

COUNCIL ASSESSMENT REPORT**DA-74/2019 - INVERELL POLICE STATION REDEVELOPMENT**

Panel Reference	PPSNTH-2
DA Number	DA-74/2019
LGA	Inverell Shire Council
Proposed Development	Demolition of the existing NSW Police building and structures, site preparation works, construction and use of new Police building; and ancillary works including signage
Street Address	109 Otho Street, Inverell
Applicant/Owner	NSW Police
Date of DA lodgement	29 July 2019
Number of Submissions	Nil
Recommendation	Approval subject to conditions
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011)	Crown development over \$5 million
List of all relevant s4.15(1)(a) matters	<ul style="list-style-type: none"> • State Environmental Planning Policy No. 55 – Remediation of Land; • State Environmental Planning Policy No. 64 – Advertising and Signage; • State Environmental Planning Policy (Infrastructure) 2007; • State Environmental Planning Policy (State and Regional Development) 2011; • Inverell Local Environmental Plan 2012; • Inverell Development Control Plan 2013; and • Australian Standard 2601: The Demolition of Structures.
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> • Site Survey (Attachment 1) • Architectural Drawings (Attachment 2); • Landscape Concept Drawings (Attachment 3); • Water Management Drawings, Sedimentation and Erosion Control Plan and Civil Engineering Drawings (Attachment 4); • Flood Assessment and Stormwater Management Report (Attachment 5); • Statement of Heritage Impact (Attachment 6); and • Preliminary Construction Management Plan (Attachment 7).
Report prepared by	Chris Faley, Development Planner
Report date	2 October 2019



Summary of s4.15 matters

Have all recommendations in relation to relevant s4.15 matters been summarised in the Executive Summary of the assessment report? **Yes**

Legislative clauses requiring consent authority satisfaction

Have relevant clauses in all applicable environmental planning instruments where the consent authority must be satisfied about a particular matter been listed, and relevant recommendations summarised, in the Executive Summary of the assessment report? **Yes**

e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP

Clause 4.6 Exceptions to development standards

If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the assessment report? **Not Applicable**

Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (s7.24)? **Not Applicable**

Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions

Conditions

Have draft conditions been provided to the applicant for comment? **Yes**

Note: in order to reduce delays in determinations, the Panel prefer that draft conditions, notwithstanding Council's recommendation, be provided to the applicant to enable any comments to be considered as part of the assessment report



EXECUTIVE SUMMARY

A Development Application (DA-74/2019) has been received for the redevelopment of the Inverell Police Station at 109 Otho Street, Inverell. The proposed development involves:

- Demolition of the existing NSW Police building and structures;
- Site preparation works;
- Construction and use of a new Police building; and
- Ancillary works including signage.

The new Police Station will operate 24 hours a day, 7 days a week, including public holidays.

The development is 'Crown Development' and has a Capital Investment Value of \$14,202,251. Accordingly, the development is declared to be regionally significant development pursuant to *State Environmental Planning Policy (State and Regional Development) 2011*.

The development is not Integrated Development, Designated Development or Threatened Species Development.

The site is known as Lot 7012 DP 1153744, 109 Otho Street, Inverell. It is zoned 'B2 Local Centre' pursuant to the *Inverell Local Environmental Plan 2012*. The proposed development is characterised as an 'Emergency Services Facility', which is permissible in the B2 Local Centre zone with consent.

Lot 7012 DP 1153744 is located within the Inverell CBD and contains:

- Inverell Police Station;
- Inverell Court House;
- Two (2) dwellings fronting Campbell Street;
- Two (2) dwellings fronting Rivers Street; and
- Parking areas and ancillary structures.

The proposed re-development of 7012 DP 1153744 is limited to the existing Police Station and one (1) dwelling fronting Campbell Street.

The primary environmental considerations relating to this development are:

- Heritage

The site contains two (2) local heritage items (Court House and one (1) dwelling fronting Rivers Street) and is within the CBD Heritage Conservation Area. The development is not considered to impact these heritage items subject to appropriate management measures being implemented during construction.

Council's Heritage Advisor has reviewed the proposal and is generally satisfied with the development; with the exception of the checkerboard pattern on the front and eastern elevations. It is the Heritage Advisor's view that this pattern is "busy" and will detract from the streetscape. In contrast to this view, a Statement of Heritage Impact has been submitted with the Development Application which states "*the selection of materials for the façade and east facing elevation of the new building will have no impact on surrounding buildings or streetscape. The colour palette is generally grey for the building façades and white for the roof. The façade has been designed to have a bold, yet textured appeal to the front of the building. The composition of the panels which is inspired by the chequered band of police branding will form the front façade and east elevation. The panels will be light honed and grit blasted concrete in natural colours to provide contrast to the existing courthouse.*"

In consideration of these opposing views, it is noted that the setback of the new Police Station is such that its visibility is reduced when viewed along Otho Street, being set behind nearby buildings. The primary view will be from in front of the Court House and/or Police Station. In this regard, existing street plantings and the proposed landscaping (notably a 10 metre high x 5 metre wide red maple), will help to obscure the façade. As



such, it is considered that the design of the proposed Police Station building can be supported.

- Parking and Traffic

Due to security, the applicant has not provided detailed information in relation to staffing and traffic volumes. Based on the information available, including previous media articles, it is considered that:

- The provision of on-site parking for Police operational vehicles is only permitted. This is consistent with the NSW Government office design guidelines;
- The new Police Station building will provide improved facilities for existing staff. Whilst the new Police Station will likely provide for additional staff in the future, there is unlikely to be a significant increase in staff levels. Accordingly, traffic volumes and demand for on-street parking is unlikely to significantly change; and
- The existing vehicular access crossings from Campbell Street and Otho Street into the Police Station are satisfactory and the road network is not considered to be adversely impacted.

- Contamination

Council records show a historic fuel bowser on the site, indicative of underground fuel tanks. As no change of use is proposed, it is considered that there will be no significant increase in risk associated with the use of the land. If any contaminating material is located on-site during the demolition and construction of the Police Station, the applicant has committed to undertaking appropriate measures as required by the NSW Environment Protection Authority and Council.

- Flooding

The Inverell CBD is flood prone. The site contains the existing Police Station and the co-location with the Court House supports the redevelopment of the site as a Police Station. The proposed Police Station building incorporates a raised floor level and 'drop in barriers' at the entries, to provide flood protection. A flood assessment has been submitted confirming that the development will have no significant impact on flood volumes or levels.

- Utility Infrastructure

All utility services are connected to the site. The primary utilities to be considered during assessment of this proposal are the proximity to electricity infrastructure and the location of Council's sewer main under the Police Station (existing and proposed).

DA-74/2019 was referred to Essential Energy in accordance with Section 45 of *State Environmental Planning Policy (Infrastructure) 2007*; however, no comments have been received. It is considered that any works near power lines can be addressed during demolition and construction.

In relation to the sewer main under the Police Station, a concept sewer main design has been submitted with the application. This design has been reviewed by Council's Manager Environmental Engineering and is considered satisfactory.

The application was publicly exhibited from 2 August 2019 to 16 August 2019, which involved:

- Notification of adjoining and adjacent landowners;
- Notice within the Inverell Times on 2 August 2019;
- Publication on the Advertised Development Applications section of Council's website; and
- "Notice of Development" signs installed in both Otho Street and Campbell Street.

As a result of the exhibition, no submissions were received.

DA-74/2019 has been examined having regard to the matters for consideration in Section 4.15 of the *Environmental Planning and Assessment Act 1979* and is considered to:



- Comply with the relevant State Environmental Planning Policies;
- Comply with the Inverell Local Environmental Plan 2012;
- Comply with the Inverell Development Control Plan 2013;
- Be capable of complying with Australian Standard 2601: The Demolition of Structures during demolition works;
- Have minimal impact on the natural and built environment;
- Have minimal social or economic impact;
- Be a suitable development for the site; and
- Not be prejudicial to the public interest.

It is recommended that DA-74/2019 be approved subject to conditions.



SUBJECT SITE AND LOCALITY

The site is known as Lot 7012 DP 1153744, 109 Otho Street, Inverell. It is located within the Inverell Central Business District (CBD) and has frontage to Otho Street, Campbell Street, Rivers Street and an unnamed lane on its north-western side. **Figure 1 – Page 7** shows the site within the locality. An aerial image of the site is provided as **Figure 2 – Page 8**.

The site has an area of 7693m² and contains:

- Inverell Police Station - a two storey brick and concrete structure with a tiled roof (**Photo 1 – Page 9**);
- Inverell Court House - a single storey Italianate building, with a prominent clock tower (**Photo 2 – Page 9**);
- Two (2) dwellings fronting Campbell Street (**Photo 3 – Page 10**);
- Two (2) dwellings fronting Rivers Street (**Photo 4 – Page 10**); and
- Parking areas and ancillary structures.

A solid colorbond fence has been constructed along the Campbell Street and northern boundaries of the site.

The site is generally flat (refer Site Survey included as **Attachment 1** of this report) and contains limited vegetation, which will not be impacted by the development.

Access to the Police Station is currently taken from Otho Street (refer **Photo 5 – Page 11**) and Campbell Street (refer **Photo 6 – Page 11**). Both streets are bitumen sealed with kerb and gutter. Otho Street forms part of the Gwydir Highway network, whilst Campbell Street is a heavy vehicle bypass around the CBD. No access is taken from the unnamed lane, which is located on north-western side of the site. The street network is shown in **Photos 7 to 10 (Pages 12 and 13)**.

The site is located on the periphery of the core Inverell CBD, which is centered around Otho Street and Byron Street. The area immediately surrounding the site comprises major community facilities, offices and professional services (**Figure 3 – Page 14**). Notable buildings and facilities include:

- Two storey Government Office building (**Photo 11 – Page 15**);
- Two storey building (former Rural Bank) north-west of the development site (**Photo 12 – Page 15**);
- Inverell Post Office (**Photo 13 – Page 16**);
- Town Hall on the corner of Evans Street and Otho Street (**Photo 14 – Page 16**);
- Inverell Shire Council Administration Centre (**Photo 15 – Page 17**); and
- Two storey commercial buildings in Otho Street opposite the Post Office (**Photo 16 – Page 17**).

