

TAREE POLICE STATION, 79 ALBERT STREET, TAREE

STATEMENT OF ENVIRONMENTAL EFFECTS



Submitted to: Mid Coast Council and
Hunter and Central Coast Joint Regional Planning Panel

Client: Group GSA on behalf of NSW Police

May 2018

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1. INTRODUCTION

This report constitutes a Statement of Environmental Effects (SEE) and accompanies a development application to Mid Coast Council and the Hunter and Central Coast Joint Regional Planning Panel seeking consent for the redevelopment of the existing Taree Police Station at 79 Albert Street, Taree (Lot 21, 22 and 23 Section 8 DP 50231). The proposal includes demolition of the existing police station and associated structures on the site, construction of a new building (one storey to street and two storey to rear of site), car parking, and associated works.

The application is lodged on behalf of the NSW Police as a Crown authority.

The proposed redevelopment of the existing Taree Police Station building is required as the existing police station is in poor condition, lacks the essential facilities necessary to provide effective police services and is not fit for purpose. The existing police station facility can no longer fully support modern policing needs nor does it have any capacity for future growth. Projected population growth to 2036 in the Mid Coast Local Government Area of 21% is anticipated to place further strain on the existing service and further demonstrates the need for the proposed new facility.

The purpose of this report is to:

- describe the components of the proposal,
- discuss the potential environmental effects of the proposal,
- draw conclusions as to the significance of any impacts, and
- make a recommendation to Mid Coast Council and the Hunter and Central Coast Joint Regional Planning Panel as to whether the development application should be approved.

The development proposal has been assessed based on the characteristics of the site and locality, the requirements of the *Environmental Planning and Assessment Act 1979* (EP&A Act) particularly section 4.15, *State Environmental Planning Policy (Infrastructure) 2007*, the *Greater Taree Local Environmental Plan 2010*, *Greater Taree Development Control Plan 2010* and other relevant local planning controls.

The capital investment value (CIV) of the proposed works is approximately \$13.935 million. The Hunter and Central Coast Joint Regional Planning Panel is the consent authority for the subject application under Part 4 and Schedule 7 of the *State Environmental Planning Policy (State and Regional Development) 2011* as the proposed development has a CIV greater than \$5M and is lodged on behalf of the Crown (NSW Police).

This Statement of Environmental Effects has been prepared by MG Planning Pty Ltd on behalf of the applicant, Group GSA, who is acting on behalf of NSW Police. It should be read in conjunction with the following relevant accompanying material:

Appendix 1	Survey Plan	Crux Surveying
Appendix 2	Architectural Plans	Group GSA
Appendix 3	CPTED report	Group GSA
Appendix 4	GFA Schedule	Group GSA
Appendix 5	Lighting Plan	JHA Consulting Engineers
Appendix 6	Signage Plan	Group GSA

Appendix 7	Landscape Plan	Group GSA
Appendix 8	ESD Report	JHA Consulting Engineers
Appendix 9	Site Waste Minimisation and Management Plan	Group GSA
Appendix 10	Preliminary Stage 1 Environmental Site Assessment	Environmental Investigation Services
Appendix 11	Hazardous Materials Assessment Report	WSP / Parsons Brinckerhoff
Appendix 12	Clause 4.6 Variation Requests	MG Planning
Appendix 13	Heritage Assessment and Impact Statement	GML Heritage
Appendix 14	DCP Compliance Table	MG Planning
Appendix 15	Traffic and Parking Report	Taylor Thomson Whitting
Appendix 16	Geotechnical Assessment Report	JK Geotechnics
Appendix 17	Acoustic Report	JHA Consulting Engineers
Appendix 18	Civil and Stormwater Report and Plans	Taylor Thomson Whitting
Appendix 19	Erosion and Sediment Control Plan	Taylor Thomson Whitting
Appendix 20	Building Code of Australia Assessment	City Plan Services
Appendix 21	Disability Access Report	Cheung Access

2. PROJECT BACKGROUND

2.1 Introduction

Taree Police Station is located at 79 Albert St, Taree, and is within the Manning/Great Lakes Local Area Command (LAC).



Figure 1: Manning/Great Lakes Local Area Command (LAC)

The police station complex was first established in 1862, comprising a residential dwelling, lockup, Court House and stables, with the built police station later in 1865. Since its construction the police station has undergone a number of modifications including conversion of the residence to police use and the addition of several demountable structures including shipping container storage. The station therefore now consists of a collection of ad hoc buildings and annexures.

The police station is overcrowded and in poor condition with a number of issues related to disability access, hazardous materials, emergency egress, drainage and flooding, and structural stability. The facility is also lacking essential installations such as adequate training, conference, and custodial facilities. In summary, the existing police station facility can no longer fully support modern policing needs, is not fit for purpose and has no capacity for future growth.

It is therefore proposed to construct a new police station to modernise and improve service delivery to the local community and to meet NSW Police's operational needs now and into the future.

2.2 Strategic need for the proposal

The NSW Government's State Plan "NSW 2021", outlines goals and performance requirements for Government services. Governments require an effective police force to maintain social order and reduce rates of crime. Upholding the law is an essential part of maintaining safe and just communities and the NSW Police Force is a critical part of the law and justice system in NSW.

Public confidence in the NSW Police Force is an essential tool in promoting law and order and community harmony and also in acting as a deterrent against crime. Along with court houses, police stations are the principal outlet for the delivery of justice services and as are required to promote this sense of justice, equality and public order. Police stations should convey a professional and orderly approach to their work and show that the NSW Police Force is a modern, professional and efficiently run organisation which is to be respected. This 'first impression' is essential in giving the public confidence that the organisation is being effective in dealing with crime and other policing matters in an organised, fair and equitable way.

Modern police stations also play a part in protecting victims from further impacts of crime. Safe rooms and domestic violence suites, together with comfortable public areas, are all required to ensure that participants in the system are not placed in unnecessarily stressful situations during their participation in the process. With increasing numbers of domestic violence and other violent crimes, the need for Government to protect victims and witnesses has become a key part of modern police stations.

According to Council statistics (published at <https://forecast.id.com.au/midcoast>) it is projected that from a population size of 93,382 in 2018, the population of the Mid Coast local government area will increase by 19,765 persons to approximately 113,147 by 2036 (21% growth). In line with this increased population it is anticipated that the demand for policing services will grow proportionally. It is therefore essential that policing servicing and facilities within Taree are upgraded to meet anticipated demand and to deliver the types of services which are now expected by the community.

It is noted that the redevelopment of the Taree Police Station was nominated as a key commitment relating to Justice in the NSW Government Election commitments for 2015-2019. The current proposal therefore seeks to deliver on this commitment.

2.3 Existing facilities

The existing Taree Police Station lacks functionality, adequate facilities and is in poor condition. Accordingly, the facility can no longer fully support modern policing needs, is not fit for purpose and does not have any capacity for future growth.

The police station does not have a strong street presence or identity to the local community being located to the rear of the adjacent prominent Court House buildings which occupy the majority of the Albert Street site frontage. Police station visitors are required to find their way to the public entry via a tight pathway between the new Court House and the electrical substation, which is difficult to identify and not clearly legible.

Accommodation deficiencies identified within the existing buildings include, but are not limited to:

- The building lacks identity (frontage) from Albert Street
- Inefficient accommodation due to the number of attached buildings and outbuildings on the site
- Inadequate public foyer which does not meet the Police Building Guidelines (PBGs)
- Poor internal layout which affects functionality and operations
- Inadequate or poorly functioning facilities for many aspects of operations, including meeting and training room accommodation, storage areas, custody area, forensic science group, highway patrol office and storage, exhibits storage, gun room and drug storage area
- Non-compliance with disability access requirements
- Van dock is inadequate to handle large corrective services vehicles
- Inefficient carparking and vehicle access which relies on stack parking for operational vehicle,
- Poor lighting, air conditioning, security cameras and power / data / audio / video services which required upgrade
- Presence of hazardous materials within the building fabric, and
- Mould within the sub floor areas.

In summary, the existing station is not in line with modern policing activities nor compliant with the Building Code of Australia, DDA Access, mobility standards or the NSW Police Building Guidelines (PBG's).

3. SITE DESCRIPTION

3.1 Site Location and Description

The subject site is located at 79 Albert Street, Taree, on the north-west edge of the Taree town centre, as shown in **Figure 2**. The site forms part of the Taree Justice Precinct which includes the existing Taree Police Station and Taree Court House (new and historic), and is legally known as Lots 21, 22 and 23, Section 8, DP 50231. The site has a total area of 6,069.68m².

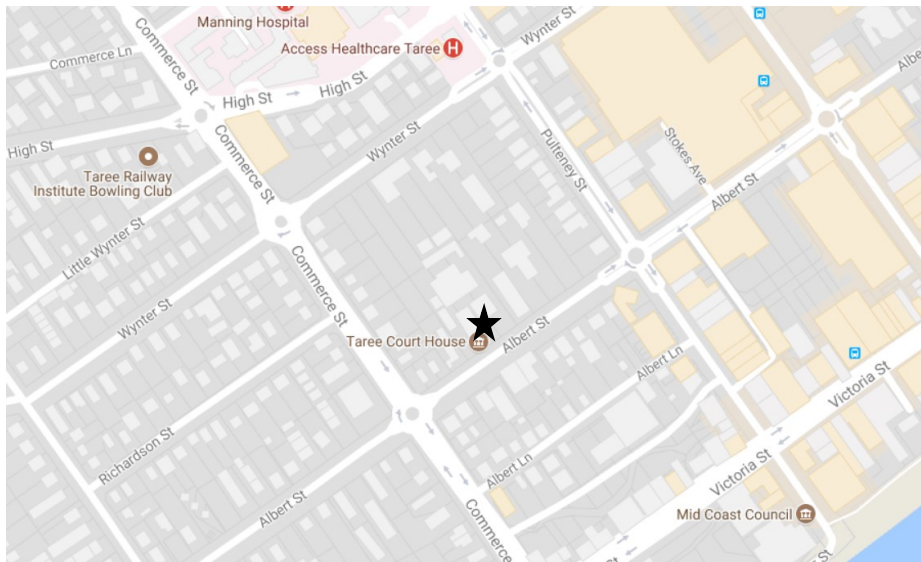


Figure 2: Site Location (Source: Nearmap, March 2018)



Figure 3: Aerial photograph (Source: Nearmap, March 2018)

The Court House sits at the front of the site, with frontage to Albert Street. The single storey historic Court House building is set back in the northern part of the site and a modern two storey court house building adjoins to the south west. Vehicular access to the Court House is located along the north eastern boundary between the historic Court House building and the adjacent St Mary's Church Hall.

