

FORENSIC PATHOLOGY & CORONER'S COURT

PRECINCT PLAN

FEBRUARY 2016



PRECINCT PLAN

The Precinct Plan was completed in December 2016, as a precursor study to inform the site selection for the FPCC. The plan established the long term development opportunities and urban development principles which will guide the location of potential future developments, including the site allocations for potential precinct partners. The study confirmed the north west corner as the preferred location for the FPCC building.

The precinct plan has been developed to understand the site, its constraints and its strengths as it is now, and how it would be best developed into a larger precinct, provisioning for future state facilities, to become a world class Forensics Precinct over time.

Site considerations include:

- The urban context of the site, including adjacent “Botanica” residential uses;
- The existing site conditions;
- Design challenges and opportunities;
- The priorities of potential partners within the site; and
- Access and road options into and around the precinct.

To develop a consolidated strategy, the design team undertook a number of meetings and workshops with representatives from the Forensic Pathology and Coroner’s Court (FPCC) project team, the Forensic & Analytical Science Services (FASS), along with other potential partners who could possibly be located in the precinct in the future. These workshops identified issues and requirements that have helped inform the precinct plan. It is noted that the FPCC will be relocated to the precinct and FASS is presently located within the precinct.

This study demonstrates the following:

- The north west corner of the precinct is the most appropriate location for FPCC.
- There is no impediment to existing site users remaining in their current location in the short to medium term. Immediate small scale expansion can also be accommodated.
- There is sufficient space within the precinct to accommodate future expansion of FPCC, FASS and the potential addition of other stakeholders and facilities.
- A central shared area is a key urban design strategy to activate the precinct both functionally and aesthetically.

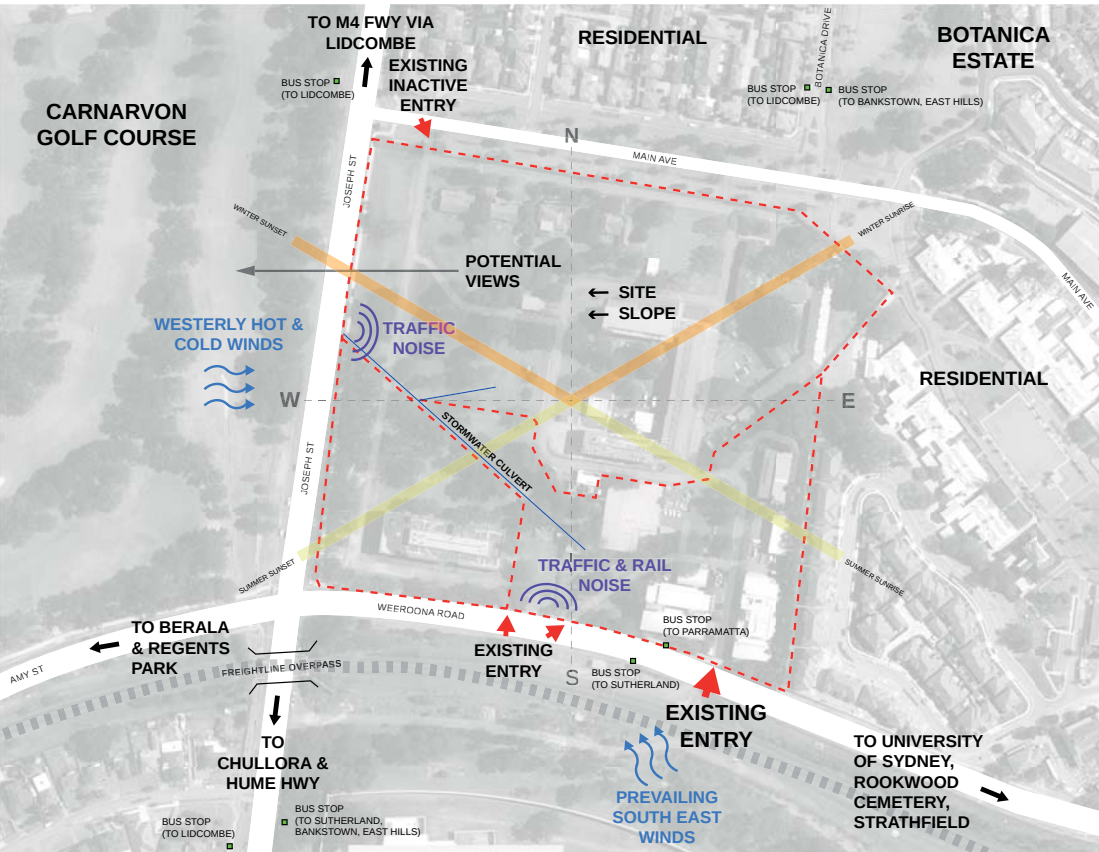


Figure 1 - Site analysis plan



Figure 2 - Site aerial photo



Figure 3 - Existing roads & carparking



Figure 4 - Site location

- ✓ Convenient road access.
- ✓ Continuous secure zone.
- ✓ Public interface with neighbouring residential community.

PRECINCT PLAN (CONTINUED)

The concept precinct plan was developed to allow for a staged development of the Lidcombe site whilst identifying the FPCC site and its relationship within the larger developed precinct.

Key factors identified being;

- A high security requirement for existing and potential new partners to the site.
- Relatively low or no public profile requirements for identified potential partners.
- Discrete activities undertaken by present and potential partners on the site.

A landscaped screen at the perimeter of some parts of the precinct is proposed. This screen will utilise and retain existing trees where possible. The screen also provides a soft green urban edge to the precinct. This is an important feature to transition between the adjacent residential communities and the secure edges of the precinct.

Existing landscaping on the boundaries of the site have been identified as a feature than can be enhanced to create 'green' or 'privacy' walls to the neighbouring areas. This will aid in the discrete nature of some of the operations currently on site, and those that may be there in the future. This green buffer may assist in reducing the visual impact of security fencing around the perimeter of the secure facilities.

FPCC allows for public parking accessed off Main Avenue and with the redevelopment of the existing road infrastructure within the site to allow for a discrete entry to the rear of the FPCC for staff and service vehicles off Weeroona Road.

It is envisaged that FPCC will not impinge on existing buildings currently in use by FASS on the site.

The existing OEH area of the site could form the latter part of any future development (Site B).

Should the precinct not be required to grow as large as all these sites allow, it has been identified that parts of these could be allocated for alternative uses and can be accessed from either Main Avenue or Weeroona Road should they require separation from the secure areas of the precinct (Sites A and B).

A central hub to the precinct could be developed into a shared facility for the site that could include education, office spaces along with staff facilities such as a gym, café, break-out areas, communal spaces and end of trip facilities.

Depending on spatial requirements for partners within the site, a range of open outdoor areas could be included within each zoned area, along with the central hub.



Figure 5 - Precinct Plan