The site is located within the Inverell CBD Heritage Conservation Area. Lot 7012 DP 1153744 contains two (2) local heritage items being the Court House and the dwelling at 4 Rivers Street. The adjoining former Rural Bank building (107 Otho Street) is a local heritage item, whilst the Inverell Post Office is a state listed heritage item. A dwelling on Lot 7012 DP 1153744 (60 Campbell Street) is identified as a heritage item pursuant to Section 170 of the *Heritage Act 1977*, but is not identified as a local heritage item.

As per Chapter 6 of the *Inverell Development Control Plan 2013*, the site is located within a 'High Hazard Flood Fringe', being affected by the 1991 flood which occurred on 7 February 1991. In terms of flood levels, the 1991 flood closely approximates a 1 in 100 ARI (average recurrent interval) flood event. The 1991 flood levels were approximately 750mm above the existing car park level and 200mm below the floor level of the existing Police Station building.

All utility services (water, sewer, electricity and telephone) are connected to the site. Council's sewer main traverses the site, under the existing (and proposed) Police Station (**Figure 4 – Page 18**). Overhead electricity lines are located in Campbell Street adjacent to the site, with



an aerial service line crossing the northern side of the site. Stormwater from the site is discharged to the kerb and gutter in Campbell and Otho Streets.

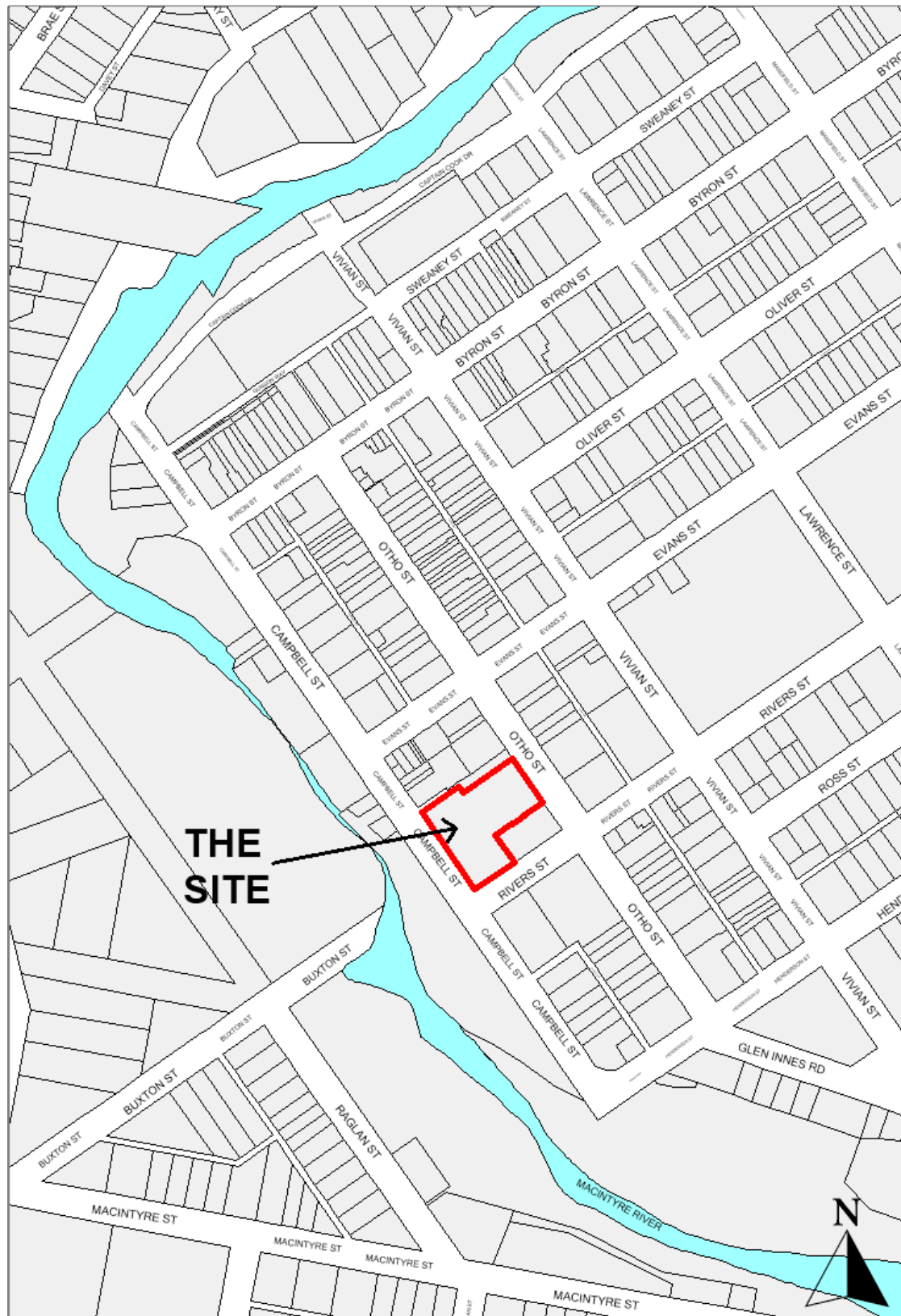


Figure 1 – Locality Plan



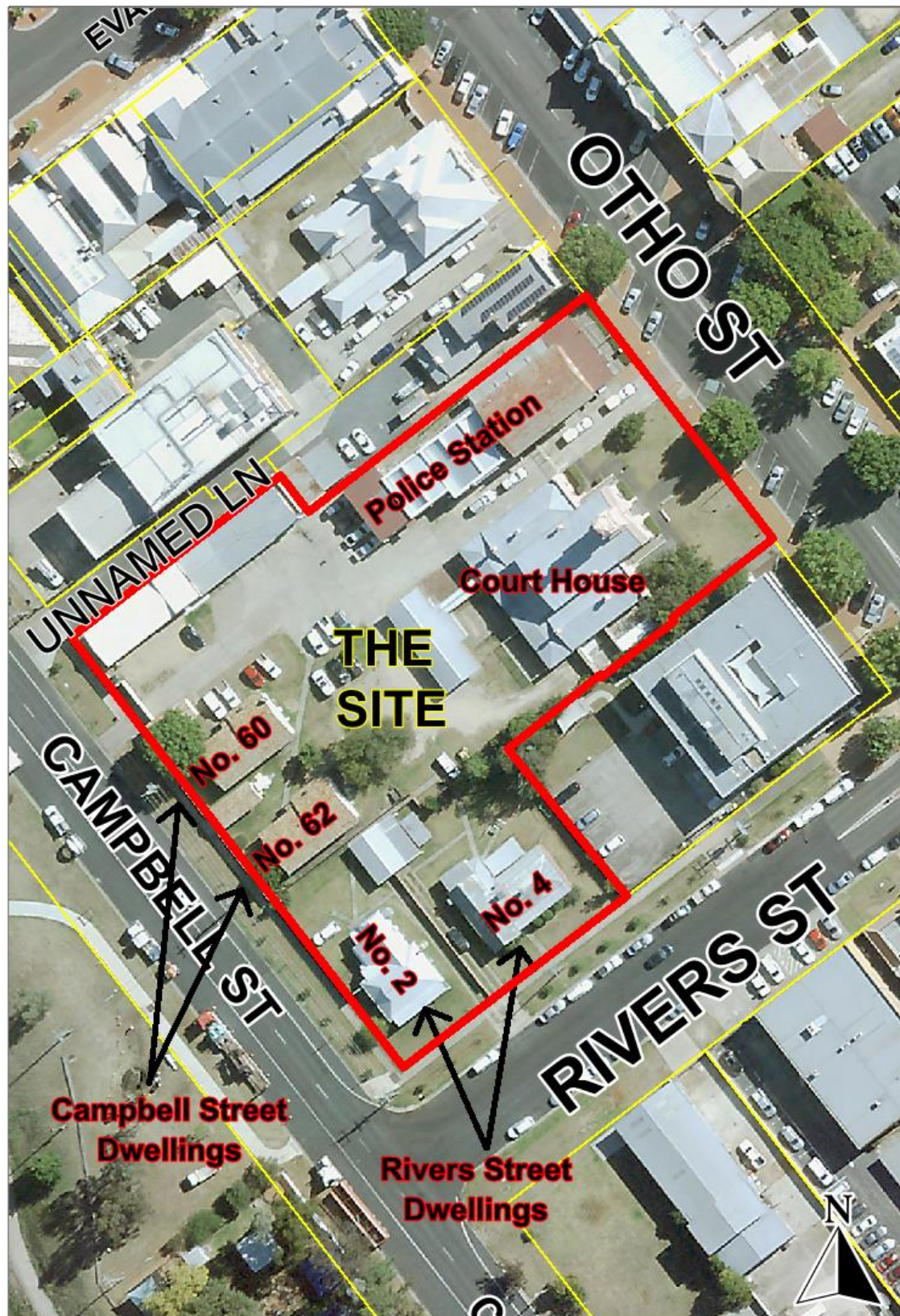


Figure 2 – Aerial Image of Site





Photo 1 – Inverell Police Station from Otho Street



Photo 2 – Inverell Courthouse from Otho Street





Photo 3 – Two (2) Dwellings fronting Campbell Street



Photo 4 – Two (2) Dwellings fronting Rivers Street





Photo 5 – Otho Street vehicle access



Photo 6 – Campbell Street vehicle access





Photo 7 – Otho Street road formation (viewed from pedestrian crossing between Council Chambers and Government Offices)



Photo 8 – Campbell Street road formation (viewed from Rivers Street intersection)





Photo 9 – Rivers Street road formation (viewed from Otho Street intersection)



Photo 10 – Unnamed Lane off Campbell Street



Figure 3 – Location of Notable Buildings around the Development Site





Photo 11 – Two storey Government Office building



Photo 12 – Two storey building (former Rural Bank) north-west of the development site



Photo 13 – Inverell Post Office



Photo 14 – Town Hall on the corner of Evans Street and Otho Street





Photo 15 – Inverell Shire Council Administration Centre



Photo 16 – Two storey commercial buildings in Otho Street opposite the Post Office





Figure 4 – Approximate Location of Sewer Main in relation to the Site



PROPOSED DEVELOPMENT

The Development Application (DA-74/2019) seeks consent for the redevelopment of the existing Inverell Police Station including:

- Demolition of the existing NSW Police building and structures;
- Site preparation works;
- Construction and use of new Police building; and
- Ancillary works including signage.