The Police Station is located to the rear of the Court House buildings with vehicular access from a separate entry off Albert Street to the southwest of the new Court House.

The Police Station comprises a series of single storey buildings with the main Police Station building comprising a brick and tile structure. The station currently accommodates 62 staff during a major shift (total staff at the station is 102).

Current pedestrian access to the Police Station is very unclear and illegible, requiring a long route from Albert Street via a path running between buildings along the west side of the new Court House building before reaching the main police station entry.

Car parking is provided for police vehicles to the rear of the police station and to the eastern side of the site. Public car parking is available on Albert Street fronting the Court House.

Existing vegetation on the site comprises four planted trees in front of the historic Court House building, and two planted trees in front of the modern Court House building. The site is otherwise covered in structures or hard stand.

A survey plan of the site is provided at **Appendix 1**.

The site is listed as a heritage item (I117 Courthouse) under Greater Taree LEP 2010 and is also within the Albert Street Heritage Conservation Area. There are also a number of other heritage items in the vicinity (refer to **Section 5.4.3**).

Adjacent to the southwestern boundary of the site is a single storey medical consulting practice in a detached dwelling (89 Albert Street) and a large community garden to the rear. To the northeast the site is adjoined by St Mary's Hall and Former Our Lady of the Rosary Catholic Church. To the rear the site is adjoined by the Little Beginnings child care centre.

Surrounding development to the east is predominantly retail and commercial comprising the commercial core of Taree, and development to the west is predominantly residential. Manning Hospital is located approximately 500 metres to the north of the site. The Manning River is located approximately 400 metres south of the site.

3.2 Site and Surrounds

The site and surrounds are illustrated in Photos 1 to 17 below.



Photo 1: Albert Street site frontage showing new Court House and southern vehicular access



Photo 2: Albert Street site frontage showing new and historic Court House buildings



Photo 3: Vehicular entry from Albert Street at northern end of site, St Mary's Hall to the right



Photo 4: Southern vehicular entry to Police Station from Albert Street, new Court House to right



Photo 5: Vehicular entry from Albert Street at northern end of site, historic Court House to left



Photo 6: Current pedestrian access to Police Station



Photo 7: Main Police Station building at rear of the site



Photo 8: Southern driveway car park area



Photo 9: Link from Police Station to rear of Court House



Photo 10: Rear of adjacent St Mary's Hall and church, view from site looking south



Photo 11: View from site to the north, rear of the Little Beginnings child care centre



Photo 12: Adjacent dwelling to south, 89 Albert Street, used as medical consulting practice



Photo 13: View from site of community garden adjoining site to the southwest



Photo 14: View of site from Albert Street looking north east



Photo 15: View of site from Albert Street looking south west



Photo 16: Southern side of Albert Street opposite the site looking north east



Photo 17: Southern side of Albert Street opposite the site looking south west

3.3 Site Ownership

Lots 21, 22 and 23, Section 8, DP 50231 are owned by the State of NSW and comprise crown land dedicated for a public purpose under the *Crown Lands Act 1989*. Owner's consent to lodgement of this development application is provided on the DA Form.

4. PROJECT DESCRIPTION

4.1 Project Overview and Staging

The subject development application seeks consent for the redevelopment of the existing Taree Police Station including demolition of the existing police station and associated structures on the site, construction of a new building (one storey to street and two storey to rear of site), car parking, and associated works.

Physical works will be undertaken in two stages with Stage 1 to include demolition, earthworks and service installation and Stage 2 for building construction.

More specifically the DA seeks approval for following:

- Demolition of the existing police station buildings and structures, and removal of associated hardscape and landscape areas, including removal of two trees located near existing Police Station driveway
- Excavation to lower the ground level so that it is consistent with the Court House and more in alignment with the levels of surrounding areas, and to establish a building platform for the new police station building
- Construction of a new Police Station building featuring a single storey entry level from Albert Street and two storey building to the rear of the site
- Removal of existing driveway to Police Station and reinstatement of the kerb, gutter and grassed area
- Minor works to the existing Court House to facilitate the secure transfer of prisoners from the Police Station to the Court House
- 30 car parking spaces, including four new “first response” police angled car parking spaces on Albert Street
- Removal of existing pylon sign to the front of the site and installation of replacement signage within the proposed blade wall adjacent to the southern boundary
- Landscaping, fencing and lighting, and
- Use of the new building for the purposes of a Police Station with 24 hour operation Monday to Sunday.

Further detail of the proposed works is provided in the following sections.

Architectural drawings which illustrate the proposed development (prepared by Group GSA) are provided at **Appendix 2**. The proposal has been designed in accordance with CPTED principles as outlined in the CPTED report prepared by Group GSA at **Appendix 3**.

4.2 Key Project Statistics

Key numerical information relating to the proposed development is provided at Table 1 below.

Table 1: Key numerical statistics

Component	Proposal
Site area	6,069.68m ²
GFA	4,350m ²
FSR	0.72:1
Maximum height	RL 28.108
Storeys	2 storeys
Metres	10.76 above existing ground level
Car parking spaces	30

A gross floor area (GFA) schedule is provided at **Appendix 4**.

4.3 Design Statement

The proposed development has been designed by Group GSA who has provided the following design philosophy statement.

“Introduction

The architectural response to the provision of a new Police Station on the proposed site is reflective of a number of key elements that have informed the appearance and form of the building. These elements include the urban context of the Taree Region, Statutory performance requirements, sustainability initiatives, heritage and functional requirements. Each of these elements has had a direct impact on the design of the new building.

Urban Context

There are a number of contextual conditions that have been influential in shaping the development of the new Police Station. In the broadest sense it is these macro urban conditions that have the potential to be most influential in forming the pattern of development on the site. The following points address these macro urban conditions and the corresponding response to them.

Massing

The height and scale of the proposed building sits just beyond the statutory planning envelope controls as noted elsewhere in this report. More importantly however is the response to the height and scale of the local building context at street level. An analysis of the surrounding buildings revealed a mixture of 1 and 2 storey structures generating a relatively low streetscape pattern and higher pattern when setback from the street frontage. In response, the proposed Police Station presents as a uniform single storey structure across the Albert Street frontage with an upper storey setback central to the site that serves to reduce the massing and scale of the building to the public interface. This outcome will maintain the human scale and character of the surrounding context.

Material Palette

A study of the materials used on the exterior of surrounding buildings has been undertaken to determine the most appropriate materials for the new Police Station. The predominant building materials used throughout the immediate urban area are a mixture of weatherboard, precast concrete, face brick and rendered brick. In contrast to these masonry structures lighter weight cladding material such as metal and fibre cement claddings are often utilised for upper stories, out houses and infill areas. In acknowledgement of this context, the new Police Station is proposed to be constructed from a solid base (coloured precast concrete) for the predominant ground floor wall cladding. The architectural treatment of the upper floor changes to provide contrast, reduce massing and present the upper floor as a lighter weight element set back from the street frontages. To achieve this, the wall cladding changes to a predominantly glazed façade with charcoal grey metal wall cladding along the Courthouse interface.

Heritage

In accordance with the Heritage Council's guidelines, the design of the new Police Station is respectful of this context which is evident in the Heritage Impact Statement herein. Selection of materials (as noted above) that are sympathetic to the materials used for the courthouse and the wider heritage context. The scale and massing has been deliberately reduced at street frontage by the strategic use of materials and setbacks to the upper floor to present a refined and appropriately scaled piece of architecture.

Sustainability

The Project seeks to provide both passive and active sustainability initiatives that will result in a considered environmentally responsive building. These initiatives include:

- Compliance with the Building Code of Australia Section J energy efficiency requirements*
- The building is designed to achieve a 4-star Energy NABERS rating*
- Provision of external shading devices to all sun affected windows*
- Possible Solar Hot water system, and*
- Selection of endemic low maintenance landscape species.*

Design Vision

Located on a large parcel of land on the outskirts of the Taree CBD, the Police Station of Taree is part of the creation of a revitalised 'Justice Precinct' and civic centre close to the Taree historic neighbourhood.

Situated along Albert Street, the police station is on the edge of what is essentially a residential zone within the 'Albert Street Heritage Conservation Area'. This symbolic position gives the building an important status: it is expected of it to maintain the continuity between the residential quarters to the West and the historic centre of the East, while being worthy of such on all its faces, including when seen from afar.

This urban continuity is encouraged through the use of a single continuous solid base. From there, a light weight form rises, lifted off the ground, highlighting the presence of the building in its environment.

The base - which includes Precast Concrete walls, solid slow functions, the ground floor and a parking lot - is on the outside a concrete wall with metal fencing to provide a 'secure' compound area to the site. The light metallic privacy and sun shades help soften the building when seen from a higher point. The façade is organised in such a manner that is structured, organised and transparent creating a sheath that cinches the functionality of the building with an air of nobility. It ensures its protection and a cultural link to the city's history.

