

**STATEMENT OF
ENVIRONMENTAL EFFECTS
CONSTRUCTION OF NEW POLICE STATION
PART OF 51 BROMIDE STREET, BROKEN HILL
On behalf of
BGIS for NSW Police
August 2020**

CONSTRUCTION OF A NEW 2 STOREY POLICE STATION

PART OF 51 BROMIDE STREET, BROKEN HILL

Prepared under instructions from

Gardner and Wetherill Associates (Principal Design Consultant)



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1. INTRODUCTION

1.1 Executive Summary

This Statement of Environmental Effects accompanies a Development Application lodged on behalf of BGIS for NSW Police. The proposal seeks approval for the construction of a new two storey Police Station on land identified as Lot 91 in DP 1262315. The sites northwest boundary has frontage to Beryl Street, the southwest boundary fronts Kaolin Street and the southeast boundary fronts Blende Street.

The new Police Station will be constructed over two levels with an at grade carpark comprising 25 car spaces including disabled access parking, 2 motor bikes, wash bay and two trailer bays and two secure garages.

The ground floor provides for a public entry foyer, waiting room, accessible WC, enquiry counter, meeting rooms and offices, storeroom, plant room, lift well, storage, amenities area, cleaners room and parking including both at grade and garaged parking with secure zone, wash bays and motorbike parking.

The first floor provides for more general office areas, interview room, training and conference rooms, store rooms and utility areas, amenities, separate male and female locker rooms, meals room and fitness room.

The building will be of a modern contemporary appearance comprising face brickwork, cement render and composite panel cladding with colorbond metal skillion roof. The main entry to the Police Station is accessed from Blende Street, with vehicular access provided from both Blende and Beryl Streets. Parking for 6 first response vehicles is located on Blende Street adjacent to the main pedestrian entry for emergency Police access to vehicles. There is also a requirement for the provision of four (4) Police Operational vehicles parking on the north side of Kaolin Street adjacent to the new building. An accessible parking space is also located on Blende Street immediately adjacent to the main pedestrian entry.

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

- Environmental Planning & Assessment Act 1979, as amended.
- SEPP (Infrastructure) 2007
- SEPP No. 64 Advertising and Signage
- SEPP No. 55 Remediation of Land
- Broken Hill Local Environmental Plan 2013
- Broken Hill Development Control Plan 2016

This statement provides an assessment of the proposed development against the heads of consideration as set out in Section 4.15 of the Environmental Planning and Assessment Act 1979. As a result of that assessment it is concluded that the development of the site in the manner proposed is considered to be acceptable and is worthy of the support of the Council.

1.2 Methodology & Data Sources

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

Document	Prepared By	Date
Survey Plan	Sydney Surveyors	28 January 2020
Architectural Plans	Gardner Wetherill & Associates	
Architectural Design Statement	Gardner Wetherill & Associates	May 2020
Landscape Plan	iScape Landscape Architecture	May 2020
Statement of Heritage Impact	Lynch Heritage Consulting	August 2020
Traffic Management Plan	Transport & Traffic Planning Associates	August 2020
Access Compliance Statement	Morris Goding Access Consulting	25 August 2020
Detailed Site Investigation (Stage 2)	JK Environments	12 March 2020
Geotechnical & Site Contamination Report	JK Geotechnics	30 June 2020
Stormwater Management Plan and Soil Erosion & Sediment Control Plan	Birzulis Associates	27 August 2020
BCA Compliance Report	BCA Vision	8 April 2020
Acoustic Report	JHA Consulting	19 August 2020

2. THE SITE

2.1 Site Description

The subject site is identified as Lot 91 in DP 1262315 and is part of 51 Bromide Street, Broken Hill. The site is bounded by three frontages, with the southeast boundary fronting Blende Street, the southwest boundary fronting Kaolin Street and the northwest boundary fronting Beryl Street. The site has an area of 6038m² and is bounded by a low wire mesh fence. The property has a frontage of 60.295m to Kaolin Street with a depth of approximately 100m. The site was previously occupied Penrose Park Railway track and train shed. The railway track and shed have since been relocated off site.