More specifically, DA-74/2019 seeks approval for the following:

- Demolition of the:
 - Existing Police Station building;
 - Timber garage and attached metal awning at the rear of the Police Station;
 - A dwelling (60 Campbell Street, Inverell);
 - An outbuilding ancillary to the dwelling and
 - Existing pavement.
- Construction of a new two storey Police Station, with a concrete frame and panel construction, featuring:
 - Front and eastern elevations with light hone and grit blasted concrete in natural colours, in a checkerboard pattern to mirror the Police “Gingham”;
 - Public entry from Otho Street with a large eave overhang;
 - Van dock and access ramp connecting to the Inverell Court House; and
 - Mechanical well above the first floor ceiling for air conditioning condenser units.
- Construction of a concrete car park at the rear of the Police Station, accessed from Campbell Street and containing 18 parking spaces and a wash bay.
- Construction of three (3) new awnings within the car park.
- Stormwater drainage to the kerbs in Otho Street and Campbell Street.
- Widening of the existing access crossing in Campbell Street.
- Earthworks for the construction of footings and services.
- Landscaping at the rear and front of the Police Station, with the notable inclusion of a red maple (*Acer rubrum* – bowhall) at the front of the building with a mature size of ten (10) metres x five (5) metres.
- 2400mm high fencing along Campbell Street, the north-western boundary and the delineation between NSW Police and Court House parts of Lot 7012 DP 1153744.
- New pylon sign at the front of the Police Station;
- Construction of utilities, including:
 - The realignment of Council’s sewer main; and
 - New fire hydrants at the front of the Police Station.
- Designation of ‘Police Parking Only Zones’ on Campbell Street and Otho Street, adjoining the Police Station grounds.
- Operation of the Police Station twenty-four (24) hours a day, seven (7) days a week.

The applicant has commenced negotiations with Council’s General Manager regarding transitional arrangements for a temporary Police Station at 40 Campbell Street, which will be the subject of a separate application and approval process.



INFORMATION SUBMITTED WITH THE DEVELOPMENT APPLICATION

The following information and plans were submitted with the Development Application and considered as part of the assessment of DA-74/2019:

- Statement of Environmental Effects;
- Site Survey (included as **Attachment 1** of this report);
- Architectural drawings (included as **Attachment 2** of this report);
- Landscape Concept Drawings (included as **Attachment 3** of this report);
- Water Management Drawings, Sedimentation and Erosion Control Plan and Civil Engineering Drawings (included as **Attachment 4** of this report);
- Quantity Surveyor Cost Report;
- Flood Assessment and Stormwater Management Report (included as **Attachment 5** of this report);
- Design Statement;
- Statement of Heritage Impact (included as **Attachment 6** of this report);
- Preliminary Construction Management Plan (included as **Attachment 7** of this report);
- Waste Management Plan;
- Lighting Statement;
- DCP Table;
- Pre-lodgement Meeting Notes issued by Council;
- Concept Sewer Manhole Design; and
- Traffic and Parking Statement.

REFERRALS UNDERTAKEN

Internal Referrals

Heritage Referral

I reviewed plans for the Police Station redevelopment (DA-74/2019).

This follows preliminary guideline advice I provided to Council on 5 February, 2018 and comments I provided to Council on 3 June, 2019 following a review of preliminary plans for the proposed redevelopment. In both instances I requested that a Statement of Heritage Impact accompany any DA to Council. The Statement has also been reviewed.

My preliminary advice and the comments provided on the preliminary plans have generally been followed these being:

- *The height of any new building should be similar to and not greater to those buildings in the vicinity.*
- *There should be ample separation between any new building and the adjoining courthouse and former Rural Bank building.*
- *Any new building should be seen as subservient to the surrounding heritage items and not detract from the conservation area.*
- *Any new building could be contemporary in design and use elements of similar proportion to those of adjoining heritage buildings, however, it should not attempt to replicate the design or building elements of the surrounding heritage buildings.*
- *External colours of the building should be subdued so as not to detract from the surrounding heritage buildings.*
- *That it does not dominate or replicate the adjoining items of heritage significance.*



- *The parapet height of the van dock could be lower than the height of the adjacent Court House parapet.*
- *That a colour palette also accompany a Development Application as Council should not wish any proposed external colour scheme for the police station to detract from the adjoining former Rural Bank building - which Council provided financial assistance to the owners to repaint the front façade under its Heritage Assistance Fund, and the Court House.*

It is noted that in my comments of 3 June, 2019 I stated that the proposed police building is:

of contemporary design using openings along the Otho Street frontage of vertical proportions to complement those of the former Rural Bank building and the courthouse.

However, on the Otho Street elevation shown in the documentation accompanying the DA the front elevation no longer has vertical proportions but rather square proportions - in essence a square checkerboard panel façade interspersed with square windows.

It is my view that the vertical proportions shown in the preliminary plans provided a sense of continuity between the courthouse and the former Rural Bank building, however, the square checkerboard proportions as shown in the DA do not and tend to detract from the streetscape as it makes the front façade look too busy.

Development Planner Comment

In contrast to the Heritage Advisors' comments regarding the checkerboard patterns, a Statement of Heritage Impact has been submitted with the Development Application (**Attachment 6** of this report) which states *the selection of materials for the façade and east facing elevation of the new building will have no impact on surrounding buildings or streetscape. The colour palette is generally grey for the building façades and white for the roof. The façade has been designed to have a bold, yet textured appeal to the front of the building. The composition of the panels which is inspired by the chequered band of police branding will form the front façade and east elevation. The panels will be light honed and grit blasted concrete in natural colours to provide contrast to the existing Court House*".

There are two primary views to be considered when considering streetscape:

- Along the street when approaching the site from the east; and
- From directly in front of the Court House or Police Station.

The Police Station has an eight (8) metre setback from the front boundary. When viewed along the street, the Government Offices and street plantings obscure the eastern elevation (refer **Photo 17 – Page 22**). When viewed from the front, the proposed red maple (*Acer rubrum* – 'bowhall') with a mature growth height of 10 metre high x 5 metre high, will largely obscure the building. It is considered that the proposed building, including the checkerboard pattern on the front and eastern elevations will not have a significant impact on the streetscape.





Photo 17 – View east along Otho Street showing existing (and proposed) Police Station obscured by Government Office building and street trees

Building Referral

The application was referred to Council's **Building Surveyor**. The following comments were received on 29 August 2019:

The plans submitted with DA-74/2019 are not for construction and there is insufficient information to undertake a detailed assessment against the Building Code of Australia.

Based on a preliminary review, the development will likely achieve compliance with the Building Code of Australia; however, this may require one or more alternative solutions. This does not preclude issuing of development consent. Pursuant to Section 109R (or Section 6.28 to commence on 1 December 2019) of the Environmental Planning and Assessment Act 1979, Crown building work cannot be commenced unless the Crown building work is certified by or on behalf of the Crown to comply with the Building Code of Australia.

Development Planner Comment

The comments from Council's Building Surveyor are noted. No specific actions or conditions are required in relation to building matters.

Engineering Referral

The application was referred to Council's **Manager Environmental Engineering**. The comments are provided below and where applicable commented on by the Development Planner:

I refer to your email below and provide comments on the proposed Inverell Police Station Redevelopment.

General Comment

It is noted that the proposed development involves the demolition and rebuilding of the existing police station on an existing site occupying a similar footprint, including the retention of existing vehicle access points off Otho Street and Campbell Street. Public pedestrian access to the site will be retained off Otho Street.

Site Access



All vehicles entering and leaving the site are to be in a forward direction. The adjustment to vehicle access crossings in Campbell Street and Otho Street are subject to application and approval by Council, prior to commencement of construction.

Development Planner Comment

The car park and accesses have been designed for vehicles to enter and exit in a forward direction. No specific action or condition is required in relation to this matter.

In relation to the application and approval for the access adjustments in Campbell Street, Schedule 2, Clause 5 (1) of the *Roads Act 1993* does not require a Public Authority to obtain approval under Section 138 of the *Roads Act 1993*.

Parking

Police vehicle parking will be on site through security gates, with no private vehicle parking on site, which is in line with standard police security practices.

Proposed regulated kerbside parking signage along the frontages to Otho Street and Campbell Street to accommodate police activities is in accordance with the NSW Police state wide requirements.

Drainage

The current site is predominantly impervious with roof and stormwater drainage directed to the kerb and gutter in Otho Street and Campbell Street. The redeveloped site will have a similar impervious area and the proposed discharge to the kerb and gutter in both streets is satisfactory. There is no Council underground stormwater drainage in close proximity to the site.

Wash Bay – Trade Waste Disposal

The submitted Stormwater Management Plan notes that the existing police station site shows no stormwater treatment measures in place. A physical walkover of the site indicated no separation between hard standing area and the police equipment wash bay with polluted water drained directly into the existing Council stormwater system. The management plan states that to improve the quality of stormwater discharged from the site, it is proposed to introduce a clear separation of the police equipment wash bay from the rainwater drainage system.

The applicant's consultant Richmond & Ross has subsequently advised Council that the vehicle / equipment wash bay is proposed to discharge to sewer, which will require the lodgement of a Trade Waste application and approval by Council.

Development Planner Comment

Section 69 of the *Local Government Act 1993* does not require the Crown to obtain the approval (e.g. Trade Waste Approval) off a Council to do anything that is incidental to the erection or demolition of a building. However, it is not unreasonable for a condition of consent to require the pre-treatment for the wash bay to be designed in consultation with Council.