The upper storey seems slightly suspended above, emphasising the contemporary character of the project and clearly reaffirming its vocation as an important public service. The lifted form contains two plateaus freed from each other, filled with various modular offices and locales. That leaves space for a continuous glass sheeting of the outside surfaces to the North, East and West that filters natural light through to the offices via windows and louvres. The more confidential areas are wrapped in dark aluminium panelling, where by also creating a neutral backdrop to the Old and New Courthouse when viewed from the lower Albert Street frontage.

While the station is predominantly low in form to the Civic Street Frontage the sheltered entry canopy shifts the scale of the facility from domestic to civic. The concept of the facility street frontage is largely responsive to its locality in the regional Manning area. Imagine the building frontage as an abstracted tree undercroft (Taree or Tareebit is the Biripai word for fig tree), which reinstates a notional form of shelter to the site whilst signifying new life to a site that is heavily porous. The entry and precinct are framed with a 'bookend' solid wall making it an extension of the ground floor solid base surface. Its treatment, in contrast with the light weight upper storey of the other three facades, emphasises the frontal aspects of the police station, both open to the city and protected.

The building is seen at once providing a Police presence, a link and a Justice Precinct."

4.4 Detailed Description

The proposed building comprises:

Ground Floor

- Main entry to Police Station with awning over and feature blade wall
- Public foyer and interview rooms
- Duty room
- Two staff entry points to rear
- Small meeting room
- Charge room and cells
- Offices
- Storage areas
- Shower and toilet block
- Van dock, trailer bays, mobile command post vehicle parking area
- Secure link (air lock) through to Court House

First Floor

- Offices
- Large meeting/training/conference room
- Outside terrace area
- Meal room
- Fitness room
- Shower and toilet block
- Plant room

4.5 Materials and Finishes

The proposed materials and finishes will comprise concrete panels, metal cladding and aluminium framing as illustrated on the Architectural Plans (DA520) at **Appendix 2**.

4.6 Hours of Operation

Due to the nature of the proposed development being a police station, the hours of operation are 24 hours a day, seven days a week.

4.7 Vehicular Access and Car Parking

Vehicular access to the site is proposed to remain unchanged as part of the proposed development with police vehicles accessing the site via the existing concrete driveway to the north east of the site (between the historic Court House and the adjacent St Mary's Church Hall). As per current arrangements, this driveway is not available for public vehicular access and accommodates a security gate. Slight modification to the driveway width is necessary due to the current boundary fencing being located incorrectly with the fence proposed to be relocated approximately one metre to the west to rectify this existing anomaly.

The existing north eastern driveway is also currently used by Court staff and it is proposed to construct a new internal concrete driveway from the main access to the rear of the historic court house building. A new security gate will be installed to allow police vehicle entry and exit only from the driveway to the rear of the site.

The existing driveway at the southern end of the site will be removed and the kerb, gutter, footpath and grassed area reinstated.

The proposed development includes the provision of 30 car parking spaces, for the use of police vehicles and official visitors only, with 23 car parking spaces, one (1) accessible space, two (2) custom large vehicle spaces located to the rear of the site and four (4) "first response" car parks on Albert Street. In addition, there will also be three (3) trailer spaces to the rear. Five internal car parking spaces will be lost as a result of the development.

The proposed first response car parks on Albert Street are required to be 90-degree rear to kerb parking in order to meet police operational and safety standards and to enable quick response should an incident occur.

4.8 Court House Works

Minor works are required to the ground level exterior facade of the Court House (rear) and internal walls to accommodate the new proposed transfer link between the Police Station and the Court House. This link will comprise a secure corridor from the Police Station connected via a secure air lock to the Court House and will enable the safe and secure transfer of prisoners from the cells to the Court House.

4.9 Demolition, Excavation and Civil Works

The proposal includes the demolition of the existing police station buildings and structures, and removal of associated hardscape and landscape areas, as identified on the Demolition Plan included within the architectural plans at **Appendix 2**.

The existing driveway to the Police Station is to be removed and the kerb, gutter and grassed area reinstated. The existing substation near the driveway will also be relocated.

The site currently sits above the surrounding land with significant retaining walls to the northern end of the site. Excavation is proposed to lower the ground level so that it is consistent with the Court House and more in alignment with the levels of surrounding areas, and to establish an appropriate building platform for the new police station building. Excavation of up to approximately 2.5 metres will be required towards the northern end of the site to accommodate the building and the concrete parking area. Due to the sloping nature of the site, the building will be constructed at or near the existing surface level towards the southern end of the site.

A shoring system comprising soldier pile secant walls with reinforced shotcrete infill panels has been proposed for the site. The maximum height of the retaining wall is approximately 2.75 metres at the rear of the site.

Proposed stormwater management includes roof drainage through gutter and downpipes to an inground gravity drainage system connected to an on-site detention tank. A new stormwater pit and a 35m long 450mm diameter stormwater pipe will be installed to connect to the existing council stormwater pit on Albert Street. A Spel Filter treatment system or equivalent will be installed to meet required water quality targets.

4.10 Fencing and Lighting

The proposed development includes fencing to the north, south and west boundaries to ensure the security of the Police Station and Court House. The proposed 1800mm high steel fence will be made up of 45 degree angled painted flat steel bars.

An internal security fence between the Police Station and Court House (just after the public entry point) will restrict access to the secure areas of the site.

External lighting is proposed to the police station entry and Court House interface, as well as to the access driveway, car parking area and exterior of the police station building, as shown on the Lighting Plan at **Appendix 5**.

4.11 Signage

The proposed development includes new business identification signage in the form of a wall sign to be located on the blade wall proposed at the entry to the police station along to south western boundary adjacent. The signage incorporates a NSW Police sign with dimensions 980mm (w) x 980mm (h) to the upper left of the wall which is illuminated and is visible from both sides of Albert Street. To the lower left of the wall will be a wall mounted sign with the station name 'Taree Police Station' with dimensions 5015mm (w) x 300mm (h) alongside the NSW Police Crest with dimensions 400mm (w) x 500mm (h). Details of the proposed signage is provided in the Signage Plan at **Appendix 6**.

The signage replaces the existing NSW Police pylon sign on the site which is to be demolished as part of the development.

4.12 Landscaping

New site landscaping is proposed as part of the development, as shown on the Landscape Plan prepared by Group GSA at **Appendix 7**.

The majority of the existing trees on the site are to be retained, with only two trees near the proposed site entry to be removed. The existing trees will be augmented with the planting of evergreen and deciduous trees at the site entry and the area between the Court House and Police Station.

The site entry area features a concrete wall to the front which acts as a ram barrier to the street frontage. This will be softened by a landscaped garden area featuring turf, boulders and garden beds.

The interface to the Court House at the front of the site will be landscaped with turf and a replacement tree and understorey planting.

In-situ low concrete walls and bench seating, along with planting and feature boulders will be provided in the area between the Court House and Police Station.

A further landscaped area is proposed to the south eastern side of the site, featuring a built in BBQ bench, seating benches integrated with the building façade and glazing, outdoor tables and chairs, with bamboo planting as a green outlook from the internal void.

4.13 Ecologically Sustainable Design

The project seeks to incorporate ecologically sustainable design features as far as possible. An Ecologically Sustainable Design (ESD) Concept Design Report, prepared by JHA Consulting Engineers (refer **Appendix 8**) identifies key ESD initiatives that could be included in the proposed development, representing a number of sustainability opportunities that would provide ongoing energy and water savings as well as provide a healthier and more productive environment for future occupants. These measures will be developed as part of the design development post DA approval.

4.14 Waste Management

A Site Waste Minimisation and Management Plan has been prepared for the proposed development (refer **Appendix 9**), noting that it will require further detail once contractors are appointed for demolition and construction.

Waste will be minimised, sorted and recycled where appropriate, with brick and concrete from demolition to be reused for landscaping (in part) and construction of the road base. The demolition contractor will be responsible for ensuring: an area is allocated on the site for the storage of materials for reuse, recycling and disposal; separated and clearly signed bins/areas are provided on site; and measures are implemented to prevent damage by the elements, odour, health risks and windborne litter.

5. ENVIRONMENTAL ASSESSMENT

This section provides an assessment of the planning issues associated with the proposed development in accordance with relevant legislation and section 4.15(1) of the EP&A Act.

5.1 Commonwealth Legislation

The Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) requires approval from the Federal Minister for the Environment to carry out a 'controlled action' where it is likely to have a significant impact on a 'matter of national environmental significance'. Matters of National Environmental Significance include among other matters world heritage properties, national heritage properties, listed threatened species, ecological communities and migratory species.

The proposed development is unlikely to have an impact on any of the listed matters and therefore referral under the EPBC Act is not required.

5.2 NSW Legislation

5.2.1 *Environmental Planning and Assessment Act 1979*

The proposed development is consistent with the objects of the EP&A Act. In particular the following objects are relevant to the proposal:

- (a) to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources,*
- (b) to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,*
- (c) to promote the orderly and economic use and development of land,*
- (f) to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),*
- (g) to promote good design and amenity of the built environment,*
- (h) to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants*

The proposed development is consistent with these objects as it:

- redevelops an existing police station to make it more efficient, safe and able to better serve the community, thus promoting the social and economic welfare of the community and representing an effective and sustainable use of the built environment and resources,
- incorporates ESD principles, aiming to provide both passive and active sustainability initiatives including design to achieve a 4-star Energy NABERS rating, compliance with the Building Code of Australia Section J energy efficiency requirements, provision of external

shading devices to all sun affected windows, possible solar hot water system and selection of endemic low maintenance landscape species,

- will result in the orderly and economic use of the land,
- provides a vastly improved building design both internally and externally when compared to the existing development on site, and
- replaces a building which is in poor condition with a well-constructed and efficient building which ensures the protection of the health and safety of both staff and visiting members of the public.