The site is depicted in the following locality map and photographs:



Location Map



Blende Street Boundary Looking South



Subject Site viewed from the North East

2.2 Site Characteristics & Existing Development

The subject site is identified as Lot 91 in DP 1262315 and is part of 51 Bromide Street, Broken Hill. The site is relatively level and is bounded by a low wire mesh fence.

The site was part of a larger site formerly identified as Lot 5893, DP 241855 and known as 51 Bromide Street, Broken Hill. At its meeting of 31 July 2019 Broken Hill City Council resolved to subdivide the land at 51 Bromide Street and negotiate the sale of the southern portion of the site (the subject site).¹³ A development application for the subdivision (DA 154/2019) was approved on 26 November 2019 and an agreement has since been reached with NSW Police to acquire it and build a new station on the subject site. The subdivision and subsequent land sale reduces the size of Kintore Reserve to be 6112 square metres at the northern half of the street block bounded by Kaolin, Beryl, Bromide and Blende Streets, with frontages to Beryl, Bromide and Blende Streets. The site was previously occupied Penrose Park Railway track and train shed. The railway track and shed have since been relocated off site.

The location is currently characterised by a mixture of single storey detached dwellings with Broken Hill High School located to the southwest of the site and local shops and services scattered throughout.

The land is zoned B2 Local Centre which permits a range of retail, business, entertainment and community uses to serve the needs within the area.

The site located within the Argent Street Heritage Conservation Area and is identified as part of Heritage Item I84 Kintore Headframe and Kintore Reserve.

The provision of a new expansive Police Station development on a prominent site is seen as being an opportunity to reinforce the zone objectives by:

- Providing a contemporary administration facility
- Creating viable employment and economic activity
- Creating a safe urban environment that is easily accessible
- Servicing the needs of the local community.

2.3 Topography & Stormwater Drainage

The site is relatively flat with a slight slope from the western corner (near intersection of Kaolin and Beryl Streets) towards the eastern corner. The application is supported by a separate submission in relation to stormwater management prepared by Birzulis Associates.

All roof and surface water will be directed to an on-site stormwater retention/detention tank which ultimately discharges to Blende Street. The system has been designed in accordance with Council's Stormwater Management Policy.

2.4 Traffic & Access

Vehicular access will be provided to the site from both Blende and Beryl Streets, with the main pedestrian access provided from Blende Street. The vehicular access will provide parking for 25 at grade parking spaces, 4 garages and parking for 2 motor bikes on the eastern portion of the site. Six (6) parking spaces will be provided on Blende Street adjacent to the main entry for first responders with an accessible parking space also include on Blende Street immediately adjacent to the main entry to the facility. There is also a requirement for the provision of four (4) Police Operational vehicles parking on the north side of Kaolin Street adjacent to the new building. A Traffic and Parking Assessment Report has been prepared by Transport and Traffic Planning Associates and is submitted with the application.

3. THE SURROUNDING ENVIRONMENT

The area surrounding the subject site comprises of a mix single residential dwellings, educational facilities, public open Space, retail and commercial facilities. The site is located at the southwest portion of the main commercial/retail area of Blende and Argent Streets which provides a transition to the residential area. The sites relationship with its surrounding properties is depicted in the following aerial photograph and context photographs.



Aerial Photo of Subject Site

4. THE PROPOSAL

4.1 The Proposal Outline

The proposal seeks approval for the construction of a new purpose-built two-level Police Station with at grade parking on land identified as Lot 91 in DP 1262315 and is part of 51 Bromide Street, Broken Hill. Pedestrian access is provided via the main entry path and foyer accessed from Blende Street. Vehicular access to the site is provided via both Blende and Beryl Streets.

4.2 Details of Proposed Work

The proposal provides for the construction of a new L-shaped two storey building, garages, carports, uncovered parking and associated landscaping and stormwater management works. The new Police station is proposed to incorporate all areas of crime management and Police administration, operating 24 hours a day, 7 days a week to support the Barrier Police District, Western Region.

The new Police Station provides for 2,563m² of gross floor across two levels. Under cover at grade parking for 25 operation vehicles, 2 trailer bay garages and 2 secure garages, motor bike and bicycle parking. Drive through access is provided from Blende and Beryl Streets.

