council infrastructure ensuring that the proposed street trees are a minimum of 1.5m from Council sewer mains, water mains and stormwater pipes.

2.5 Liquid Trade Waste

A liquid trade waste approval in accordance with Council's 'Policy for Liquid Trade Waste Discharge to Sewer' is to be obtained from Council prior to the commencement of work.

2.6 Road Opening Permit

A road opening permit is to be obtained from Council for all works proposed within the road reserve prior to the commencement of work.

2.7 Site Security

The principal contractor is to ensure that the site has been appropriately protected and secured in accordance with WorkCover requirements prior to the commencement of work.

2.8 Erosion and Sediment Control

An erosion and sediment control plan is to be submitted to Council for approval prior to the commencement of the use. Measures detailed in the approved erosion and sediment control plan are to be installed prior to the commencement of the use.

2.9 Protection of Council Assets

Timber planks having a minimum thickness of 50mm shall be placed over all vehicular access points over kerbing and guttering and footpath prior to the commencement of work. Such planks shall be strapped together with iron straps in the form of a mat. The ends of the planks shall be tapered at an angle not exceeding 30 degrees.

2.10 Site Management Plan

A management plan is to be prepared to address construction and demolition activity access and parking to ensure that suitable provision is available on site for all vehicles associated with the construction of the development to alleviate any need to park within, or load/unload from, the surrounding public road network. The management plan is to be submitted to Council for approval prior to the commencement of work.

2.11 Stormwater

Plans shall be submitted by a suitably qualified and experienced Civil Engineer (CPEng or equivalent) confirming that the post development stormwater runoff from the site shall not be greater than the pre-development stormwater runoff for storms up to and including 1%AEP storm events in accordance with Council's Development Manual. Information in the plans shall include, but not be limited to:

- Determination of pre-development stormwater runoff from the site;
- Details of detention basin layout or oversized water tank and calculations, for all orifice plates, pipe outlets or weir/overflow structures; and
- Location and capacity of overflow path.

2.12 Public Infrastructure

An inspection with Council of the Council infrastructure within the road reserve (eg kerb and gutter, footpaths and road pavement) to detail the condition of this infrastructure is to be undertaken prior to the commencement of work.

3 DURING CONSTRUCTION

3.1 Sewer Decommissioning

All sewer reticulation upstream of manhole AMC/1, including the line between AMC/1 and AMC/2 shall be decommissioned to the satisfaction of Council.

3.2 Sewer Decommissioning

Manhole AM/6, located in the western corner of the existing property, is to be sealed and all property connections into this manhole and the line between manholes AM/5 and AM/6 are to be decommissioned to the satisfaction of Council.

3.3 Sewer Decommissioning

All decommissioned manholes are to be removed from the site and the areas backfilled to the natural surface level.

3.4 Connection to Sewer

Connection to the town sewerage reticulation system shall be via manhole AMC/1 in accordance with Council's Development Manual.

3.5 Stormwater

All stormwater from the property, including the roof drainage from existing and proposed buildings, overflow from rainwater tanks and hardstand areas such as the carpark, shall discharge to Council's stormwater drainage system.

3.6 Stormwater

The top water level for any stormwater detention basins or overland flow paths shall be at least 150mm below the finished floor level for all buildings.

3.7 Connection to Water

The development is required to connect to the town reticulated water supply. The water meter is to be located within 1 metre of the front boundary and to be accessible to Council's Water Meter Reader at all times.

3.8 Backflow Prevention

A backflow prevention device is to be installed in accordance with the Australian Plumbing and Drainage Code AS3500 and Council Policy.

3.9 Kerb and Gutter Vehicle Crossings

Kerb and gutter vehicle crossings shall comply with the requirements of Council's Standard Drawing DC-SD1 and AS2890.

3.10 Gutter Layback Reinstatement

Any existing kerb and gutter vehicle crossings made redundant by the development shall be removed and the kerb and gutter reinstated in accordance with Council's Development Manual and to the satisfaction of Council.

3.11 Driveway Specification

All driveways are to be sealed from the Council kerb to the property boundary. The driveway profile is to conform to Council's specifications as outlined in Council's Development Manual.