5.2.2 Integrated development

The proposed development is not “integrated development” as provided for under Section 4.46 of the *EP&A Act*, as no approvals or permits are required to carry out the development under any other Acts. Irrespective, Section 4.4 of the *EP&A Act* states that the integrated development provisions in Division 4.8 of the *EP&A Act* do not apply to development the subject of a development application made by or on behalf of the Crown (other than development that requires a heritage approval).

5.3 Environmental Planning Instruments

5.3.1 State Environmental Planning Policies

State Environmental Planning Policy (State and Regional Development) 2011

Part 4 and Schedule 7 of this Policy nominates certain forms of development as “regionally significant” and provides that the relevant regional panel is the consent authority for that development application.

As this proposal has a capital investment value of more than \$5 million (\$13.935 million) and is to be carried out by or on behalf of the Crown, it is classified as regionally significant development. The Hunter and Central Coast Joint Regional Planning Panel is therefore the consent authority for the subject application.

State Environmental Planning Policy (Infrastructure) 2007

State Environmental Planning Policy (Infrastructure) 2007 (Infrastructure SEPP) permits certain activities to be undertaken by public authorities, either with consent or without consent. Clause 76 of the Infrastructure SEPP provides that a public administration building may be undertaken by a public authority with consent on any land where it is to be carried out on land on which an existing infrastructure facility is located.

A public administration building is defined as:

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

The proposed development is for a police station which is located on the same site as an existing infrastructure facility, namely the Taree Court House, and is therefore permitted with consent under the Infrastructure SEPP.

The development is not of a type listed in Schedule 3 of the Infrastructure SEPP (traffic generating development) which requires referral to Roads and Maritime Services. Further clause 101 of the SEPP does not apply as the site does not have frontage to a classified road.

There are no other provisions within the Infrastructure SEPP relevant to the subject proposal.

State Environmental Planning Policy No. 55 – Remediation of Land

State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55) provides a State-wide planning approach to the remediation of contaminated land by considering whether the land is contaminated and, if it is contaminated, whether it can be made suitable for the proposed purpose.

A Preliminary Stage 1 Environmental Site Assessment has been undertaken by Environmental Investigation Services (refer to **Appendix 10**).

The assessment identified potential sources of contamination including fill, an abandoned petrol underground storage tank and hazardous building materials from existing structures. On the site surface in areas of exposed fill soils and generally around the forensics building, fibre cement fragments (FCF) were identified and a representative sample found to contain asbestos. All FCF were considered to be in good condition and could not be broken by hand pressure (i.e. it was considered to be bonded).

The assessment concludes that the contaminants of potential concern which were identified at the site pose a low risk to receptors, and that the site can be made suitable for the proposed development if the following recommendations are implemented:

1. Undertake a Ground Penetrating Radar (GPR) survey to identify the location and orientation of the abandoned underground storage tank (UST).
2. Conduct an emu-bob for removal of FCF across the site by a suitably licenced asbestos contractor. All FCF to be disposed of to a NSW EPA licenced facility. Following removal, a surface clearance should be undertaken by a SafeWork NSW licenced asbestos assessor. This should be undertaken following demolition of the site structures. This will provide a safe working environment for site personnel and form part of the waste classification.
3. When the site becomes fully accessible (i.e. after demolition) undertake a Stage 2 ESA including groundwater analysis to address the identified data gaps (including the location of the UST and any associated residual contamination, assessment of groundwater, assessment of areas beneath the existing buildings and assessment of hazardous building materials in the existing buildings). An inspection of the site surface should be undertaken in the footprint of the existing site structures following demolition. The assessment should include sampling and analysis at a minimum of four locations (one on each side) around the UST to assess for any residual soil contamination. The assessment should also include the analysis of some soil samples to confirm the absence of acid sulfate soil.

A Hazmat has been undertaken for the existing buildings on the site and is provided at **Appendix 11**.

It is further recommended that in the event unexpected conditions are encountered during development work or between sampling locations that may pose a contamination risk, all works should stop and an environmental consultant should be engaged to inspect the site and address the issue.

It is anticipated that the recommendations can be addressed by way of conditions of consent. It is therefore considered that the requirements of SEPP 55 are satisfied and that the subject land is suitable for the proposed police station use.

State Environmental Planning Policy No. 64 – Advertising and Signage

State Environmental Planning Policy No. 64 – Advertising and Signage (SEPP 64) provides a State-wide approach to the assessment and consent of signage including both advertising and business identification signage.

The definition of “signage” under the SEPP includes business identifications signs. The proposed development includes new business identification signage in the form of a wall sign to be located on the blade wall proposed at the entry to the police station at Alfred Street. The signage incorporates the NSW Police sign with dimensions 980mm (w) x 980mm (h) to the upper left of the wall which is illuminated and is visible from both sides of Albert Street. To the lower left of the wall will be a wall mounted sign with the station name ‘Taree Police Station’ with dimensions 5015mm (w) x 300mm (h) alongside the NSW Police Crest with dimensions 400mm (w) x 500mm (h). Details of the proposed signage is provided in the Signage Plan at **Appendix 6**.

The signage replaces the existing NSW Police pylon sign on the site which is to be demolished as part of the development.

The general signage provisions contained within Clause 8 of SEPP 64 apply to the proposed sign. The proposed sign is of high quality, is located in a suitable location immediately adjacent to the public entry to the police station and accordingly will identify the Police Station for visitors. The sign is of an appropriate size and scale and is compatible with the amenity and visual character of the area. An assessment of the proposed sign, having regard to the assessment criteria contained within Schedule 1, is provided in **Table 2**.

Table 2: SEPP 64 Schedule 1 Assessment

Assessment Criteria		Comment
1 Character of the area	• Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?	The proposal replaces an existing sign on site and is compatible with the existing future character of the locality having regard to the proposed new building.
	• Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?	n/a – proposal does not relate to outdoor advertising

2 Special areas	<ul style="list-style-type: none"> Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas? 	No – the proposal will not result in any adverse amenity or visual impacts being appropriately designed to be consistent with the character of the new police station and the surrounding area
3 Views and vistas	<ul style="list-style-type: none"> Does the proposal obscure or compromise important views? 	No – the proposal does not impact any important views.
	<ul style="list-style-type: none"> Does the proposal dominate the skyline and reduce the quality of vistas? 	No – the proposed sign will not have any impact on the skyline or views.
	<ul style="list-style-type: none"> Does the proposal respect the viewing rights of other advertisers? 	N/A – the proposed sign does not affect the viewing or advertising of others.
4 Streetscape, setting or landscape	<ul style="list-style-type: none"> Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape? 	Yes. The scale is in keeping with the existing signage to be demolished and the scale of the proposed building.
	<ul style="list-style-type: none"> Does the proposal contribute to the visual interest of the streetscape, setting or landscape? 	Yes – the proposed sign will provide an attractive addition to the streetscape and will assist visitors to identify the new police station entry.
	<ul style="list-style-type: none"> Does the proposal reduce clutter by rationalising and simplifying existing advertising? 	No, the signage proposed is a replacement of the exiting signage on site however .no clutter exists in the area
	<ul style="list-style-type: none"> Does the proposal screen unsightliness? 	No – none applicable
	<ul style="list-style-type: none"> Does the proposal protrude above buildings, structures or tree canopies in the area or locality? 	No – the proposed sign is located on a proposed blade wall integrated within the building design
	<ul style="list-style-type: none"> Does the proposal require ongoing vegetation management? 	No – not applicable
5 Site and building	<ul style="list-style-type: none"> Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located? 	Yes - The proposal is compatible with the scale and proportion of the proposed Police Station building and existing Court House buildings.
	<ul style="list-style-type: none"> Does the proposal respect important features of the site or building, or both? 	Yes - The proposed has been sited to ensure that it does not detract from the important features of the proposed building or adjacent courthouse buildings.
	<ul style="list-style-type: none"> Does the proposal show innovation and imagination in its relationship to the site or building, or both? 	N/A
6 Associated devices and logos with advertisements and structures	<ul style="list-style-type: none"> Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed? 	Yes – lighting of the sign is proposed to enable identification of the police station both day and night given its 24 hour operation.
7 Illumination	<ul style="list-style-type: none"> Would illumination result in unacceptable glare? 	No - The proposed illumination is restricted to the Police Sign and would not result in unacceptable glare.
	<ul style="list-style-type: none"> Would illumination affect safety for pedestrians, vehicles or aircraft? 	No – the proposed lighting would, to the contrary, improve the safety of visitors to the site.
	<ul style="list-style-type: none"> Would illumination detract from the amenity of any residence or other form of accommodation? 	No - The proposed sign replaces an existing sign and would not alter the amenity of any sensitive land use.

	<ul style="list-style-type: none"> Can the intensity of the illumination be adjusted, if necessary? 	No - The illumination is not proposed to be adjustable
	<ul style="list-style-type: none"> Is the illumination subject to a curfew? 	No - The station operates 24/7 and as such the sign would be intended to be illuminated throughout the night, every night.
8 Safety	<ul style="list-style-type: none"> Would the proposal reduce the safety for any public road? 	No - The proposed signage is not flashing or intermittent and would not affect the safety of the public road.
	<ul style="list-style-type: none"> Would the proposal reduce the safety for pedestrians or bicyclists? 	No – the proposed sign would improve the safety of pedestrians and / cyclists by clearly identifying the entry to the new police station.
	<ul style="list-style-type: none"> Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas? 	No – the proposed sign is integrated within a blade wall at the entry to the police station and will not obscure any sightlines or create any predator traps in accordance with safety principles.

Having regarded to the above assessment it is considered that the proposed signage is consistent with the assessment criteria. No other provisions within the SEPP are relevant to the proposed business identification signage.