The proposed Broken Hill Police Station enclosed floor areas, (*excluding covered and enclosed garages / carports, terraces, external stores and plant & services areas*) are as follows:

Ground Floor	1,330m ²
First Floor	1,233m ²
TOTAL Floor Area	2,563m ²

The proposed L-shaped design enables the building to be orientated towards both Blend and Kaolin Streets whilst maximising natural light to the building. Parking for the public and visitors is readily available on Blende, Kaolin and Beryl Streets. Parking for six (6) first response vehicles is also provided on Blende Street adjacent to the main pedestrian entrance. An accessible parking space is also provided in this location immediately adjacent to the front entry.

The proposed building is of modern appearance with external materials and finishes selected to respect the outback architecture of the region. The roofing is to comprise a traditional zincalume finish with external walls comprising of 'Corten' steel, prefinished aluminium cladding with a lower band of dark facebrick. External shading comprising fixed horizontal aluminium louvres to provide solar control.

4.3 Sustainability Criteria

Project architects, Gardner Wetherill & Associates endorses ESD principles and endeavours to provide sustainable solutions which achieve an optimal balance of financial, environmental and social factors.

In all design and construction decision making processes, consideration is given to:

- Minimising water, air and soil pollution
- Minimising consumption of non renewable resources
- General environment issues
- Use of materials that have health and safety aspects eg. Using water based rather than solvent based paints
- Minimisation of waste
- Reduction in energy consumption
- Reduction in on-going maintenance requirements
- Appropriate and efficient external sun shading devices

Apart from employing ESD principles on projects, the firm has adopted strategies within our office to minimise use of energy and depletion of finite resources.

During the design development and documentation of the projects particular care will be taken in the selection of materials, systems and equipment in order to conserve energy and resources. Items that are considered include:-

- Orientation of buildings and windows
- Passive sun protection
- Variable voltage, variable frequency (UVVF) – Lift drives and motors
- Glass selection
- Use of motion activated lights
- Roof mounted Photovoltaic panels for both HWS and direct current for building electricity.
- Water conserving sanitary ware, tap and shower ware
- Photo electric controls on all external lighting
- Low energy use rated whitegoods
- Use of gas fired boilers for condenser water and hot water supply
- Use of heat recovery from substation equipment
- Selection of materials with low embodied energy
- NABERS certification and on going performance review

NSW Police Station projects in accordance with NSW Government Office Design Designs Guidelines Circ. 5.3 Jan 2011), are required to achieve a 4.5 star rating.

The proposal incorporates a central courtyard, which the building footprint is orientated around. This courtyard allows natural northern light into the building and improve amenity.

It is proposed that the central courtyard will be planted with local species of low-level plants and feature exposed coloured gravel, and will include local indigenous art and local relics as sculptures.

5. ZONING AND DEVELOPMENT CONTROLS

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

5.1 SEPP (Infrastructure) 2007

The SEPP applies to the proposed development, being an 'Emergency Services Facility'. Clause 46 identifies that an Emergency Service Facility means:

means a building or place (including a helipad) used in connection with the provision of services by an emergency services organisation, including a police station and related training facilities.

Where 'police station' is defined as:

police station means a building or place that is used in connection with the provision of police services to the public by the NSW Police Force and may include custodial facilities or premises used for a local area command function.

The proposed Police Station satisfies the definition of an emergency services facility for the purposes of this SEPP.

Clause 47 provides that development for the purposes of an Emergency Services may be carried out with Consent on or behalf of a public authority on any land.

5.2 Broken Hill Local Environmental Plan 2013

The subject land is zoned B2 Local Centre Zone under the provisions of the Broken Hill LEP 2013. Development for the purposes of construction of a new Police Centre – Local Area Command Site is permissible as an innominate use and is permissible under the provisions of SEPP (Infrastructure) as described previously.



Extract of Zone Map

The objectives of the B2 Local Centre Zone are to:

- *To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.*
- *To encourage employment opportunities in accessible locations.*
- *To maximise public transport patronage and encourage walking and cycling.*

The proposal provides for a Police Station to service the needs of those who live and work in the local area. The site is well located in terms of public transport and walking/cycling paths. The proposal is consistent with the objectives of the B2 zone.