Water Supply

The Police Station site currently has a 25mm diameter water service off the 150mm diameter water main located in the adjoining Otho Street footpath. The water meter is located in the north east corner of the site.

The site has a water usage of around 1,000kL/pa, which may increase slightly with increasing staffing numbers going forward. The site water usage of approximately 1,000kL/pa equates to 4.35 Equivalent Tenements (ET), based on 230kL annual usage per ET under Council's Development Servicing Plan No 1.

The site has a long term existing water use and therefore does not require any water contributions under DSP No 1.

Any upgrading work required to the existing water service including fire fighting would be subject to an application to Council. Works by Council would be subject to quotation.

Sewer



The Inverell Police Station is charged a non rateable rate, with the charges below currently applied;

- 9 x Sewerage - Non-rateable - Other water closet
- 2 x Sewerage - Non-rateable - Urinals

The site has a long term existing sewer use and therefore does not require any sewer contributions under Council DSP No 1.

A 150mm diameter gravity sewer main runs from Rivers Street along the rear of the Inverell Court House under the Police Station through to Evans Street. The sewer main approximately 3.7m deep was constructed in the early 1950's, with the current Police Station building constructed over the main since then. The existing Police Station building has two sewer connections, with a junction located beneath the police cells and a second junction in the adjoining property to the north.

Council has recently relined the ageing sewer main in anticipation of the police station redevelopment. It is not feasible to relocate the sewer main around the police station site, which requires the new building design to accommodate the sewer main in terms of foundation loading on the sewer main and relocation of a sewer manhole clear of the new building footprint. The applicant has been working closely with Council staff in achieving these outcomes.

The Sewer Concept Sketch attached to the DA will achieve the outcomes for the realignment of the sewer main through the neighbouring property to the north. The design incorporates the creation of two new sewer manholes in the neighbouring property and the elimination of the existing sewer main within the police station site. The new Police Station building will have one new sewer junction near the northern boundary.

The final design of the sewer augmentation is to be approved by Council's engineer prior to construction, with works as executed drawing provided to Council following construction. The design of the sewer main and the footing design for the new police station building is to comply with the document - Building in the Vicinity of Sewer & Trunk Water Mains Guidelines (Part 2,) NSW Water Directorate, February 2019.

The applicant has entered into an agreement with the property owners to the north to enter the site to undertake the works. As part of these works the applicant will need to ensure that the use of laneways and easements for access to properties off Campbell Street and Otho Street are preserved.

Development Planner Comment

Circular D6 provides examples of conditions for Crown development consents, which largely relate to Council services, infrastructure and repair or damaged infrastructure. Accordingly, it is considered reasonable to condition the sewer requirements identified by Council's Manager Environmental Engineering.

The applicant will prepare a detailed Construction Management Plan prior to construction, with a preliminary Construction Management Plan included as **Attachment 7** of this report. It is considered that this plan can also address construction traffic and adjoining properties.

Closed Circuit Television Conduit

The Police Station is linked into the Inverell CBD Closed Circuit Television (CCT) system operated by Inverell Shire Council. A conduit runs underground across Otho Street from the rear of the Council office to the north east corner of the police station site. The CCT connection will need to be catered for in the design of the new police station including the proposed location of a new fire hydrant assembly in the same location.

Development Planner Comment

It is considered the builder will undertake suitable due diligence to locate underground services prior to construction. It is considered appropriate to include a condition requiring repair of any Council infrastructure damaged as a result of demolition and/or construction.



Temporary Occupation of Footpath & On Street Parking Spaces

Any temporary occupation of the footpath areas and on street parking spaces associated with construction works to be subject to application and approval by Council prior to occupation.

Development Planner Comment

This is a matter that would be addressed in the Construction Management Plan.

Underground Fuel Tank/s

The existing underground fuel tank/s will need to be assessed and dealt with as part of the proposed redevelopment of the site.

Development Planner Comment:

This matter is discussed further in this report in accordance with *State Environmental Planning Policy No. 55 – Remediation of Land*.

External Referrals

Essential Energy

DA-74/2019 was referred to and acknowledged by Essential Energy on 31 July 2019 in accordance with Section 45 of *State Environmental Planning Policy (Infrastructure) 2007*. No comments have been received.

SECTION 4.15 (1) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

Pursuant to Section 4.15 (1) of the *Environmental Planning and Assessment Act 1979*, the following matters are of relevance to the consideration of this Development Application:

- State Environmental Planning Policies:
 - State Environmental Planning Policy No. 55 – Remediation of Land;
 - State Environmental Planning Policy No. 64 – Advertising and Signage;
 - State Environmental Planning Policy (Infrastructure) 2007; and
 - State Environmental Planning Policy (State and Regional Development) 2011.
- Inverell Local Environmental Plan 2012;
- Inverell Development Control Plan 2013;
- Australian Standard 2601: *The Demolition of Structures*;
- The likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality;
- The suitability of the site for the development;
- Any submissions made in accordance with this Act or the regulations; and
- The public interest.

No planning agreements or draft planning instruments apply to this development.

State Environmental Planning Policies

State Environmental Planning Policy No. 55 – Remediation of Land

Clause	Title	Comment and Assessment
7	Contamination and remediation to be considered in determining development application	<p>Pursuant of subclause (1), a consent authority must not consent to the carrying out of any development on land unless:</p> <p>(a) it has considered whether the land is contaminated, and</p> <p>(b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the</p>



		<p><i>development is proposed to be carried out, and</i></p> <p><i>(c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.</i></p> <p>Council records (DA-141/2002) show a historic fuel bowser, indicative of underground fuel tanks on the site.</p> <p>As no change of use is proposed (site remains a Police Station), there is no significant increase in risk associated with potential contamination and the use of the site. A preliminary investigation report is not required.</p> <p>There is potential for disturbance of an underground fuel tank during demolition or construction. In this regard, the applicant has provided the following commitment in relation to contamination:</p> <p><i>"If any contaminating material is located on-site during the reconstruction of the Police Station, the appropriate measures as required by the EPA and Council, will be implemented by the appointed builders."</i></p> <p>This approach is considered satisfactory, subject to the Construction Management Plan being updated to reflect contamination procedures. This can be included as a condition of any subsequent consent.</p>
--	--	---

State Environmental Planning Policy No. 64 – Advertising and Signage

Clause	Title	Comment and Assessment
3	Aims, objectives etc	<p>A new pylon sign is proposed at the front of the Police Station. This sign is shown on Sheet DA107 of the Architectural Drawings included as Attachment 2 of this report.</p> <p>The proposed sign is considered to be compatible with the desired amenity and visual character of the area. The sign provides effective communication and is consistent with the aims and objectives of this policy.</p>
8	Granting of consent to signage	<p>The clause requires consideration of the objectives and assessment criteria of this policy.</p> <p>The objectives of this policy have been considered above and the assessment criteria of Schedule 1 are discussed below.</p>
Schedule 1 Assessment Criteria		
1	Character of area	The sign is compatible with the surrounding CBD.
2	Special areas	The proposed signage consists of a single pylon sign at the front of the site, which does not detract from the CBD heritage conservation area.
3	Views and vistas	<p>The sign does not</p> <ul style="list-style-type: none"> • Obscure any important views; • Protrude into that skyline or reduce quality vistas; or • Interrupt viewing rights of other advertisers.
4	Streetscape, setting	The pylon sign is a minor structure in the context the



	or landscape	<p>proposed police station building and surrounding buildings. The scale and form is appropriate for the area and provides a minor contribution to the visual interest of the streetscape.</p> <p>The sign is not considered to result in any clutter or unsightliness.</p> <p>The sign does not protrude above buildings, structures or canopies in the area. Ongoing vegetation management is not required for the sign.</p>
5	Site and building	The sign is not prominent on the site and is compatible with the scale and proportion of the Police Station building.
6	Associated devices and logos with advertisements and advertising structures	No devices, platforms or logos have been proposed for the sign.
7	Illumination	The applicant has submitted a Lighting Statement committing to compliance with <i>Australian Standard 4282 – Control of the Obtrusive Effects of Outdoor Lighting</i> , which would apply to the illumination of the sign.
8	Safety	The sign is considered to be of sufficient size and design to easily identify the Police Station without distracting motorists or pedestrians. It is not considered to have an adverse safety impact.

State Environmental Planning Policy (Infrastructure) 2007

Clause	Title	Comment and Assessment
Part 3, Division 5, Subdivision 2, Development likely to affect an electricity transmission or distribution network		
45	Determination of development applications – other development	<p>The development is in close proximity to electrical infrastructure. Accordingly, written notice was given to Essential Energy in accordance with the requirements of this clause.</p> <p>No comments were received from Essential Energy at the date of this report. As the 21 day period for comments has lapsed, DA-74/2019 can be determined.</p> <p>In regards to potential impacts on nearby electrical infrastructure, it is considered that this would be suitably addressed in the Construction Management Plan and a requirement to repair infrastructure damaged during construction and/or demolition.</p>
Part 3, Division 6, Emergency services facilities and bush fire hazard reduction		
47	Development permitted with consent	<i>(1) Development for the purpose of an emergency services facility may be carried out with consent by or on behalf of a public authority (other than the NSW Rural Fire Service) on any land.</i>
Part 3, Division 17, Subdivision 2, Development in or adjacent to road corridors and road reservations		
101	Development with frontage to a classified road	Otho Street forms part of the Gwydir Highway, which is a Classified Road. The existing Police Station has an access crossing in Otho Street, which will be retained for the new Police Station building, to be used as an exit only from the proposed van dock.



		<p>The primary vehicle entry and exit for the proposed Police Station will be via Campbell Street.</p> <p>In response to the matters for consideration in this clause:</p> <ul style="list-style-type: none"> • The design of the vehicular access caters for forward entry and exit of the site; • The development is not considered to generate smoke or dust; • The redevelopment of the Police Station is not considered to result in a significant increase or change in the nature, volume or frequency of vehicles using Otho Street; and • The Police Station is not considered a development, which is sensitive to traffic noise or vehicle emissions.
104	Traffic generating development	The development is not of the relevant size or capacity to be Traffic Generating Development as per Schedule 3 of this policy.