State Environmental Planning Policy (Coastal Management) 2018

State Environmental Planning Policy (Coastal Management) 2018 aims to promote an integrated and co-ordinated approach to land use planning in the coastal zone. The site is located within the “coastal environment area” as defined by the Policy.

Under clause 13(1) of the SEPP, the consent authority must consider whether the proposed development is likely to cause an adverse impact on the listed matters. These are addressed in **Table 3**.

Table 3: Assessment Against Coastal Management SEPP

Assessment Criteria	Comment
(a) the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment	Minimal impact – controls are proposed to manage the proposed excavation including sediment and erosion control measures.
(b) coastal environmental values and natural coastal processes	No impact – impacts of the proposed development are anticipated to be localised to the area which is approximately 400m from the nearest coastal water body being the Manning River.
(c) the water quality of the marine estate (within the meaning of the Marine Estate Management Act 2014), in particular, the cumulative impacts of the proposed development on any of the sensitive coastal lakes identified in Schedule 1	No impact – impacts of the proposed development are anticipated to be localised to the area which is approximately 400m from the nearest coastal water body being the Manning River and is not in the vicinity of any of the sensitive coastal lakes.

(d) marine vegetation, native vegetation and fauna and their habitats, undeveloped headlands and rock platforms	No impact – impacts of the proposed development are anticipated to be localised to the area which is approximately 400m from the nearest coastal water body being the Manning River.
(e) existing public open space and safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability	No impact – the proposed development is approximately 400m from the nearest coastal water body being the Manning River.
(f) Aboriginal cultural heritage, practices and places	An assessment of potential impacts to Aboriginal cultural heritage has been undertaken and further investigation is recommended. Addressed in section 5.4.3 .
(g) the use of the surf zone	No impact – the proposed development is not near any surf zones.

As identified in **Table 3**, the proposed development will have minimal to nil impact on the coastal environment area. As such, the consent authority can be satisfied that the development is designed, sited and will be managed to avoid, minimise or mitigate any of the adverse impacts identified in the SEPP.

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 (Vegetation SEPP) aims to protect the biodiversity values of trees and other vegetation, and associated amenity values, by regulating the clearing of native vegetation on urban land and land zoned for environmental conservation/management that does not require development consent.

The Vegetation SEPP applies to the Sydney and Newcastle metropolitan areas, and to all other land in NSW that is zoned for urban purposes or for environmental conservation/management. The Vegetation SEPP applies to clearing of:

- native vegetation above the Biodiversity Offset Scheme (BOS) threshold where a proponent will require an approval from the Native Vegetation Panel established under the Local Land Services Amendment Act 2016; and
- vegetation below the BOS threshold where a proponent will require a permit from Council if that vegetation is identified in the council's development control plan (DCP).

The proposed development includes the removal of two trees. The Greater Taree Development Control Plan 2010 does not prescribe vegetation which is subject to the Vegetation SEPP provisions (or the repealed Clause 5.9 which would continue to have effect until new DCPs are developed). As such, this SEPP does not apply to the proposed development.

5.3.2 Greater Taree Local Environmental Plan 2010

Zoning and Permissibility

The subject land is zoned R1 General Residential under the *Greater Taree Local Environmental Plan 2010* (GTLEP 2010).



Figure 4: Site zoning (approximate site shown with arrow)

The police station, defined as a “public administration building”, is not permissible in the R1 zone under the LEP. However, the police station can also be considered as an “emergency services facility” which is permissible with consent in the R1 zone as it is an innominate use (that is, not listed as either prohibited or permissible without consent).

Notwithstanding the LEP provisions, this application relies on the Infrastructure SEPP which provides that a public administration building can be undertaken by a public authority on land on which an existing infrastructure facility is located. As stated at clause 8(1), the Infrastructure SEPP prevails over any other environmental planning instrument. This is reinforced by clause 5.12 of the GTLEP 2010 which provides that “...this Plan does not restrict or prohibit, or enable the restriction or prohibition of, the carrying out of any development, by or on behalf of a public authority, that is permitted to be carried out with or without development consent, or that is exempt development, under State Environmental Planning Policy (Infrastructure) 2007”. As the proposal is permitted with consent under the Infrastructure SEPP, the permissibility or otherwise of the development under the GTLEP 2010 is not relevant.

The objectives of the R1 zone are:

- To provide for the housing needs of the community.
- To provide for 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 meets the objectives of the R1 zone in providing a vital police service to the community. Further it should be noted that the proposal seeks to merely redevelop an existing police station which has been located on the site since 1862.

Clause 4.6 Exceptions to Development Standards

Clause 4.6 of the GTLEP 2010 allows for consent to be granted for development even though the development would contravene a development standard. The purpose of this clause is to provide an appropriate degree of flexibility in applying certain development standards to particular development, and to achieve better outcomes for and from development by allowing flexibility in particular circumstances.

Clause 4.6(3) requires that development consent not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating (a) that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and (b) that there are sufficient environmental planning grounds to justify contravening the development standard.

The proposed development does not comply with the following development standards under the LEP:

- Clause 4.3, Height of Building - maximum height limit of 8.5 metres
- Clause 4.4, Floor Space Ratio - maximum FSR of 0.45:1

A Clause 4.6 Variation Request for these two standards is attached at **Appendix 12** which demonstrates that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and that there are sufficient environmental planning grounds to justify contravening the development standard.

Clause 5.10 Heritage Conservation

This clause requires the consent authority to consider the effect of the proposed development on any heritage items or areas.

The Court House is listed as a heritage item under the GTLEP 2010 (Item I117 Courthouse) and the site is within the Albert Street Heritage Conservation Area. There are also a number of heritage items in the vicinity, as shown in **Figure 5** below, including:

- St Paul's Presbyterian Church (Item I113)
- Former Catholic Church and Hall "our Lady of the Rosary" (Item I114)

- Catholic Church (Item I115)
- Catholic Presbytery (Item I116)
- 90 Albert Street – dwelling (Item I118)
- 21 Commerce Street – dwelling (Item I122)
- 25 Commerce Street – dwelling (Item I123)
- 27 Commerce Street – dwelling (Item I124)

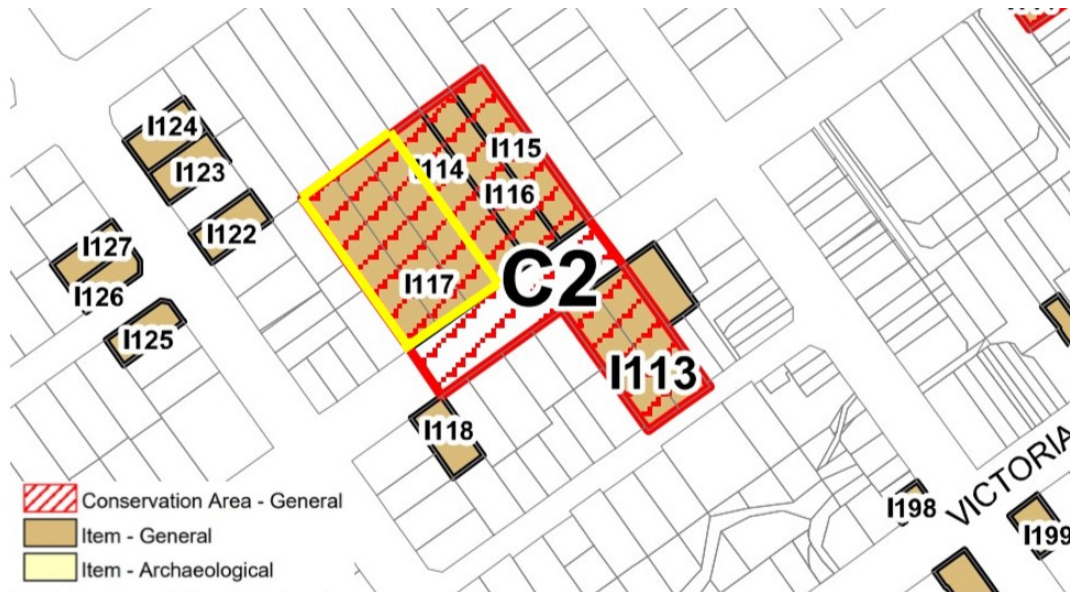


Figure 5. Heritage listed items under GTLEP 2010 (site shown in yellow)

Potential impacts on heritage are addressed in detail at **Section 5.4.3** of this report, supported by a Heritage Assessment and Impact Statement (HA&IS), prepared by GML Heritage and provided at **Appendix 13**. The heritage assessment concludes that the proposed demolition of the existing police station and the design of the new police station are acceptable in terms of heritage impact. Conditions of consent are proposed to ameliorate any potential impacts including further Aboriginal cultural heritage assessment and archaeological investigations, development of an Archaeological Research Design (detailing the proposed methodology for investigation and salvage of the historical archaeological resource), and the preparation of an Interpretation Plan to facilitate and implement appropriate interpretation of the heritage significance of the site.

Other Provisions

The compliance of the proposal with the remaining relevant provisions of the GTLEP 2010 is addressed in **Table 4** below.

Table 4: GTLEP 2010 Compliance Table

Clause	Comment	Complies
Clause 7.1 Acid sulfate soils	<p>This clause requires the consent authority to ensure that development does not disturb, expose or drain acid sulfate soils and cause environmental damage.</p> <p>The site is located within Acid Sulfate Soils (ASS) Class 5 area that is within 500m of a Class 1 area (approximately 400m to the Manning River which is classified as Class 1 ASS). This clause states that works that are below 5 metres AHD and are likely to lower the water table below 1 metre AHD on the Class 1 land could pose an environmental risk in terms of ASS, which does not apply to the proposed development.</p>	Yes
Clause 7.2 Flood Planning	<p>This clause applies to land below the flood planning level and requires consideration of flood impacts.</p> <p>The site is not subject to overland flow or located within an area identified as flood prone land.</p>	n/a
Clause 7.3 Earthworks	<p>This clause provides that consent is required for earthworks and specifies the matters to be taken into account in determining whether to grant consent.</p> <p>Geotechnical and contamination assessments have been submitted which address the potential impact of the proposed earthworks on relevant matters including surrounding development, contaminated soils, drainage, soil stability and management of soil to be excavated.</p> <p>Having regards to these reports, and subject to the imposition of relevant conditions of consent, it is considered that the proposed earthworks will not result in any unacceptable adverse impacts.</p>	Yes

There are no other relevant provisions contained in GTLEP 2010.