3.12 Inspection of Works – Council Infrastructure

An inspection must be undertaken by Council prior to the following:

- Prior to pouring any in-situ concrete within the road reserve including kerb and gutter, vehicle crossings, driveways and footpaths;
- Backfilling of any Council infrastructure or any infrastructure that shall be Council's responsibility following the completion of the development. This shall include, but not limited to water supply, sewerage and stormwater infrastructure; and/or
- Backfilling of any infrastructure that has been decommissioned.

3.13 Construction Hours

The hours of operation for building works on the site shall be limited to between:

- 7am to 6pm Monday to Friday
- 8am to 5pm Saturdays
- 9am to 2pm Sundays and Public Holidays

These hours do not apply to:

- Works carried out within the sealed building envelope that do not emit noise eg finishing trades such as painting, carpet laying etc. Access to the site is to only be via Riverside Drive; and
- Critical services cutovers or timeframes imposed by a third party authority or utility eg Telstra or Essential Energy.

3.14 Containment of Earthworks

Earthworks are to be wholly contained within the property/site.

3.15 Demolition

All demolition work is required to be in accordance with AS 2601-1991: The Demolition of Structures.

3.16 Demolition

If the demolition work involves the removal of material suspected of containing asbestos, all waste shall be removed strictly in accordance with the requirements of Chapter 8 of the NSW Work Health and Safety Regulations 2011. If this involves more than 10m² of waste then the work is to be undertaken by a NSW licensed asbestos removal contractor. All waste containing asbestos shall be disposed of at Council's EPA approved landfill depot. A minimum of 24 hours notice is to be given to the landfill operator (phone 0418 572 167).

3.17 Toilet Facilities

Toilet facilities are to be provided, at or in the vicinity of the work site on which work involved in the erection of demolition of a building is being carried out, at the rate of one (1) toilet for every twenty (20) persons or part of twenty (20) persons employed at the site.

3.18 Erosion and Sediment Control

Measures detailed in the approved erosion and sediment control plan are to be managed during the construction phase and inspections of the erosion and sediment control measures are to be undertaken:

- After each rain event during the construction period; and
- At a maximum interval of two (2) weeks between inspections.

Records of inspections are to be kept on site.

3.19 Alterations to Council's Infrastructure

Any alterations to Council infrastructure, including but not limited to sewer manholes, water connections, kerb and gutter and footpaths due to changes in surface levels or required relocation of infrastructure will require application and payment of fees and charges to Council for required alterations. All work relating to the alteration of existing Council infrastructure must be undertaken by Council.

3.20 Finished Floor Level

The minimum finished floor level of the proposed police station (excluding ancillary buildings/outbuildings) shall be at or above RL92.3m AHD and a certificate from a registered surveyor is to be submitted to Council verifying such level prior to the fixing or pouring of the relevant floors.

3.21 Waste Disposal

On site waste bins for waste materials generated during construction including a bin with a tight fitting lid for food scraps are to be provided. Alternatively, waste can be removed from the site on a daily basis to an EPA approved waste depot.

3.22 Waste Disposal

Any waste or excavated material removed from the site is to be taken to an authorised site for disposal. No fill is to be deposited on other land including the road reserve without the prior approval of Council.

3.23 Hoardings

If the work involves the erection of a building that is likely to cause pedestrian or vehicular traffic in a public place or rendered inconvenient or it involves the enclosure of a public place, a hoarding or fence must be erected between the work site and the public place. If necessary an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place. The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in a public place. Any such hoarding, fence or awning is to be removed when the work has been completed.

4 PRIOR TO THE OCCUPATION OF THE BUILDING

4.1 Final Inspection

Prior to the occupation of the building, an inspection is to be undertaken by Council to ensure that the proposed development complies with the conditions of this consent.

4.2 Police Barracks

A maintenance plan for the police barracks shall be prepared by a suitably qualified heritage consultant and submitted to Council for approval prior to the occupation of the building.

4.3 Street Trees and Nature Strip

Landscaping of the nature strip in accordance with the approved is to be completed prior to the occupation of the building.

4.4 Entry/Exit Signs

Entry and exit signs are to be erected within the property boundaries, clearly identifying each driveway and the direction vehicles may travel at the access point.