State Environmental Planning Policy (State and Regional Development) 2011

Clause	Title	Comment and Assessment
20	Declaration of regionally significant development: section 4.5 (b)	<p>The development is being carried out by the Crown, as defined by Division 4.6 of the <i>Environmental Planning and Assessment Act 1979</i>.</p> <p>Pursuant to Schedule 7 of this policy, Crown Development with a Capital Investment Value exceeding \$5 million is regionally significant development.</p>

Inverell Local Environmental Plan 2012

Clause	Title	Comment and Assessment
1.2	Aims of Plan	<p>The aims of the <i>Inverell Local Environmental Plan 2012</i> are:</p> <ul style="list-style-type: none"> (a) to encourage sustainable economic growth and development; (b) to protect and retain productive agricultural land; (c) to protect, conserve and enhance natural assets; (d) to protect built and cultural heritage assets; (e) to provide opportunities for growth; <p>The redevelopment of the Inverell Police Station promotes growth and development of the Inverell township and broader Inverell Shire, through provision of better police resources. The development has been designed to protect the heritage assets of the site and the Inverell CBD.</p> <p>The development is considered to be consistent with the aims of the LEP.</p>
2.3	Zone Objectives and Land Use Table	<p>The site is zoned B2 Local Centre.</p> <p>The development can be characterised as both an “emergency services facility” and a “public administration building”, which are both permissible within the B2 Local Centre zone.</p>



		<p>emergency services facility means a building or place (including a helipad) used in connection with the provision of emergency services by an emergency services organisation.</p> <p>public administration building means a building used as offices or for administrative or other like purposes by the Crown, a statutory body, a council or an organisation established for public purposes, and includes a courthouse or a police station.</p> <p>For the purpose of this assessment, the applicant has sought consent for an “emergency services facility”.</p> <p>The police station is considered a community use, which is appropriate within the zone. The location has good pedestrian access and public transport availability. The development is consistent with the aims of the B2 Local Centre zone.</p>
5.10	Heritage Conservation	<p>As per Schedule 5 of the <i>Inverell Local Environmental Plan 2012</i>, Lot 7012 DP 1153744 is located within the CBD Heritage Conservation Area and contains two (2) items of environmental heritage, being:</p> <ul style="list-style-type: none"> • I160 – Court house; and • I163 – Police Residence (4 Rivers Street). <p>Note: The dwelling at 60 Campbell Street is listed under Section 170 of the <i>Heritage Act 1977</i>. This listing has no statutory weight under this clause. The demolition of 60 Campbell Street is addressed in the ‘The likely impacts of that development’ section of this report.</p> <p>Pursuant to sub-clause (4), <i>the consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).</i></p> <p>The proposed development has been designed to minimise the impacts on the heritage items and heritage conservation area, through:</p> <ul style="list-style-type: none"> • An 8 metre front boundary (Otho Street) setback, located between the Court House (15 metre setback) and the built-to-boundary former Rural Bank building (107 Otho Street); • A maximum height of 9 metres, which is below the main roof of the Court House and consistent with two storey buildings within the CBD; • Incorporation of a mechanical well within the building for air conditioning units and services to be screened from view of Otho Street; and • Provision of landscaping. <p>Council’s Heritage Advisor has reviewed the proposal and is satisfied with the height, setback and form of the proposed Police Station building. However, the Heritage Advisor has raised one concern in relation to the square checkerboard</p>



		<p>patterns detracting from the streetscape.</p> <p>The Statement of Heritage Impact submitted with the Development Application (Attachment 6 of this report) supports the checkerboard pattern.</p> <p>As discussed previously in the 'Internal Referrals' section of this report, it is considered that the front and eastern elevations of the proposed Police Station will be obscured with the proposed 8 metre setback and landscaping. The proposed checkerboard pattern will not have a significant impact on the streetscape.</p> <p>The Statement of Heritage Impact has identified potential construction impacts on the Courthouse, which can be mitigated with appropriate protection and management to be undertaken prior to and during construction. It is recommended that this be included as a condition of consent.</p>
6.1	Earthworks	<p>The site is generally flat as shown on the Site Survey included as Attachment 1 of this report. The development will require minor earthworks for the construction of footings and services.</p> <p>Before granting development consent for earthworks (or for development involving ancillary earthworks), the consent authority must consider a number of matters. In this regard:</p> <ul style="list-style-type: none"> • It is considered that drainage patterns and soil stability in the locality will not be adversely affected; • The earthworks are to facilitate the redevelopment of the land and unlikely to impact any future uses; • As discussed above, if any contaminating material is located on-site during the redevelopment of the Police Station, the appropriate measures as required by the NSW Environment Protection Authority and Council, will be implemented by the appointed builders; • The adjoining properties are not considered sensitive land uses, and the earthworks associated with the development are not considered to adversely affect amenity; • Whilst the source of fill material has not been nominated; it is considered that the provisions of the <i>Protection of Environmental Operations Act 1997</i> will apply to the classification of any sourced material and its use in the development; • Excavated topsoil will be reused onsite for landscaping (as appropriate) with remaining excavated material disposed at a suitably licensed landfill; • The site has been historically disturbed and is highly unlikely to contain any relics; • The Macintyre River is located approximately 60 metres to the south-west of the development and is separated from the development by Campbell Street. Erosion and sediment control measures are proposed to mitigate sediment entering the



		<p>Macintyre River via the stormwater system; and</p> <ul style="list-style-type: none"> Erosion and sediment control measures have been proposed with the plan included as Appendix D to the Statement of Environmental Effects (copy included as Attachment 4 of this report).
6.2	Flood Planning	<p>The site was affected by the 1991 flood which occurred on 7 February 1991. In terms of flood levels, the 1991 flood closely approximates a 1 in 100 ARI (average recurrent interval) flood event. Accordingly, the land is below the 'flood planning level' and development consent must not be granted unless the consent authority is satisfied in relation to a number of matters. In this regard:</p> <ul style="list-style-type: none"> The consent authority must have consideration of whether a development is compatible with the flood hazard of the land. In this regard, the development site is within a High Hazard Flood Fringe as per Chapter 6 of the <i>Inverell Development Control Plan 2013</i>. The site already contains the Inverell Police Station and it is considered that relocation of the Police Station to a flood-free site or 'Low Hazard Flood Fringe' site is not desirable as this would separate the Police Station from the Court House. A flood assessment has been submitted (Attachment 5 of this report), which states: <i>"the proposed re-development works can be constructed at the proposed levels and will have no significant impact on current flood volumes or top water levels. Localised changes in top water levels will be minimal.</i> <i>In summary, post-development flows at the critical sections do not result in increase of the flood hazard or risk to other properties."</i> The development incorporates a raised floor level and flood shutters over openings to provide flood protection for the new Police Station building. The development site is approximately 60 metres from the Macintyre River and is not considered to adversely impact the river channel, river banks or the environment. The development is not likely to result in unsustainable social and economic costs to the community as a consequence of flooding. <p>Further assessment of flood heights, floor height requirements and other flood development controls has been undertaken against Chapter 6 of the <i>Inverell Development Control Plan 2013</i>.</p>
6.6	Essential Services	<p>Development consent must not be granted to development unless the consent authority is satisfied that water, sewage, electricity, stormwater infrastructure and access are available for the development</p> <p>All services are provided to the existing Police Station and will remain for the proposed Police Station.</p>



Inverell Development Control Plan 2013

Inverell Development Control Plan 2013 – Chapter 1 Introduction

Section	Title	Comment and Assessment
1.11	Notification of Applications	DA-74/2019 was notified to adjoining and adjacent property owners in accordance with the provisions of this clause from 2 August 2019 to 16 August 2019. No submissions were received.
1.12	Advertising of Applications	In addition to notification, DA-74/2019 was advertised on 2 August 2019 until 16 August 2019. No submissions were received.

Inverell Development Control Plan 2013 – Chapter 4 Commercial & Industrial Development

Section	Title	Comment and Assessment
4.3	Location	The development is located within and compatible with the Town Centre Core Area, which is defined as: <i>“The preferred location for shopfront retail activity, including major new stores (excluding bulky goods), and is also the main pedestrian area within the town centre. This core includes a periphery of major community facilities, office and professional services.”</i>
4.4	Streetscape	The proposed Police Station is considered to provide visual interest through the use of different materials and colours. It will make a positive contribution to the streetscape.
4.5	Setbacks	<u>Front</u> Generally, buildings are to be constructed to the front boundary (Otho Street) in the Town Centre Core Area, similar to the former Rural Bank building (107 Otho Street) adjoining the development site. In recognition of the heritage listed Court House, which has a 15 metre front setback, the new Police Station has been setback 8 metres from the front boundary. The 8 metre setback is considered to be a suitable compromise between the Court House and the former Rural Bank building (107 Otho Street). <u>Side and Rear</u> No minimum side or rear setbacks are specified within this chapter. The proposed side and rear setbacks of the development are: <ul style="list-style-type: none">• The main Police Station building being setback 2 metres from north-western (nearest) side boundary and 40 metres from the Campbell Street (rear) boundary;• A new awning on the north-western side of the development, being constructed to the boundary; and• The wash bay being setback 3 metres from the Campbell Street boundary. The above side and rear setbacks are consistent with the surrounding area and not considered to adversely impact the amenity of adjoining properties. The new Police Station building is generally separated 6 metres from the Court House, with the exception of the new



		Van Dock, which provides an operational connection between the Police Station and Court House. This separation and the preliminary construction management plan (Attachment 7 of this report) which address potential construction impacts, minimises impacts on the Court House.
4.6	Parking and Traffic	The development is considered to have suitable access and parking arrangements, which is discussed in further detail below against Chapter 5 of the <i>Inverell Development Plan 2013</i> .
4.7	Advertising Signs	The proposed pylon sign is considered satisfactory, being of modest size in the context of the building and site.
4.8	Amenity	<p>Potential amenity impacts from the 24 hour Police Station are considered to be primarily noise and lighting.</p> <p><u>Noise</u></p> <p>The nearest sensitive receptors are the dwellings in Rivers and Campbell Streets; however, these are directly associated with the Police Station. Other adjacent properties are offices/businesses, which are not as sensitive to noise.</p> <p>The primary noise sources from the proposed Police Station will be vehicles (including sirens) and mechanical equipment.</p> <p>Potential vehicle noise from the proposed Police Station is not considered to be significantly intensified in comparison to the existing Police Station operation. Sirens are infrequently used for emergencies and are considered to have minimal impact.</p> <p>The location of cooling and heating units for the Police Station within a mechanical well will attenuate noise with these units.</p> <p><u>Lighting</u></p> <p>The applicant has submitted a Lighting Statement committing to compliance with Australian Standard 4282 – Control of the Obtrusive Effects of Outdoor Lighting.</p>
4.9	Earthworks & Stormwater Drainage	The site is generally flat and minimal earthworks are required for the construction of footings and services. Stormwater is proposed to be discharged to the street, consistent with Council requirements.
4.10	Landscaping	A landscaping plan has been submitted and the proposed method of landscaping is suitable for the CBD. The landscaping concept drawings are included as Attachment 3 of this report.