5.3.3 Draft Amendments to Greater Taree Local Environmental Plan 2010

A current planning proposal exists which proposes a number of amendments to the GTLEP 2010 including, of relevance to the proposed development, a proposed change to the Heritage Conservation Area floor space ratio (FSR) control.

The planning proposal seeks to amend the GTLEP 2010 to ensure the FSR in the Heritage Conservation Area is consistent with the FSR applied to the relevant zone i.e. 0.6 FSR for the R1 General Residential in which the proposed development is located, rather than the current 0.45 FSR. The planning proposal outlines the following rationale in relation to this proposed change to FSR:

“A review of our heritage provisions identified that the floor space ratio (FSR) that applies to land in a Heritage Conservation Area is 0.45, which is less than that applied to surrounding residential (0.6) and business (0.8+) zones outside the Heritage Conservation Area.

Heritage Conservation Areas identify heritage values that need to be considered when developing a site, but should not limit the FSR to that below what is typically expected in the zone. It is intended that the FSR be amended to be consistent with that applied

to the relevant zone. This proposed change aims to ensure that owners of buildings in heritage conservation areas are not disadvantaged in terms of the FSR compared to properties outside of the conservation area.”

The planning proposal was on public exhibition in November 2017 and is currently with Council for implementation. The proposed development is generally consistent with this proposed amendment to the LEP notwithstanding that the proposed floor space ratio is consistent with the FSR applicable to business zones rather than residential zones.

5.3.3 Development Control Plans

Greater Taree Development Control Plan 2010

Compliance with the relevant controls in the Greater Taree DCP 2010 is summarised at **Appendix 14**. The assessment demonstrates that the proposal is consistent with the relevant objectives and provisions of the DCP.

Greater Taree Section 94A Contributions Plan 2016

The *Greater Taree Section 94A Contributions Plan 2016* applies to the subject site. Under the Plan, industrial and commercial development with a development cost greater than \$200,000 that would result in an increase in the existing gross floor area on the site of more than 5 percent, will be subject to a fixed rate section 94A levy.

According to Planning Circular D6, it is generally not appropriate to require development contributions for Crown developments as *“Crown activities providing a public service or facility lead to significant benefits for the public in terms of essential community services and employment opportunities...these activities are not likely to require the provision of public services and amenities in the same way as developments undertaken with a commercial objective”*.

Given the important community service provided by the NSW Police, it would not be appropriate to levy a development contribution for the proposed development.

5.4 Section 4.15(1)(b) Environmental Assessment

5.4.1 Built Form and Urban Design

The design of the new police station responds to its location within the 'Justice Precinct' on the edge of a residential zone within the 'Albert Street Heritage Conservation Area'. It seeks to integrate the functional requirements of providing a secure police station within this context.

The building includes a single continuous solid base with a light weight form above. Light metallic privacy and sun shades help soften the building. Continuous glass sheeting to the north, east and west filters natural light through to the offices via windows and louvres. The more confidential areas are wrapped in dark aluminium panelling, also creating a neutral backdrop to the old and new Court House when viewed from the lower Albert Street frontage.

The predominant building materials used throughout the immediate urban area are a mixture of weatherboard, precast concrete, face brick and rendered brick. Lighter weight cladding material such as metal and fibre cement claddings are often utilised for upper stories, out houses and infill areas. In acknowledgement of this context, the new Police Station is proposed to be constructed from a solid base (coloured precast concrete) for the predominant ground floor wall cladding. The architectural treatment of the upper floor changes to provide contrast, reduce massing and present the upper floor as a lighter weight element set back from the street frontages. To achieve this, the wall cladding changes to a predominantly glazed façade with charcoal grey metal wall cladding along the Court House interface.

Materials have been selected that are sympathetic to the materials used for the Court House and the wider heritage context. Further, the police station building is set back from the street to mirror the setback of the historic Court House and to provide a public forecourt area.

The new entrance to the police station, which projects out towards the street, will provide the police with a greater physical presence in Albert Street. While the station is predominantly low in form to the street frontage, the sheltered entry canopy shifts the scale of the facility from domestic to civic. The entry and precinct are framed with a 'bookend' solid wall making it an extension of the ground floor solid base surface. Its treatment, in contrast with the light weight upper storey of the other three facades, emphasises the frontal aspects of the police station, both open to the city and protected.

The built form and urban design of the proposed development provides a vastly improved site in comparison to the existing outdated building and associated accumulation of demountable buildings currently on the site. The building responds to its context and improves not only the visual amenity of the site but also its locality.

5.4.2 Height, Bulk and Scale

The height and scale of the proposed building sits just beyond the statutory planning envelope controls. However, importantly the height and scale responds to the local building context at street level. Surrounding buildings are a mixture of 1 and 2 storey structures generating a relatively low streetscape pattern and higher pattern when set back from the street frontage. In response, the proposed Police Station presents as a single storey structure across the Albert

Street frontage with an upper storey set back centrally to the site to reduce the massing and scale of the building to the public interface. This outcome will maintain the human scale and character of the surrounding context.

To respect the heritage listed Court House and wider heritage context, the scale and massing of the building has been deliberately reduced at street frontage by the strategic use of materials and setbacks to the upper floor.

The height of the new entrance to the police station is comparable to that of the single storey heritage cottage at 90 Albert Street and to the cottage immediately adjacent to the police station entrance.

The two-storey element of the proposed building is set back a long way from the street behind the historic Court House, as well as being set in from the eastern side boundary of the site behind the Court House, and is comparable in height to the new Court House building.

Overall, the height, bulk and scale of the proposed development is considered to be appropriate given the local context.

5.4.3 Heritage

The Court House is listed as a heritage item under the GTLEP 2010 (Item I117 Courthouse) and the site is within the Albert Street Heritage Conservation Area. There are also a number of heritage items in the vicinity including:

- St Paul's Presbyterian Church (Item I113)
- Former Catholic Church and Hall, 'Our Lady of the Rosary' (Item I114)
- Catholic Church (Item I115)
- Catholic Presbytery (Item I116)
- 90 Albert Street – dwelling (Item I118)
- 21 Commerce Street – dwelling (Item I122)
- 25 Commerce Street – dwelling (Item I123)
- 27 Commerce Street – dwelling (Item I124)

A Heritage Assessment and Impact Statement (HA&IS), prepared by GML Heritage is provided at **Appendix 13**. The report notes that the heritage listing under the LEP refers to the Court House rather than the Police Station. The heritage assessment provided is specifically for the police station.

Although the site has been identified as having a significant long and continuous association with the NSW Police Force, the early police station buildings have been found to have been altered to such a degree that their original use is barely recognisable within the existing much larger police complex. Whilst the demolition of the buildings on the site will obviously have some heritage impact, the continued occupation of the site by the NSW Police Force is of primary importance and will be maintained through the proposed new development. This will have a positive heritage impact.

The proposed development will require bulk excavation across the site which would disturb and remove any archaeological remains, either Aboriginal or historical. There is low to

moderate potential for the site to contain historical archaeological artefacts, deriving from the early use of the site as a police lockup and residence from 1863 – 1932, and from accidental loss or discarding from all phases of use. The level of Aboriginal archaeological potential is moderate, based on the limited nature of disturbance to a majority of the soil profile (containing most of the potential for stone artefacts).

A search of the OEH Aboriginal Heritage Information Management System (AHIMS) database found no registered sites or Aboriginal Places within the site area, with the closest AHIMS site approximately 2.4km east. However, the assessment reveals that, based on the landforms and history of the area, the site has the potential to contain Aboriginal archaeology. The area is in close proximity to the Manning River, a stable water and resource source, and the wider area is known to have been used by Aboriginal people in the past. The historical clearing of the land may have disturbed the surface expression of occupation sites and areas but is unlikely to have substantially removed this occupation evidence. Therefore, further investigation of Aboriginal archaeology has been recommended.

Impact on the Historic Court House

In regards to impacts on the setting and views of the heritage listed Court House on the site, it is noted that the two-storey element of the proposed building is comparable in height to the new Court House building. The new police station is set a long way back from the street behind the historic Court House. It is also set in from the eastern side boundary of the site behind the Court House. Together with the lowered ground level of the new building, the visual impact on views of the Court House from the street will be minimised. On the western side of the site, the new two storey building on the rear portion of the site will be substantially obscured from view by the projecting single storey entrance to the new police station and the new Court House building. Therefore, the new police station will have little impact on views of the 1882 Court House.

The new entrance to the police station, which projects out towards the street, will provide the police with a greater physical presence in Albert Street. This will support their long term association with the site and the Court House, strengthening the physical sense of place associated with the Justice Precinct in Taree. It will also symbolically strengthen the police's historic role in contributing to the upholding of law and order in Taree. Thus, the new entrance will have a positive heritage impact.

Albert Street Heritage Conservation Area

The new police station will be visible from the former Our Lady of the Rosary Catholic Church and Presbytery that adjoin the site on the eastern side. However, the height of the police station (which is no higher than the heritage buildings on the church site) and the spatial separation between the police station and the existing church buildings, achieved through the substantial setback of the police building from the side boundary that separates it from the church buildings, and the driveway and car park on the church site, means that the level of heritage impact will be acceptable.