Clause 2.7: Demolition

The site has been previously cleared and the proposal does not seek approval for any demolition.

Clause 5.10 Heritage Conservation



Extract of Heritage Map

The subject site, described as Lot 91, Deposited Plan (DP) 1262325, is part of a larger site formerly identified as Lot 5893, DP 241855 and known as 51 Bromide Street, Broken Hill, that contains an item of local heritage significance, Item I84, Kintore Headframe and Kintore Reserve, listed in Schedule 5 of the Broken Hill Local Environmental Plan (LEP) 2013. It is also located within the C1 Argent Street Heritage Conservation Area, listed under the same LEP, and is in the vicinity of a number of individually listed items.

A Statement of Heritage Impact has been prepared by Lynch Heritage Consulting which in summary provides:

- *The proposal is for a new, purpose built Police Station, that will consolidate all areas of crime management and police administration in Broken Hill on a single site.*
- *The form and design of the proposed building are considered to be sympathetic to the significance of the Argent Street Heritage Conservation Area.*
- *The proposed building will not visually dominate the Argent Street Heritage Conservation Area, or the listed heritage items in its vicinity.*
- *Primary views to the listed heritage items in the vicinity of the subject site will be retained.*
- *The proposed development will not have an adverse impact on the setting or established heritage significance of the Argent Street Heritage Conservation Area, or the listed items in its vicinity.*
- *The proposed development is consistent with the heritage requirements and guidelines of the Broken Hill LEP 2013 and the Broken Hill LEP 2016.*

Clause 6.1 Earthworks

The site is relatively level and the proposed development does not require any excessive excavation. The proposal complies with the requirements of this clause for the following reasons:

- The proposal incorporates a detailed Stormwater Drainage Plan prepared by Birzulis Associates and which provides for all collected stormwater to be discharged to the existing infrastructure in Blende Street via rainwater/OSD tanks. In this regard the proposal will not disrupt existing drainage patterns or soil stability.
- A Soil and Sedimentation Plan will be implemented prior to the commencement of any works on site and the site will be suitably landscaped on completion of building works to prevent soil erosion and runoff.
- The proposal does not require the provision of any imported fill nor require any significant excavation.
- A Heritage Impact Report has been provided and if any relics are found work will cease until heritage advice is sought.

Clause 6.2: Essential Services

All essential services are available to the site in accordance with this clause.

There are no other provisions of the BHLEP 2013 that apply to the proposed development.

5.3 SEPP No 55 – Remediation of Land

The SEPP aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment.

Clause 7 of the SEPP requires:

- (1) A consent authority must not consent to the carrying out of any development on land unless:*
- (a) It has considered whether the land is contaminated; and*
 - (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 development is proposed to be carried out; and*
 - (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.*

A Detailed Site Investigation (Stage 2) has been prepared by JK Environments. This report notes that the site has historically been part of a railway (tramway) and was converted into an outdoor mining equipment display and ride on miniature train track. In conclusion this report provides:

The assessment included a review of a previous Stage 1 report and soil samples from 16 testpits. The site has historically been part of a railway (tramway) and was converted into an outdoor mining equipment display and ride on miniature train track. Potential contamination sources were identified at the site including fill material, lead impacted dust, hazardous building materials (including asbestos), use of pesticides and possible storage of oils and/or fuels in the shed in the north-east section of the site.

The fill material at the site has been impacted by lead, carcinogenic PAHs and asbestos at concentrations above the human health based SAC. JKE consider that remediation will be required to render the site suitable for the proposed development.

A RAP should be prepared for the site. It should be noted that under Clause 14 of State Environment Planning Policy 55 (SEPP55), remediation in Broken Hill falls under Category 2 remediation work if remediation is carried out or to be carried out under the Public Land Remediation Program administered by the Broken Hill Environmental Lead Centre. Therefore, a separate Development Application (DA) will not be required for remediation at this site. At this stage the most likely form of remediation at the site would be 'cap and containment' of the contamination. Based on this, long-term management of the site will be required.

Provided the site is remediated, there is no requirement to report the contamination under the NSW EPA Guidelines on the Duty to Report Contamination under Section 60 of the CLM Act 1997 (2015)12. This should be reviewed following completion of remediation works.