4.5 Protection of Council Assets

Any damage to kerb and gutter, road surfaces, infrastructure, landscaping or any other Council infrastructure must be reinstated at total cost to the developer prior to the occupation of the building and to satisfaction of Council.

4.6 Erosion and Sediment Control

All temporary erosion and sediment controls measures are to be removed and any disturbed ground reinstated prior to the occupation of the building. Any waste recovered during the removal of these measures shall be transported and disposed of at a licensed waste disposal facility.

4.7 Public Utilities

Adjustments to the public utilities necessitated by the development shall be completed prior to the occupation of the building and in accordance with the requirements of the relevant authority and at no cost to Council.

4.8 Liquid Trade Waste

All of the liquid trade waste pre-treatment equipment (as specified in the liquid trade waste approval) must be installed, inspected by Council and commissioned prior to the occupation of the building.

4.9 Street Numbers

A unique street number shall be issued and displayed for the property in accordance with AS/NZ 4819 Rural and Urban Addressing and Council's policies.

4.10 Works as Executed Plans

Works as executed plans are to be submitted prior to the use of the building. The base for the works as executed plans shall be the approved construction drawings with the works as executed information to be shown in red.

The works as executed plans shall include but not be limited to, the following information:

Sewer	Manhole location
	Size, top level and invert levels for all pipes connected to the manhole
	Pipe sizes, material, grades, invert levels and connected manholes
Stormwater	Pit locations, sizes, construction, top level and invert levels for all pipes connected to the pit
	Pipe sizes, material grades, invert levels and connected pits
Water	Location of water connection to property and backflow prevention device
Detention basin/oversized rainwater tank	Location, invert levels, top water level for 1%AEP storm event
	Certification that the works have been carried out in accordance with the consent
Vehicle crossing	Location and dimensions

Works as executed plans shall be provided to Council utilising the following formats:

- Electronic pdf format signed and certified by a suitably qualified CPEng for all works as executed information; and
- Locations for existing Council infrastructure and infrastructure that Council shall have control of following the development are to be submitted in dwg format with locations to be consistent with the State Survey Grid (MGA Zone 55).

4.11 Consolidation of Land

All lots are to be consolidated into one title prior to the occupation of the building.

4.12 Street Trees

Landscaping of the nature strip is to be completed in accordance with the landscaping plans prior to the occupation of the building.

4.13 On Site Carparking

A minimum of 25 carparking spaces is required on the subject land within a constructed carpark prior to the commencement of the use.

4.14 On Site Carparking

Provide at least one (1) carparking space on site for people with disabilities. The carpark shall be designed in accordance with AS2890.6 Parking Facilities – Off Street Parking for People with Disabilities prior to the occupation of the building.

4.15 Access for People with Disability

Access for people with disability is to be provided from the accessible carpark required on site and from the main point of pedestrian entry at the allotment

boundary, to and within the building in accordance with Part D3 of the Building Code of Australia and AS1428.1-2009 Design for Access and Mobility prior to the occupation of the building.

4.16 Landscaping

Completion of on site landscaping in accordance with the approved landscaping plans prior to the occupation of the building.

4.17 On Street Carparking

Provide on street carparking in as detailed in the approved plans prior to the occupation of the building. Carparking is to be linemarked and sign posted and redundant signs and linemarking are to be removed.

5 ONGOING USE OF THE DEVELOPMENT

5.1 Vehicle Travel Direction

All vehicles must enter and exit the development in a forward direction.

5.2 Vehicle Loading and Unloading

All vehicles being loaded and unloaded are to stand wholly within the site.

5.3 Advertising Signs

The advertising structure/sign is not be a flashing type and its illumination should not distract passing motorists.

5.4 Advertising Signs

The advertising structure/sign shall be maintained to the satisfaction of Council.

5.5 Landscaping

All on site landscaping is to be maintained in accordance with the approved landscaping plans.

6 SECTION 68 LGA CONDITIONS

6.1 Plumbing and Drainage Work

All plumbing and drainage work shall be carried out in accordance with the requirements of AS3500 National Plumbing and Drainage Code, the Plumbing and Drainage Act 2011, the Plumbing and Drainage Regulation 2012 and the Local Government (General) Regulation 2005.