The new police station will generally not be visible from the Taree Presbyterian Church which is located across the road from the Court House. Thus, there will be no heritage impact on the church.

Heritage Items in the Vicinity

The single storey entrance to the police station is located opposite the heritage cottage located at 90 Albert Street. The height of the new entrance wing to the police station is comparable to that of the single storey heritage cottage and to the cottage immediately adjacent to the police station entrance. The new police station will have minimal heritage impact on the heritage cottage.

The blade wall that extends out towards Albert Street will provide a solid barrier between the police station and Justice Precinct and the cottage immediately adjacent. The wall will have an impact on the setting of this cottage. Although this cottage is not a heritage item, it is consistent with and contributes to the character of the adjoining residential precinct, which include several heritage items. To reduce the impact of this wall on the cottage, it should not project past the building line of the new Court House. The wall would then frame the Justice Precinct and the entrance to the new police station.

There will be no heritage impact to heritage listed houses in Commerce Street as the police station would be screened from view by an existing stand of mature trees that exists along the rear boundaries of the properties.

Recommendations

In summary, the following recommendations are made in regard to potential heritage impact:

- A full Aboriginal cultural heritage assessment, that confirms to the *Aboriginal Cultural Heritage Consultation Requirements for Proponents*, be undertaken prior to any demolition or excavation works commencing on site.
- If no artefacts are found during the test excavation, an addendum report summarising results, and Aboriginal community consultation undertaken, should be completed.
- Should Aboriginal objects be identified during test excavation, a whole-of-site AHIP should be sought under Section 90 of the *National Parks and Wildlife Act 1974*.
- An Archaeological Research Design (ARD), detailing the proposed methodology for investigation and salvage of the historical archaeological resource. Noting that this will need to be prepared and submitted to the Heritage Division with the Section 140 excavation permit application.
- An application for an excavation permit under Section 140 of the Heritage Act should be submitted to the Heritage Division (as delegate of the NSW Heritage Council) for approval to disturb the site's historical archaeological relics.
- Works should be carried out in accordance with the conditions of the Section 140 excavation permit issued for the site.
- No excavation or other ground disturbance should occur in areas of archaeological potential prior to the issue of a Section 140 excavation permit for the proposed works.
- An Interpretation Plan be prepared in consultation with the NSW Police and the local Aboriginal community to facilitate and implement appropriate interpretation of the heritage significance of the place to the local community of Taree and the local Aboriginal community on the site. This may include display of artefacts found on the site during the pre-development investigations.

It is proposed that these recommendations are implemented by way of conditions of consent.

5.4.5 Parking, Access and Traffic

A traffic and parking assessment report, prepared by Taylor Thomson Whitting, accompanies the development application and is attached at **Appendix 15**. The report assesses the car parking provision of the proposal in terms of capacity, layout and operation and the anticipated traffic impacts. It concludes that the proposed development will result in a minor increase in traffic generation and parking requirements that will adequately be absorbed within the capacity of the existing road network.

Car Parking

Currently, car parking is provided on site for police vehicles to the rear of the police station and to the eastern part of the site. Public car parking is available on Albert Street fronting the Court House.

Parking provisions in the Greater Taree DCP do not specify requirements for a police station, with the closest nominated use being 'public buildings'. With a proposed NFA of 830m² (noting that clause G1.3(3)(b) of the DCP requires parking only in respect of the increased floor area), this would require the provision of 24 car parking spaces, one (1) disabled car parking space and two (2) service vehicle parking spaces.

The proposed development includes the provision of 30 car parking spaces, with 23 car parking spaces, one (1) accessible space and two (2) custom large vehicle spaces located to the rear of the site and four (4) "first response" car parks on Albert Street. In addition, there will also be three (3) trailer spaces to the rear.

These car parks are for the use of police vehicles and official visitors only. In accordance with police policy to avoid security risk, it is not proposed to provide parking for private vehicles on the site.

Five car parking spaces will be lost which are currently on the west side of the Court House building. However, Court staff will be provided with dedicated parking to the rear of the Court House and alternative parking is available on Albert Street. Therefore, the loss of that car parking should have minimal impact.

The proposed four "first response" car parks on Albert Street are required to be 90-degree rear to kerb parking in order to meet police operational and safety standards requiring cars to be reverse parked (noting that existing adjacent car parking is 60-degree nose to kerb). The required dimensions of these car parking spaces and the width of Albert Street (at 17.5 metres) is considered more than sufficient to allow for the use of these car parks without any impact on the safety of other road users and does not result in the loss of any existing public parking on Albert Street.

Car parking spaces have been designed to meet the Australian Standard AS2890.5 and the Police Building Code. Swept path analysis demonstrates that vehicles are able to enter and exit the site in the forward direction and reverse into parking areas without limiting access to other parking spaces or operational areas.

Police station staff currently park their private cars on local streets within a 500 metre radius of the station, and this is anticipated to continue following the redevelopment. The proposed

development will result in an increase of up to 20 private vehicles requiring parking off site. This increase is deemed to be sufficiently small to not have a significant impact on local parking and other users of those car parking spaces, and will be accommodated by the current road network.

It is critical to provide parking spaces which meet the demand required by the NSW Police Force to meet the needs of the community. The proposed development is able to provide an adequate number of car parking spaces to meet these needs and to comply with the DCP requirements.

Vehicular Access

The current vehicle access to the north of the Court House building is a minimum of 3.1 metres and is too narrow for two-way traffic noting that the Greater Taree DCP requires 6 metre wide access for combined entry/exits. As the width of this driveway is limited by the Court House building and associated security infrastructure, it is proposed to retain the driveway as single lane access. The single lane access is proposed to be managed as follows:

- Cars entering the site have right of way managed with a give way sign
- A single car holding bay to wait in while a car enters, and
- A visibility mirror to allow vehicle on Albert Street to see if a vehicle is exiting.

Albert Street is 17.5 metres wide with adequate room for police vehicles to wait to turn into the accessway, with minimal impact on general traffic flows.

The rear parking area is not accessible to the public and is for police vehicles only. The measures outlined above are considered to be adequate to manage the traffic entering and exiting the site.

Pedestrian Access

Current pedestrian access to the Police Station is very unclear and illegible, requiring a long route from Albert Street via a path running between buildings along the west side of the new Court House building before reaching the main police station entry. The proposed development represents a much improved pedestrian access, with access directly from Albert Street.

Traffic

The proposed development will result in minor additional traffic generation in the local area with an additional 20 private vehicles (staff) within a 500 metre radius of the police station and an anticipated 11% increase in movements entering and exiting the station. This increase is considered to be sufficiently small and the current road network deemed adequate to accommodate the increased traffic generation.

5.4.6 Ecologically Sustainable Design

The project seeks to incorporate ecologically sustainable design features as far as possible. An Ecologically Sustainable Design (ESD) Concept Design Report, prepared by JHA Consulting

Engineers (refer **Appendix 8**) identifies key ESD initiatives that could be included in the proposed development, representing a number of sustainability opportunities that would provide ongoing energy and water savings as well as provide a healthier and more productive environment for future occupants. These measures will be further developed as part of the ongoing design development post DA approval.

5.4.7 Noise and Vibration

Construction Noise

The proposed works would be contained within the site with construction vehicles and equipment capable of being accommodated within the site. The overall site is relatively large with scope to contain much of the noise impact of the work to within the boundaries of the site. The extent of the proposed excavation is not considered to be substantial and would not give rise to prolonged significant noise impact on nearby residential areas.

Noise mitigation and management measures will be included in a Construction Environmental Management Plan to be prepared and submitted prior to the issue of a Construction Certificate.

Construction Vibration

A Geotechnical Report, prepared by JK Geotechnics, is attached at **Appendix 16**. In relation to potential vibration impacts, the report recommends that dilapidation surveys be completed prior to the commencement of demolition and excavation on the neighbouring buildings to the north, south, east and west. The dilapidation surveys should include detailed internal and external inspections of the neighbouring buildings, where all defects including defect location, type, length and width are rigorously described and photographed.

The report also advises that any excavation using rock breakers will need to be strictly controlled to manage ground vibrations to nearby buildings and buried services. It is recommended that quantitative vibration monitoring be carried out whenever rock breakers are used on this site, as a precaution against possible vibration induced damage. If the vibration monitoring confirms that transmitted vibrations are excessive, then it would be necessary to change to a smaller rock hammer. Alternatively, geotechnical advice could be sought with respect to alternative excavation techniques.

Vibration mitigation and management measures will be included in a Construction Environmental Management Plan to be prepared and submitted prior to the issue of a Construction Certificate.

Operational

The proposed Police Station would have similar noise impact when compared with the existing operations of the Taree Police Station. There is potential for the proposed development to impact on surrounding noise sensitive receivers with noise emissions from mechanical plant, traffic, vehicle wash bay (high pressure washer), use of the Level 1 terrace on the northern elevation and general station operation.

An Acoustic Report, prepared by JHA, is attached at **Appendix 17**. The report concludes that the proposal will not result in excessive noise generation, and provides recommendations to minimise any potential impacts including:

- Noise controls to be incorporated with the design of the mechanical plant rooms
- Recommended use hours to minimise the noise impact of the pressure washer to the nearest noise sensitive receivers
- Waste / recycling disposal should be limited to the least sensitive periods (i.e. daytime period) where possible
- Use of the external terrace to be managed to control noise emissions, and
- Minimise, whenever possible, the use of patrol car sirens within the car-park and driveway.