The proposal satisfies the requirements of this SEPP.

5.4 Broken Hill Development Control Plan

This plan was adopted by Council on the 26 October 2016 and applies to all land subject to the Broken Hill Local Environmental Plan 2013. This plan guides development within the Broken Hill local government area (LGA) consistent with the aims and objectives of Broken Hill LEP 2013. It contains objectives and development controls that expand upon the requirements of Broken Hill LEP 2013 and that are to be considered in addition to the LEP.

There are no specific controls relating to this form of development however, the following provides a summary of the relevant controls:

Clause 3. Building

3.1 General Provisions – All Zones

The proposal has been designed having regard to the general provisions for the following reasons:

- The subject site is not identified as flood prone land and the proposal will not affect floodwaters.
- The proposal incorporates a Stormwater Management Plan which includes water sensitive urban design and stormwater measures in accordance with Council controls.

3.3 Development in the Business Zones

A detailed schedule of the external colours and finishes is submitted with the application. This is accompanied by an Architects Design Statement which provides in this regard:

The concept for the appearance of the proposed Police Station respects the roof form, selected materials and finishes of local Australian vernacular 'outback' architecture, but reflected in a modern contemporary building with raw materials, textures earthy colours, but still with the ability to be immediately recognisable as a law enforcement public authority to be shared with the community to encourage a positive social attitude towards NSW Police.

Clause 4 Car Parking

4.1 Car Parking Requirements

The proposal provides 25 at grade parking spaces and 4 garage spaces. In addition, there is parking for 6 first response vehicles on Blende Street for emergency Police access to vehicles. There is also a requirement for the provision of four (4) Police Operational vehicles parking on the north side of Kaolin Street adjacent to the new building. There is 1 accessible parking space immediately adjacent to the main pedestrian entry to the facility. A Traffic Report has been prepared by Transport & Traffic Planning Associates which in summary provides:

The 'Police Station' use is a special circumstance and there is no parking provision criteria contained in either the Council or TfNSW development guidelines. There will be significant areas of the building which do not 'fall into' a normal office use (ie Public Zone, Secure Zone) and if these areas are 'factored' into account then the proposed provision reflects a normal and appropriate provision for an office type use (ie approximately 1 space per 40m2 as per Council's DCP criteria).

It is noted that there will be an accessible parking space provided on Blende Street adjacent to the front entry of the building.

It is apparent that the proposed parking provision will be quite adequate and appropriate to the needs of the new Police Station.

The development incorporates landscaped areas around the building and parking area, with generous deep soil planting adjacent to the boundaries of the site.

Clause 5 Outdoor Advertising

5.1 General Provisions – All zones

The proposal incorporates signage to identify the building and main entry area. The signage is clear and concise and limited in number so as to avoid unnecessary clutter. The signage is incorporated into the overall architectural design and will not detract from the locality. The signage does not obstruct views from surrounding properties, nor obstruct view/sight lines for motorists.

Clause 6 Land Contamination

6.1 Contamination other than Lead

This has been addressed in response to SEPP 55 – Remediation of Land, previously in this report.

Clause 7 Tree Preservation

7.1 Trees on Public Land

The proposal requires the removal of 2 trees on Council's road reserve to facilitate vehicular access to the site. However, replacement trees can be provided. A detailed Landscape Plan is also submitted with the application which will enhance the landscaped character of the locality.

7.2 Trees on Private Land

A detailed Landscape Plan is also submitted with the application which will enhance the landscaped character of the locality.

Clause 8 Heritage Conservation

As detailed previously in this report, a Heritage Impact Statement has been prepared by Lynch Heritage Consulting and is submitted with the application. In summary this report provides:

- *The proposal is for a new, purpose built Police Station, that will consolidate all areas of crime management and police administration in Broken Hill on a single site.*
- *The form and design of the proposed building are considered to be sympathetic to the significance of the Argent Street Heritage Conservation Area.*
- *The proposed building will not visually dominate the Argent Street Heritage Conservation Area, or the listed heritage items in its vicinity.*
- *Primary views to the listed heritage items in the vicinity of the subject site will be retained.*
- *The proposed development will not have an adverse impact on the setting or established heritage significance of the Argent Street Heritage Conservation Area, or the listed items in its vicinity.*
- *The proposed development is consistent with the heritage requirements and guidelines of the Broken Hill LEP 2013 and the Broken Hill LEP 2016.*

There are no other provisions of the Broken Hill DCP that apply to the proposed development.