6.2 Plumbing and Drainage Work

All plumbing and drainage work is to be carried out by a NSW licensed plumber and drainer.

6.3 Inspections

An inspection must be undertaken by Council prior to covering of the works specified below:

- Sanitary plumbing and drainage
- Water supply plumbing
- Completion of all plumbing and drainage works
- All stormwater drainage works

Council requires a minimum of 24 hours notice to undertake the inspection.

6.4 Notice of Work

The plumber and drainer carrying out the work must lodge a 'Notice of Work' with Council a minimum of two days prior to commencing work.

6.5 Certificate of Compliance

On completion of all plumbing and drainage work and prior to the occupation of the building, a 'Certificate of Compliance' and works as executed plans shall be lodged with Council by the licensed plumber and drainer responsible for the work.

Advisory Notes

Plumber and Drainer

It is essential that your plumber and drainer is aware of the conditions of approval particularly the section 68 conditions relating to this notice of determination. Please ensure a copy of the determination is forwarded to the plumber and drainer prior to commencing any work on site.

Dial Before you Dig

Underground assets may exist in the area that is subject to your application. In the interests of health and safety and in order to protect damage to third party assets, please contact Dial Before You Dig at www.1100.com.au or telephone on 1100 before excavating or erecting structures. If alterations are required to the configuration, size, form or design of the development upon contacting the Dial Before You Dig service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset owners a duty of care that must be observed when working in the vicinity of plant or assets on the property.

Telecommunications Act 1997 (Commonwealth)

Telstra (and its authorised contractors) are the only companies that are permitted to conduct works on Telstra's network and assets. Any person interfering with a facility or installation owned by Telstra is committing an offence under the Criminal Code Act 1995 and is liable for prosecution. Furthermore, damage to Telstra's infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect or impact on Telstra's assets in any way, you are required to contact Telstra's Network Integrity Team on phone number 1800 810 443.

Conservation Management Plan

The Applicant is encouraged to prepare a conservation management plan for the Police Barracks in line with the recommendations made in the Statement of Heritage Impact prepared by CCG Architects and Council's Heritage Advisor. Any conservation management plan should be prepared by a suitably qualified heritage consultant.

Reasons for conditions

The above conditions have been imposed:

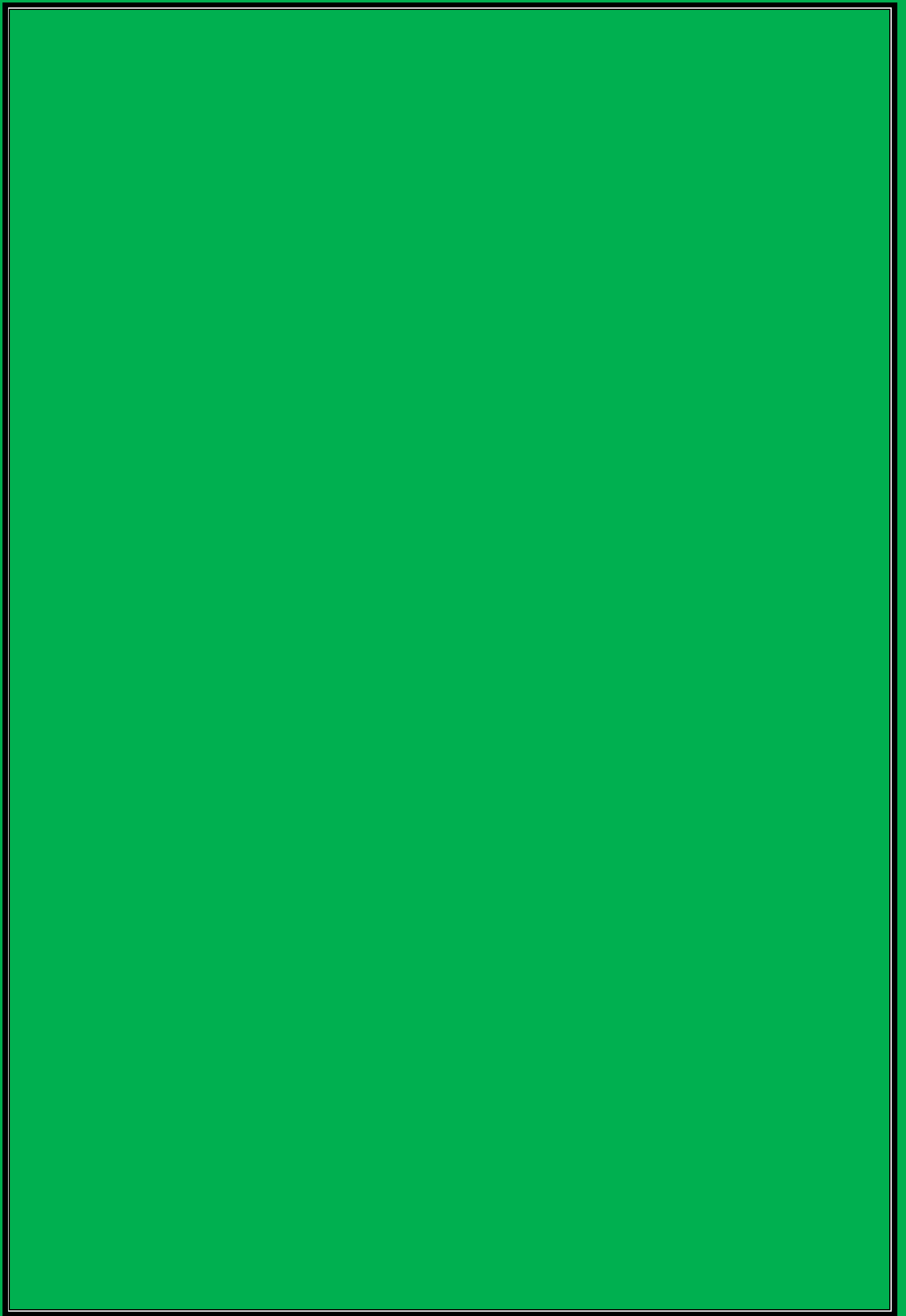
- 1 To ensure compliance with the terms of the Environmental Planning and Assessment Act 1979.
- 2 Having regards to Council's duties of consideration under Section 79C and 80A of the Environmental Planning and Assessment Act 1979.
- 3 To ensure an appropriate level of provision of amenities and services occurs within the city and to occupants of the sites.
- 4 To improve the amenity, safety and environment quality of the locality.
- 5 Having regard to environmental quality, the circumstances of the case and the public interest.
- 6 To help retain and enhance streetscape quality.
- 7 Ensure compatibility with adjoining and neighbouring land uses and built form.
- 8 To protect public interest, the environment and existing amenity of the locality.
- 9 To comply with the requirements of the Local Government Act when issuing a section 68 approval.

DA ACCEPTANCE

(REVISED CONDITIONS)

2015WES002

Deniliquin Police Station



Deniliquin Council
PO BOX 270
Civic Place
Deniliquin NSW 2710



NSW Police Force

To Whom It May Concern,

Re: Development Application 06/15

This letter is to confirm that I, Aidan Hughes, Director of Finance and Business Services, and nominated Authorised Representative of the Crown, have reviewed the conditions as set out in Development Application 06/15.

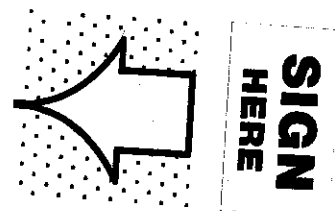
With respect to **Condition 4.11 Consolidation of Land**, the NSW Police Force agrees and accepts this Condition based on the understanding that this Condition relates specifically to the proposed development area which currently straddles both Lot 13 DP758913 and Lot 2 DP556329, such that the proposed development, including the new Police Station and rear car park and hardstand area form a single Lot. The former Police Barracks is currently located within Lot 13 DP758913. The Crown reserves the right to create a separate allotment for the Police Barracks and its curtilage should this be required in future.

Please accept this letter as confirmation of acknowledgment and acceptance of the conditions, with the above qualification, as set out by Deniliquin Council for Development Application 06/15.

Yours faithfully

Aidan Hughes
Director, Finance & Business Services

3 June 2015



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CRIME STOPPERS (1800 333 000)

Emergency only

For non-emergencies

Report crime anonymously