The ongoing use of the facility may involve the use of the sirens on operational vehicles departing the site to attend incidents, which could give rise to noise complaints pertaining to the operations of the proposed Police Station. The NSW Police Force has a Safe Driving policy requiring the use of lights and sirens during urgent duties. Lights and sirens are used to inform the surrounding pedestrians and road users of an approaching emergency vehicle conducting urgent duties, alert other drivers to their responsibilities to move out of the way, and warn pedestrians of an approaching potential hazard. The NSW Police Handbook advises the use of discretion in certain circumstances regarding the use of sirens such as in “traffic jams and near hospitals, churches, theatres and other public places where people are likely to assemble”. Whilst it is acknowledged that this aspect of the ongoing Police Station operation may give rise to noise impacts, for safety reasons it is not appropriate to impose a mitigation measure limiting the use of sirens in a manner that would conflict with the NSW Police Force Handbook and Safe Driving Policy.

Written submissions regarding noise complaints as a result of police operations may be forwarded to the Local Area Commander and dealt with appropriately on a case by case basis.

5.4.8 Contamination

A Preliminary Stage 1 Environmental Site Assessment has been undertaken by Environmental Investigation Services (refer to **Appendix 10**).

The assessment identified potential sources of contamination including fill, an abandoned petrol underground storage tank and hazardous building materials from existing structures. On the site surface in areas of exposed fill soils and generally around the forensics building, fibre cement fragments (FCF) were identified and a representative sample found to contain asbestos. All FCF were considered to be in good condition and could not be broken by hand pressure (i.e. it was considered to be bonded).

The assessment concludes that the contaminants of potential concern which were identified at the site pose a low risk to receptors, and that the site can be made suitable for the proposed development if the following recommendations are implemented:

1. Undertake a Ground Penetrating Radar (GPR) survey to identify the location and orientation of the abandoned underground storage tank (UST).

2. Conduct an emu-bob for removal of FCF across the site by a suitably licenced asbestos contractor. All FCF to be disposed of to a NSW EPA licenced facility. Following removal, a surface clearance should be undertaken by a SafeWork NSW licenced asbestos assessor. This should be undertaken following demolition of the site structures. This will provide a safe working environment for site personnel and form part of the waste classification.
3. When the site becomes fully accessible (i.e. after demolition) undertake a Stage 2 ESA including groundwater analysis to address the identified data gaps (including the location of the UST and any associated residual contamination, assessment of groundwater, assessment of areas beneath the existing buildings and assessment of hazardous building materials in the existing buildings). An inspection of the site surface should be undertaken in the footprint of the existing site structures following demolition. The assessment should include sampling and analysis at a minimum of four locations (one on each side) around the UST to assess for any residual soil contamination. The assessment should also include the analysis of some soil samples to confirm the absence of acid sulfate soil.

A Hazmat has been undertaken for the existing buildings on the site and is provided at **Appendix 11**.

It is further recommended that in the event unexpected conditions are encountered during development work or between sampling locations that may pose a contamination risk, all works should stop and an environmental consultant should be engaged to inspect the site and address the issue.

It is anticipated that the recommendations can be addressed by way of conditions of consent.

5.4.9 Flooding, Stormwater and Drainage

A Civil and Stormwater Report and Plans, prepared by Taylor Thomson Whitting, is submitted with the development application and is provided at **Appendix 18**.

The site is not subject to overland flow or located within identified flood prone land. The minimum surface level of open car parking spaces or carports of the proposed police station shall be at or greater than the 5% AEP (20 year ARI) flood level.

An on-site detention (OSD) tank is required for developments which exceed 25% impervious area over the existing usage or when the impervious area exceeds 25% of the site. The proposed development will be 95% impervious area and 5% pervious. A 30m³ OSD tank will therefore be required to reduce peak discharge as there is a minor increase in impervious area for the proposed development site.

The design for stormwater drainage of the development is provided in the Civil and Stormwater Report (Figure 9 and drawing C03). The design includes roof drainage through gutter and downpipes to an inground gravity drainage system connected to an OSD. A new stormwater pit and a 35m long 450mm diameter stormwater pipe will be installed to connect to the existing council stormwater pit on Albert Street

Stormwater quality for the post development site must not be worse than predevelopment. A Spel Filter treatment system or equivalent will be installed to meet the required water quality

targets. The system will be used as an inline system, which stormwater will pass through upon leaving the on-site detention tank. Post development discharge rates will be reduced by 20%-25%.

5.4.10 Groundwater

A Geotechnical Report, prepared by JK Geotechnics, is attached at **Appendix 16**. The report identifies that it is expected that some groundwater inflow into the excavation will occur as local seepage flows within the fill, at the soil/rock interface, as well as through joints and bedding partings within the bedrock profile, particularly during and immediately following periods of heavy rainfall.

Seepage volumes into the excavation, are expected to be relatively low such that they would be controllable by gravity or conventional sump and pump methods. Notwithstanding, groundwater seepage monitoring should be carried out by site staff during excavation so that any unexpected conditions can be addressed.

A spoon drain should be provided at the base of all rock cuttings to collect groundwater seepage and lead it to a sump for appropriate disposal.

5.4.11 Erosion and Sedimentation

The proposed development incorporates soil conservation measures to control soil erosion and siltation during and following completion of development. An Erosion and Sediment Control Plan, prepared by Taylor Thomson Whitting, is attached at **Appendix 19** prepared in accordance with Landcom's *Managing Urban Stormwater – Soils and Construction* (The Blue Book). The Plan provides erosion and sediment controls to cover the period during and after construction.

5.4.12 Building Code and Accessibility

An assessment against the Building Code of Australia (BCA) has been undertaken by City Plan Services and is attached at **Appendix 20**. The assessment concludes that the design as proposed is capable of complying with the BCA, and will be subject to construction documentation that will provide appropriate details to demonstrate compliance.

A Disability Access Report, prepared by Cheung Access Pty Ltd, has also been prepared and is attached at **Appendix 21**. The report confirms that the proposed development has the capacity to meet the performance requirements of the Disability (Access to Premises – Buildings) Standards 2010 and the relevant parts of the BCA through the deemed-to-satisfy provisions. The report identifies particular matters that will be further assessed at construction certificate stage.

5.4.13 Construction Management

A detailed Construction Environmental Management Plan (CEMP) will be prepared following contractor engagement and prior to the issue of a Construction Certificate. The CEMP will address a range of construction issues to minimise impacts including:

- the proposed methods for access to and egress from the site for construction vehicles

- the proposed phase of construction works on the site and the expected duration of each construction phase
- the proposed order in which works on the site will be undertaken, and a method statements on how various stages of construction will be undertaken
- the proposed method of pedestrian management surrounding the site (if required) for the various stages of the development
- the proposed method for traffic management during construction
- the proposed areas within the site to be used for the storage of excavation materials, construction materials and waste containers during the construction period
- the proposed method/device to remove loose material from all vehicles and/or machinery before entering the road reserve
- noise and vibration management measures
- erosion and sediment control, and
- dust suppression measures and stockpile protection.

5.5 Section 4.15(1)(c) Site Suitability

The subject site is ideally suited for the proposed new police station and associated works, being the location of the existing Taree Police Station. The proposed development represents an improvement to the current existing facility.

The site allows for the proposed development to provide a high level of amenity to police staff and visitors with clear front entry, secure access, landscaping, and a high quality built form.

As outlined in this report, the proposed development will not result in any significant environmental impacts and any potential impacts can be adequately mitigated through appropriate management. It is therefore considered that the site is suitable for the proposed development.

5.6 Section 4.15(1)(e) Public Interest

The proposed new police station is clearly in the public interest as it allows for the improved functioning of this vital community service.

6. CONCLUSION

This report constitutes a Statement of Environmental Effects (SEE) and accompanies a development application to Mid Coast Council and Hunter and Central Coast Joint Regional Planning Panel seeking consent for the redevelopment of the existing Taree Police Station at 79 Albert Street, Taree (Lot 21, 22 and 23 Section 8 DP 50231). The proposal includes demolition of the existing police station and associated structures on the site, construction of a new two storey building and car parking, and associated works.

The application is lodged on behalf of the NSW Police as a Crown authority.

The aim of this report has been:

- to describe the proposed development
- to illustrate that the proposed development complies with the intent of relevant statutory and policy documents, and
- to provide an assessment of the likely environmental effects of the proposed development.

The proposal is permissible under the Infrastructure SEPP, meets the requirements of the relevant State Environmental Planning Policies, and is generally consistent with the relevant provisions within the Greater Taree LEP 2010 and Greater Taree DCP 2010. The assessment concludes that there are no significant environmental constraints on the site that preclude the proposed development and that the development will not give rise to any adverse impacts. The proposed development will provide a high quality new police station on the site of the existing station and will significantly contribute to the effective functioning of this vital community service.

Having regard to the above assessment it is concluded that the proposed development is appropriate on the site and within the locality, and should therefore be approved.

APPENDIX 1

Survey Plan

APPENDIX 2

Architectural Plans

APPENDIX 3

CPTED Report

APPENDIX 4

GFA Schedule

APPENDIX 5

Lighting Plan

APPENDIX 6

Signage Plan

APPENDIX 7

Landscape Plan

APPENDIX 8

ESD Report

APPENDIX 9

Site Waste Minimisation and Management Plan

APPENDIX 10
Preliminary Stage 1
Environmental Site Assessment

APPENDIX 11

Hazardous Materials Assessment Report

APPENDIX 12

Clause 4.6 Variation Request

APPENDIX 13

Heritage Assessment and Impact Statement

APPENDIX 14

DCP Compliance Table

APPENDIX 15

Traffic and Parking Report

APPENDIX 16

Geotechnical Assessment Report

APPENDIX 17

Acoustic Report

APPENDIX 18

Civil and Stormwater Report and Plans

APPENDIX 19

Erosion and Sediment Control Plan

APPENDIX 20

Building Code of Australia Assessment

APPENDIX 21

Disability Access Report