6. SECTION 4.15 ASSESSMENT

6.1 Environmental Planning Instruments

The proposal has been assessed against the provisions of SEPP (Infrastructure) 2007, the Broken Hill LEP 2013 and Council's Development Control Plan. It is my opinion that the development generally satisfies the requirements of these documents.

6.2 Impacts of the Development

Contact & Setting

The proposed development will provide for a new Police Station for the Barrier Police District Command, Western Region.

The subject site is zoned B2 Local Centre under the provisions of the Broken Hill LEP 2013 and the development of the site by the is permissible both under SEPP (Infrastructure) 2007 and the Broken Hill LEP 2013.

The proposed police building will be clearly identifiable as a community facility occupying a prominent site within Broken Hill.

The building, by its design and careful use of materials, will provide a strong commercial presence on the site.

Environmental

The issue of stormwater, soil, pollution control, storage of hazardous materials and site contamination have all been addressed and responded to in the preparation of this application.

Social & Economic

The proposed development will provide a strong police and law enforcement present in the City and will enhance the safety and well being of the local residents and the population of the Broken Hill Area area by having a large state of the art police facility within Broken Hill.

Access & Transport

A detailed Traffic Management and Parking Report has been prepared by Traffic and Transport Planning Associates and is provided as part of the application. The development will accommodate 25 vehicle spaces on site with an additional 6 first response vehicles on Blende Street with 4 Police Operational vehicles on Kaolin Street and accessible space on Blende Street adjacent to the main pedestrian entry.

The site is serviced by regular bus services. Police personnel will use both public transport, shared vehicles motor cycles, bicycles and police vehicles to attend the site.

Sufficient parking is provided on the site for all police operational requirements.

Visual & Acoustic Privacy

The building design and the site zoning ensures that the building will not create any adverse visual privacy issues. The site is bounded by public roads on three boundaries, with ample setback to the northeast boundary which adjoins a public carpark.

The ample setbacks in conjunction with the proposed landscaping and building orientation will ensure that the visual privacy currently enjoyed by the adjoining properties will not be impacted.

The Acoustic Report in support of this proposal which is attached and is prepared by JHA Services concludes that no adverse noise impacts will either unreasonably impact on the use of the building or create unreasonable noise emissions.

Shadow Impacts

As the site is bounded by public roads on three boundaries, and a public carparking adjoining the fourth boundary, the proposal will not result in any overshadowing of privately owned land or public open space.

Utilities

The site is serviced by a full range of utilities and services, including:

- Sewer;
- Water;
- Electricity;
- Telephone and internet;
- Waste collection and recycling; and
- Postal services

6.3 Suitability of the Site

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

- The site is centrally located and is currently vacant.
- The proposal will have minimal impact on the adjoining development as discussed in detail throughout this report.
- There are no significant constraints on the site.

6.4 Public Interest

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

7. CONCLUSION

The application seeks consent for the following:

- Erection of a new Police Station to service as the City and Local Area Command and which will accommodate up to 99 sworn officers and staff in the Command, with a maximum number of officers and staff on a Major Shift (i.e.: maximum number of occupants at any one time) being of 72 persons. The Police Station building will comprise two levels with at grade parking.
- Associated landscaping and stormwater drainage works.

The proposal has been assessed against the requirements of the SEPP (Infrastructure) 2007, the Broken Hill LEP 2013 and Section 4.15 of the Act. In my opinion the proposal as submitted is permissible with Council consent and it satisfies the aims and objectives of the Broken Hill LEP 2013.

The development over the land zoned B2 Local Centre is permissible pursuant to SEPP (Infrastructure) 2007.

This is a Crown application and all conditions attached to the consent are to be reviewed and accepted by the applicant.

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

The building is contemporary in nature, but respects the roof form of local traditional Australian architecture, its colours, material and finishes with the setback and low-level screening vegetation having an acceptable impact on its surroundings.

As such the proposal warrants approval.

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