Inverell Development Control Plan 2013 – Chapter 5 Parking & Traffic

Section	Title	Comment and Assessment
5.3 & 5.4	Parking Space Requirements & Provision of Car Parking	<p>A specific rate of on-site car parking spaces is not nominated for an 'emergency services facility' or Police Station.</p> <p>Where a development does not have a nominated parking rate, the required parking provision will be determined by Council in consideration of the individual circumstances of a proposal, supporting evidence (e.g. traffic impact study,</p>



		<p>parking survey, etc.) and other best practice guidelines.</p> <p>In this instance, the best practice guidelines for this development are contained in the <i>NSW Government Fitout Design Principles (Office Workplace Accommodation)</i>. The car parking requirements specified for government development is:</p> <p><i>"Spaces will only be provided for official government vehicles, unless approved by the Secretary of the relevant agency".</i></p> <p>The redevelopment of the Inverell Police Station provides on-site parking for Police operational vehicles only consistent with the NSW Government policy.</p>
5.5	Design	<p>The existing access crossings in Otho Street (Photo 5 – Page 11) and Campbell Street (Photo 6 – Page 11) will be retained for the development. The proposed access and car parking design is considered to:</p> <ul style="list-style-type: none"> • Comply with the relevant Australian Standards; • Allow vehicles to enter and exit in a forward direction; • Facilitate any loading and unloading within the site boundaries; and • Be of suitable construction (concrete), which is able to be maintained in perpetuity.
5.6	Stormwater	Stormwater is proposed to be discharged to the street, consistent with Council requirements.
5.7	Landscaping	A landscaping plan has been submitted and the proposed method of landscaping is suitable for the CBD. The landscaping concept drawings are included as Attachment 3 of this report.
5.8	Access and Frontage to Laneways	No access is proposed from the unnamed laneway on the western side of the site (refer Photo 10 – Page 13).

Inverell Development Control Plan 2013 – Chapter 6 Flood Prone Land

Section	Title	Comment and Assessment
6.5	Flood Fringe – Low & High Hazard (Inverell)	<p>The site is located within a 'High Hazard Flood Fringe', being affected by the 1991 flood which occurred on 7 February 1991. In terms of flood levels, the 1991 flood closely approximates a 1 in 100 ARI (average recurrent interval) flood event.</p> <p>Whilst high risk developments (such as an emergency centre) are not encouraged on flood prone land, the Police Station should be co-located with the Court House and not relocated to flood-free land.</p> <p>The nearest officially recorded 1991 flood heights available for this development are:</p> <ul style="list-style-type: none"> • Flood Mark No. 64 – Campbell Street (behind Police Station) – 586.52 AHD; and • Flood Mark No. 67 – Otho Street (in front of 107 Otho Street – 585.96 AHD. <p>The applicant has also provided anecdotal evidence that the</p>



		<p>1991 flood height at the front of the Police Station was 586.50 AHD.</p> <p>As the anecdotal flood height is consistent with Flood Mark No. 64 (Campbell Street) and is higher than the official recorded level for Otho Street; conservatively, 586.50 AHD has been adopted as the flood level for this development.</p> <p>The existing car park level on average is 585.75 AHD (750mm below the 1991 flood level). The existing floor level measured at Otho Street is 586.69 AHD (190mm above the 1991 flood levels).</p> <p>The minimum standard flood level requirements for this development are:</p> <ul style="list-style-type: none"> • Floor level equal to the 1976 flood level (approx. 1 in 50 year flood) plus 300mm; and • Flood protection equal to 1991 flood level (approx. 1 in 100 year flood) plus 500mm. <p>There are no nearby records for 1976 flood; however, being a lesser flood event, the levels would be lower than the 1991 flood.</p> <p>The proposed finished floor level of Police Station is 586.67 AHD which is 170mm above the adopted 1991 flood levels. It is also proposed to provide flood protection to 587.00 AHD. This equates 330mm above the adopted level. This protection will take the form of drop in plastic barriers at each entry.</p> <p>A flood assessment has been submitted (Attachment 5 of this report), which confirms:</p> <p><i>“the proposed re-development works can be constructed at the proposed levels and will have no significant impact on current flood volumes or top water levels. Localised changes in top water levels will be minimal.</i></p> <p><i>In summary, post-development flows at the critical sections do not result in increase of the flood hazard or risk to other properties.”</i></p> <p>In relation other flood controls:</p> <ul style="list-style-type: none"> • All filling is contained to the footprint of the building; • The external walls of the building are concrete frame and panel, which is considered to be flood compatible; • The new boundary fencing will replace existing and is considered to have negligible impact on flooding; • As the floor level is above the 1991 flood, associated electrical wiring, outlets, etc. will also be above flood level; • Air conditioning, heating, etc. will be located in the mechanical well above the first floor ceiling (above flood); and • A sewer reflux valve will be required on the sewer connection/s to the building. It is recommended that this be imposed as a condition of consent. <p>Overall, it is considered that the proposed development has</p>
--	--	--



		been suitably designed in response to the impacts of flooding and the development will not adversely impact flood levels or velocities for surrounding properties.
--	--	--

Inverell Development Control Plan 2013 – Chapter 7 Heritage

Section	Title	Comment and Assessment
7.4	New Development and Buildings	
7.4.12	New Commercial Buildings in Heritage Conservation Areas	<p><u>Building Heights and Setbacks</u></p> <p><i>Building Heights</i></p> <p>The proposed Police Station is two (2) storeys, being approximately 9 metres above ground level on the eastern (higher) side.</p> <p>Two storey buildings are predominant in the area (refer Photos 11 to 16 – Pages 15 to 17) and the height of the proposed Police Station is:</p> <ul style="list-style-type: none"> • Below the height main roof of the Court House; • Significantly lower than the prominent clock tower off the Court House; and • Is consistent with the height of the former Rural Bank building (107 Otho Street). <p>These heights are shown on Sheet DA201 of the Architectural Plans.</p> <p><i>Setbacks</i></p> <p>The existing Police Station building is setback approximately 4 metres from the front boundary, with the Court House having a front setback of approximately 15 metres and the former Rural Bank building (107 Otho Street) constructed on the front boundary.</p> <p>The proposed Police Station building will be setback 8 metres from the front boundary.</p> <p>Generally, new buildings within the CBD should be constructed on the street alignment without setbacks.</p> <p>In this instance, construction on the street alignment is not desirable in recognition of the large setback (approximately 15 metres) of the Court House. Furthermore, a 15 metre front setback would significantly reduce the area available for the Police Station redevelopment. Accordingly, the proposed 8 metre front boundary setback, located between the Court House and former Rural Bank building (107 Otho Street), is considered to be an appropriate design response.</p> <p><u>Services</u></p> <p>Power will be underground and air conditioning units will be located within a mechanical well above the first floor ceiling and not visible, when viewed from the street.</p> <p>The only services visible are the proposed fire hydrants on Otho Street, which are considered minor.</p> <p>There is potential for the Police Station to include telecommunication infrastructure (e.g. aerials, dishes, etc.), which may be visible. These types of installations are not uncommon in the area and <i>State Environmental Planning Policy (Infrastructure) 2007</i> makes provision for the</p>



		<p>telecommunications as Exempt Development.</p> <p><u>On-site Loading and Unloading</u></p> <p>All loading and unloading will take place within the car park or inside the van dock, screened from view.</p> <p><u>Design of Car Parking Areas</u></p> <p>The car parking is accessed via Campbell Street and not visible from Otho Street. The access crossing in Otho Street, from the van dock, is an existing arrangement and will be retained.</p> <p><u>Car Park Structures</u></p> <p>Proposed car park structures are accessed from Campbell Street, have an open form and are screened from view.</p> <p><u>Roof Form, Parapet and Silhouettes</u></p> <p>The single pitch roof form has been designed to contrast the roof forms of the Courthouse and former Rural Bank building (107 Otho Street). The parapet height and awning has been designed to match the heights of these adjoining buildings.</p> <p>The parapet will be masonry construction consistent with materials used in the CBD. The eaves and fascia will be consistent the scale and character of adjacent buildings.</p>
7.5	New Development in the Vicinity of Heritage Items	
7.5.1	General	<p>The Statement of Heritage Impact submitted with the Development Application (Attachment 6 of this report) states that <i>"the new Police Station building replaces the existing Police Station on the same footprint and will have no impact on the context or cultural significance of adjoining heritage items"</i>. It further states <i>"the selection of materials for the façade and west facing elevation of the new building will have no impact on surrounding buildings or streetscape"</i>.</p> <p>The design of the new Police Station building, including height, setbacks, mechanical well, and choice of materials (concrete panel walls), are such that it is capable of co-existing in harmony with the surrounding heritage items.</p> <p>When the new Police Station design is also considered in conjunction with the proposed landscaping and existing street plantings, it is considered that the development will not adversely impact the streetscape or the appearance and views of the adjacent heritage items.</p>
7.6	Signs and Advertising	
7.6.1	General	<p>The proposed pylon sign is of simple design and will not impact on views of the adjoining heritage items or streetscape. The proposed sign is considered to be consistent with the controls of this Section.</p>

Australian Standard 2601: The Demolition of Structures

Clause 92 of the *Environmental Planning and Assessment Regulation 2000* specifies that in the case of a development application for the demolition, the provisions of Australian Standard AS 2601 are a prescribed matter for the purposes of Section 4.15 (1) (a) (iv) of the *Environmental Planning and Assessment Act 1979*.

The Statement of Environmental Effects confirms that this Australian Standard can be implemented for the development. No specific action or condition is considered necessary.



The likely impacts of that development

Matters	Consideration
Context & Setting	<p>The development site already contains a Police Station and forms part of an office / government precinct within the Inverell CBD. The continued use of the site as a Police Station is considered to be compatible with the surrounding area.</p> <p>In relation to height, bulk and scale, the proposed Police Station is not inconsistent with the surrounding buildings, notably the height of the court house, height of the former Rural Bank building (107 Otho Street and the bulk and scale of the Government Offices (refer Photos 11 and 12 – Page15).</p>
Access, Transport & Traffic	<p>The development site has frontage to Otho Street (part of the Gwydir Highway), Campbell Street, Rivers Street and a unnamed laneway (refer Figure 2 – Page 8 and Photos 7 to 10 - Pages 12 and 13). The Police Station has existing access crossings in Campbell Street and Otho Street (refer Photos 5 and 6 – Page 11), which will be retained as part of the development, with minor widening to improve ingress and egress. The primary access will be Campbell Street, which has a large formation (15 metres between kerbs), with sufficient sight distance in both directions.</p> <p>The proposed on-site parking, for NSW Police operational vehicles only, is consistent with the <i>NSW Government Fitout Design Principles (Office Workplace Accommodation)</i>. Despite this, consideration still needs to be given to the impacts associated with traffic volumes and staff parking on the broader road network.</p> <p>Whilst operational details have not been provided by the applicant (for security reasons), it is considered that:</p> <ul style="list-style-type: none"> • As per Inverell Times articles on 20 April 2018 and 17 June 2019, the existing Police Station is undersized for current staffing levels. The new Police Station is larger and will provide better facilities for these existing staff. It is reasonable to expect the new Police building will accommodate for future increase in staff numbers; however, this increase is unlikely to be significant; • Based on the above point, as staffing levels are not considered to significantly increase, the number of traffic movements (police vehicles) and the demand for on-street staff parking will not significantly alter; and • There is a large amount of on-street parking available in Campbell Street for staff parking. Historic photos, aerial images and site inspections during this assessment, confirm that the on-street parking in Campbell Street is rarely used. <p>In relation to the proposed 'Police Only Parking Zone' on the streets adjoining the Police Station, given the availability of general public parking in the area, this is not considered to have a significant impact.</p>
Utilities	<p>All utilities are connected to the site, with water, telecommunication and electricity infrastructure located in the streets immediately adjoining the site. Council's sewer main is located under the Police Station (refer Figure 4 - Page 18) and the applicant has proposed a suitable construction method to address sewer infrastructure.</p> <p>The application was referred to Essential Energy under Section 45 of <i>State Environmental Planning Policy (Infrastructure) 2007</i>. No comments were received within the 21 day timeframe. It is considered that demolition and construction can be undertaken in manner, which</p>



	<p>does not adversely impact nearby electricity infrastructure.</p> <p>The site is currently a Police Station and it is considered the redevelopment will not significantly burden the capacity of utility infrastructure.</p>
Heritage	<p>The site is located in the CBD Heritage Conservation Area and contains two items of local heritage significance, being the Court House and a Police Residence (4 Rivers Street).</p> <p>As assessed against the <i>Inverell Local Environmental Plan 2012</i> and <i>Inverell Development Control Plan 2013</i>, the development is not considered to have an adverse impact on the heritage significance of the listed items of environmental heritage or the CBD Heritage Conservation Area.</p> <p>The development includes the demolition of a dwelling (60 Campbell Street), which is listed under Section 170 of the <i>Heritage Act 1977</i>.</p> <p>The Statement of Heritage Impact submitted with the Development Application (Attachment 6 of this report) recommends that prior to demolition, a photographic record be undertaken in accordance with the Heritage Council guidelines. It is recommended that this requirement be included as a condition of consent.</p> <p>This dwelling (60 Campbell Street) is not listed as a heritage item under the <i>Inverell Local Environmental Plan 2012</i> and subject to the photographic record, its demolition is not considered to have a significant heritage impact.</p> <p>Section 170A requires the NSW Police to provide the Heritage Council with fourteen (14) days notice of the demolition. This is a matter for NSW Police to satisfy and does not preclude issuing of development consent.</p>
Public Domain	<p>The public domain surrounding the development site is comprised of the footpath, on-street parking and street carriageways. The potential impact on these areas is through damage from demolition and/or construction activities. Accordingly, it is considered appropriate to impose conditions in relation to restoration / rehabilitation of public land damaged during construction.</p>
Water	<p>Waterways in the area are comprised of the Macintyre River 60 metres metres to the south-west of the site and Council's stormwater drainage system, comprised of kerb and gutter in the streets adjoining the development site. No underground stormwater infrastructure is present in the immediate vicinity of the site.</p> <p>The development is not considered to directly impact the Macintyre River and suitable erosion control measures are proposed during construction to mitigate indirect impacts through Council's stormwater system. Stormwater drainage plans have been submitted for the development (Attachment 4 of this report). All stormwater will be directed to the kerb, which is consistent with Council requirements.</p>
Soils	<p>The site is generally flat with the development requiring minor earthworks for the construction of footings and services.</p> <p>Erosion and sediment control measures are proposed during construction. The applicant has committed to implementing appropriate procedures if contaminating material, including soil, is discovered during construction.</p>
Air Quality	<p>The development is not considered to generate any significant dust, odour or smoke, during construction or operation, which would adversely impact the area.</p>



Flora & Fauna	<p>The site does not contain any significant flora and is not considered a habitat for protected fauna.</p> <p>The site is not included on the “Biodiversity Values Map” and is not considered “likely to significantly affect threatened species”. Further assessment under the <i>Biodiversity Conservation Act 2016</i> is not required.</p>
Waste	A waste management plan has been submitted with the Development Application. This plan is satisfactory and the development is not considered to have a significant waste impact.
Noise & Vibration	<p><u>Demolition / Construction</u></p> <p>It is considered that noise and vibration can be suitably addressed within the Construction Management Plan to be prepared for the development.</p> <p><u>Operational</u></p> <p>The Police Station will operate 24 hours a day, 7 days a week. Primary noise sources will be traffic, sirens and mechanical plant. The potential noise impacts are not considered significant in consideration of:</p> <ul style="list-style-type: none"> • The closest sensitive receivers (Police dwellings) are directly associated with the use of the site; • Traffic volumes are not dissimilar to the existing use of the site; • Sirens will be used intermittently for emergencies only, not dissimilar to the existing Police Station operation; and • Mechanical plant will be screened within a mechanical well.
Lighting	The applicant has submitted a Lighting Statement committing to compliance with <i>Australian Standard 4282 – Control of the Obtrusive Effects of Outdoor Lighting</i> .
Natural Hazards	<p>The site is identified as flood prone land and the development has been assessed against the <i>Inverell Local Environmental Plan 2012</i> and <i>Inverell Development Control Plan 2013</i>. The development is not considered to be significantly impacted by or impact on flood matters.</p> <p>Council records do not indicate the site as affected by other hazards, including bush fire, landslip or acid sulphate soils.</p>
Safety, Security & Crime Prevention	<p>The proposed Police Station is considered to improve safety, security and crime prevention for the site (improved access, fencing) and the broader region (better Police resources).</p> <p>The Closed Circuit Television (CCT) installed within the CBD is connected to the Police Station. During demolition and construction of new Police Station, the CCT will remain connected to and available from Council’s Administration Centre.</p>
Social Impacts in the Locality	A new Police Station is considered to have a positive social impact for Inverell and the broader region.
Economic Impact in the Locality	The development may have a minor economic benefit during construction through the possible employment of local trades and services.
Construction	A Construction Management Plan is proposed, with a preliminary Construction Management Plan included as Attachment 7 of this report. It is recommended that the preparation of a Construction Management Plan be imposed as a condition of consent and also include demolition works. A Demolition and Construction



	<p>Management Plan would need to address, as a minimum:</p> <ul style="list-style-type: none"> • Pre works dilapidation assessment of all adjacent buildings; • Risk Matrix for the proposed works in particular with respect to heritage protection; • Remedial action plan in event of any issues with heritage items; • Demolition process for existing Police station/ site features; • Dust and vibration protection/ management of the adjacent heritage buildings, Court House and former Rural Bank; • Crane locations and lift paths to minimise lifting; • Site storage and access; • Temporary servicing and service relocations; • Erosion and sediment controls; • Public safety in the use of roads and footpaths adjoining the development; • Continued pedestrian and vehicle access for adjoining premises; • Construction near underground services and overhead power lines; • Noise, including work hours; • Sanitary amenities and ablutions proposed; and • Unexpected finds protocol, including contaminating material. <p>It is considered that the preparation of a Demolition and Construction Management Plan and the implementation of environmental management measures during demolition and construction will mitigate impacts on adjoining properties and public land.</p>
Cumulative Impacts	<p>The site is currently a Police Station. Whilst the development results in a larger building footprint, the operation is considered to be similar to existing, with the new building providing better facilities and offices for existing Police operations. Overall, it is considered that the cumulative impact will be minimal.</p>

Suitability of the Site

The site already contains the Inverell Police Station and is considered suitable for the redevelopment as a Police Station, given co-location with the Court House, existing utility infrastructure and access.

The Police Station is located on flood prone land, is within a Heritage Conservation Area and within proximity of a number of Items of Environmental Heritage. It is considered that these matters can (and have) be addressed in the design of the development. These matters do not affect the suitability of the site.

Council records show a historic fuel bowser on the site, indicative of underground fuel tanks. Given the use of the site will not change, the risk associated with the use of the land is not considered to be a significant. The site is considered suitable, or can be made suitable during construction if contaminating material is found.



Submissions

The application was publicly exhibited from 2 August 2019 to 16 August 2019, which involved:

- Notification of adjoining and adjacent landowners;
- Notice within the Inverell Times on 2 August 2019;
- Publication of the Advertised Development Applications section of Council's website; and
- Notice of Development signs installed in Otho Street and Campbell Street.

As a result of the exhibition, no submissions were received.

Public Interest

North West Regional Plan 2036

Direction 16 of the *North West Regional Plan 2036* identifies that urban growth must be directed to areas with infrastructure capacity. Infrastructure and utility service providers need to identify appropriate sites and capacity to provide for water security, wastewater service capacity, electricity supply, emergency service facilities, cemeteries and crematoria.

Action 16.2 states:

Maximise the cost-effective and efficient use of infrastructure by focusing development on existing infrastructure or promoting co-location of new infrastructure.

The proposed Police Station redevelopment:

- Is a cost-effective and efficient use of the existing Police Station site; and
- Provides a significant emergency service facility, which supports the continued growth of Inverell as a Strategic Centre of the North West region of NSW.

Inverell Community Strategic Plan 2009-2029

The vision of the *Inverell Community Strategic Plan 2009-2029* is "A Community for Everyone". One of the requirements to achieve this vision is that residents and visitors feel safe in harmonious communities that provide opportunities for families, youth and children. It is considered that the Police Station redevelopment will support the vision of the *Inverell Community Strategic Plan 2009-2029*, and is consistent with the following strategies:

- R.05 Access to services in the Shire is equivalent to, or better than other major regional centres;
- C.03 Inverell Shire promotes an ordered and safe community; and
- C.08 Reduce the risk to the community arising from emergency events.

Objects to the *Environmental Planning and Assessment Act 1979*

The Police Station redevelopment is considered to promote:

- The orderly and economic use and development of land;
- The sustainable management of built and cultural heritage (including Aboriginal cultural heritage);
- Good design and amenity of the built environment;
- The proper construction and maintenance of buildings, including the protection of the health and safety of their occupants; and
- The sharing of the responsibility for environmental planning and assessment between the different levels of government in the State.

According, the development is considered to be consistent with the objects of the *Environmental Planning and Assessment Act 1979*.



CONCLUSION

DA-74/2019 has been lodged for the redevelopment of the Inverell Police Station at Lot 7012 DP 1153744, 109 Otho Street, Inverell.

The site is zoned 'B2 Local Centre' pursuant to the *Inverell Local Environmental Plan 2012*. The proposed development is characterised as an 'Emergency Services Facility', which is permissible with consent.

The development has been assessed in accordance with Section 4.15 of the *Environmental Planning and Assessment Act 1979* and considered to be consistent with the relevant State Environmental Planning Policies, *Inverell Local Environmental Plan 2012* and *Inverell Development Control Plan 2013*. The development is considered to have minimal impact on the natural and built environment and no adverse social or economic impacts. The site is currently a Police Station and is suitable for redevelopment.

As a result of public exhibition of DA-74/2019, no submissions were received. The development is consistent with the strategic planning for the area and region; and is not prejudicial to the public interest.

The primary environmental considerations relating to this development are heritage, traffic and parking, contamination, flooding and utility infrastructure. These matters have been assessed in detail and it is considered that:

- The development will not significantly impact the heritage significance of heritage items or the heritage conservation area;
- The access and parking arrangements for the development are satisfactory. The road network and on-street parking are not considered to be adversely impacted;
- The site already contains the Inverell Police Station and the development is not considered to significantly increase any risk associated with the use of the site. Any contaminating material discovered during construction will be appropriately treated;
- The new Police Station building has been designed with suitable flood protection. It will not be adversely impacted by or impact on flood matters; and
- Utility infrastructure is available. Construction works within the vicinity of the electricity infrastructure and sewer main can be suitably addressed during construction.

Following an assessment in accordance with Section 4.15 of the *Environmental Planning and Assessment Act 1979*, it is recommended that DA-74/2019 be approved subject to conditions.

RECOMMENDATION

That Development Application 74/2019 is approved subject to the following conditions:

1. Approved Plans/Documents.

Except where otherwise provided in this consent, the development is to be carried out strictly in accordance with the following plans (stamped approved by Council) and support documents:

Document Description	Date	Plan No/Reference
Architectural Plans prepared by Richmond and Ross		
Locality Plan	24/07/2019	DA001 C
Site Plan	24/07/2019	DA002 C
Survey Plan	8/07/2019	DA003 A
Site Analysis Plan	24/07/2019	DA004 C
Demolition Plan	24/07/2019	DA100 B
Ground Floor Plan	8/07/2019	DA101 A
Ground Floor Carpark	24/07/2019	DA102 C
Level 1 Floor Plan	19/07/2019	DA103 B
Roof Plan – Car park	19/07/2019	DA104 B
Roof Plan – Main Building	8/07/2019	DA105 A
External Work Plan	24/07/2019	DA106 C
Proposed Signage Plan	19/07/2019	DA107 B
Fence Details	19/07/2019	DA108 B
Streetscape elevations	19/07/2019	DA200 B



Elevations & Façade Palette	19/07/2019	DA201 B
Elevations Sheet 2	19/07/2019	DA202 B
Sections	19/07/2019	DA301 B
Sections Carpark	19/07/2019	DA302 B
Winter Solstice Day Shadow Diagrams	19/07/2019	DA401 B
3D View 01	19/07/2019	DA501 B
3D View 02	19/07/2019	DA502 B
Landscape Plan prepared by Phillips Marler		
Landscape Concept Plan	11/07/2019	L01A
Landscape Detail Plan 1	11/07/2019	L02A
Landscape Detail Plan 2	11/07/2019	L03A
Indicative Plant Schedule	11/07/2019	L04A
Civil Engineering Plans prepared by Richmond and Ross		
Stormwater Plan Sheet 1 of 2	24/07/2019	C-100 C
Stormwater Plan Sheet 2 of 2	8/07/2019	C-101 A
Stormwater Schedules and Details	8/07/2019	C-110 A
Sediment and Erosion Control	24/07/2019	C-120 C
Sediment and Erosion Control Details	8/07/2019	C-121 A
Technical Reports		
Higgins Planning: Statement of Environmental Effects	July 2019	2019.0011
Phillips Marler: Statement of Heritage Impact	11/07/2019	
Richmond and Ross: Construction Management Plan	11/07/2019	190077
Richmond and Ross: Stormwater Management Plan and Flood Assessment	July 2019	190077C
Richmond and Ross: Waste Management Plan	July 2019	190077A
Richmond and Ross: Parking and Traffic Statement	25/07/2019	190077A
Arrow Consulting Engineers: External Lighting	13/07/2019	-

2. Prior to the commencement of any construction works (including earthworks), a Demolition and Construction Management Plan (DCMP) must be prepared by a suitably qualified person. A copy of the DCMP is to be provided to Council.

The DCMP must address as a minimum, the following matters (in no particular order):

- Pre works dilapidation assessment of all adjacent buildings;
- Risk Matrix for the proposed works in particular with respect to heritage protection;
- Remedial action plan in event of any issues with heritage items;
- Demolition process for existing Police station/ site features;
- Dust and vibration protection/ management of the adjacent heritage buildings, Court House and former Rural Bank;
- Crane locations and lift paths to minimise lifting;
- Site storage and access;
- Temporary servicing and service relocations;
- Erosion and sediment controls;
- Public safety in the use of roads and footpaths adjoining the development;
- Continued pedestrian and vehicle access for adjoining premises;
- Noise, including work hours;
- Sanitary amenities and ablutions proposed; and
- Unexpected finds protocol, including contaminating material.



Any environmental site management measures must remain in place and be maintained throughout the period of demolition and construction. A copy of the DCMP must be kept on-site from the commencement of works and for the duration of the proposed works.

3. Prior to demolition of the dwelling at 60 Campbell Street, a photographic record of the interior and exterior of the dwelling must be undertaken, in accordance with the guidelines *How to Prepare Archival Records of Heritage Items* published by the NSW Heritage Office. A copy of the record must be provided to Council.
4. The design of the sewer main and the footing design for the New Police Station building is to comply with *Building in the Vicinity of Sewer & Trunk Water Mains Guidelines (Part 2,)* NSW Water Directorate, February 2019.

The final design of the sewer main is to be approved by Council's engineer prior to construction, with works as executed drawing provided to Council upon completion.

5. The wash bay is to be connected to Council's sewer and incorporate a suitable method of pre-treating the wastewater prior to discharge to the sewer. This pre-treatment method is to be designed in consultation with Council.
6. All sewer connections to the building(s) are to be fitted with reflux valves to prevent backflow of sewage in a flood event.
7. All precautions must be taken to prevent damage to any nearby properties. Owner's property rights must be observed at all times. Should any damage occur to a nearby property as a result of demolition or construction, all necessary repairs or suitable agreement for the repairs are to be completed by the proponent in consultation with, and with the consent of, the affected property owner(s).
8. Any road, footpath, public reserve and/or infrastructure that is damaged by the development is to be repaired/restored at no cost to Council.

Reasons for Conditions:

The above conditions have been imposed:

1. To ensure compliance with the terms of the applicable environmental planning instruments.
2. Having regard to Council's duties of consideration under Section 4.15 of the *Environmental Planning and Assessment Act 1979*, as well as Section 4.17 which authorizes the imposing of the consent conditions.
3. Having regard to the circumstances of the case and the public interest.

