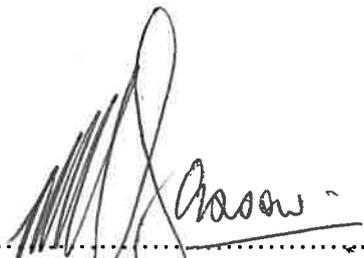




GLEN INNES SEVERN COUNCIL
Plan of Management for
Land at 100 Lambeth Street, Glen Innes

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| RESOLUTION NUMBER: 20.05/17 | MEETING: 25 May 2017 |
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Refer to attached document.


.....
General Manager

31-5-2017
.....
Date

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|--------------------|--|--------------|-----------------------------|
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| Related Documents: | | | |



Plan of Management for Community Land
100 Lambeth Street, Glen Innes
(Lots 1, 2, 3 and 4 in DP270710)



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Background

This Plan of Management has been prepared to:

- meet Council’s obligations in respect of public land management under the requirements of the *Local Government Act 1993*.
- enable Council to enter into contracts, leases, licences, hire or occupancy agreements which relate to the development, maintenance or use of the land.
- meet the objectives of Council’s Corporate Strategic Plan.

Land covered under this Plan of Management

This document is a Plan of Management for a Community Titles Subdivision located at 100 Lambeth Street in Glen Innes. The real property description for the land is:

Lots 1, 2, 3 and 4 in Deposited Plan 270710

Town of Glen Innes

The subject land has area of 5,159 square metres, is approximately rectangular in shape, and includes four (4) community title allotments. The site abuts rail reserve to the south and west, and the ‘NorthSkate’ indoor sports centre to the north. The land sits at an elevation of 1,070 metres, and is approximately 850 metres west of the Glen Innes CBD, as shown in Figure 1 below:

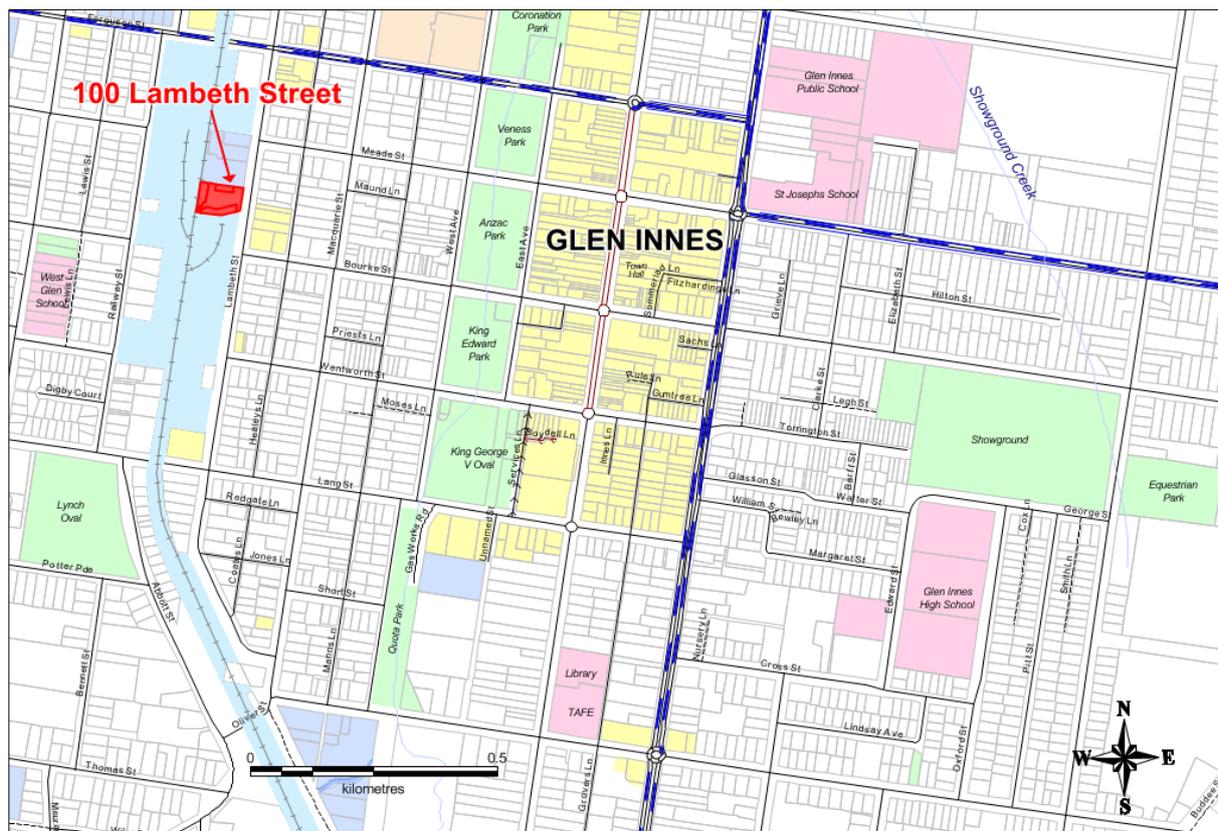


Figure 1 - Location diagram

Category and Classification of the Land

The land is classified as community land under the Local Government Act 1993. The category of use is “General Community Use”.

Land Use Zoning

The land use zone is Zone 4 – Industrial Zone in the [Glen Innes Local Environmental Plan 2012](#). The aim of this zone is to identify land suitable for industrial development.

The objective of this zone is to promote development within the industrial areas of Glen Innes in a manner which is compatible with an industrial function by:

- (a) conserving local amenity where residential areas abut the industrial zone;
- (b) enabling the development of land within this zone for purposes which will not compromise the industrial development of the locality and will not affect the economic structure of the business zone;
- (c) enabling the development of land for other purposes where it can be demonstrated by the applicant for development consent that suitable lands or buildings for the proposed purpose are not available elsewhere and such use will not detrimentally affect any nearby industrial land;
- (d) discouraging offensive or hazardous industrial development where, in the opinion of Council, the activity is likely to cause adverse environmental impact, such as pollution or the major up-grading of utility services (or both), and
- (e) conserving recognised heritage items and items of visual importance.

Owner of the Land

Glen Innes Severn Council has owned the land since acquiring it on 5th December 2016.

Brief History of the Land and its Use

The site history in this section is largely based on information submitted to Council as part of a development application in 2008, which in turn relies on site history from an Environmental Contamination Assessment of the former Railway Estate land performed by Rust PPK Pty Ltd in 1996.

The subject land was originally part of the railway estate. Anecdotal evidence suggests the land was used as a drop-off point for soldiers during World War II. Amenities buildings for use by the soldiers and a sewerage system were located in the north-eastern section of the site.

The Glen Innes Municipal Council purchased Lot 2 DP1120733 off State Rail in 1992. The railway goods shed on the land was used for general storage and as a workshop. A large steel shed was located near the southern boundary and used for storing materials such as PVC pipe and hydrated lime. Council building supplies, plant and equipment, concrete pipes and aggregate were stored in various locations across the site. A disused weighbridge was located on the eastern end of the site, and it was apparent that an earlier weighbridge occupied the central portion of the site.

The land was rezoned in 1999 under amendment number 4 to Zone 4 Industrial. The land zone was changed to Zone IN1 General Industrial under the Glen Innes Severn LEP 2012.

Following amalgamation with the Severn Shire Council in 2003, the depot was no longer required and was disposed by public tender in 2008.

Development approval was obtained on 24th July 2008 for 21 light industrial units as part of a Business Park, in development consent 165/07-08. Development consent 165/07-08 was amended on 27th May 2009 as part of a section 96 modification to reduce the number of units to 19 and vary the layout.

A separate development consent number 105/08-09 was granted on 27th May 2009 to convert the former warehouse building on the land into four light industrial units and a gymnasium. An amendment to consent 105/08-09 was granted on 11th December 2014 to permit the gymnasium to operate 24 hours per day.

Approximately 1,000 cubic metres of Virgin Excavated Natural Material (VENM) was imported onto the site from McCarthy's quarry prior to September 2009, to enable runoff from the site to drain to Lambeth Street.

A second amendment to development consent 165/07-08 was granted on 9th September 2010 for the purposes of:

- Changing the use from 'Business Park' to retail, allowing part of the 'Glen Innes Homebase' development to be used for a 'Betta Electrical' bulky goods retail centre;
- Changing the subdivision type from Strata Title to Community Title.

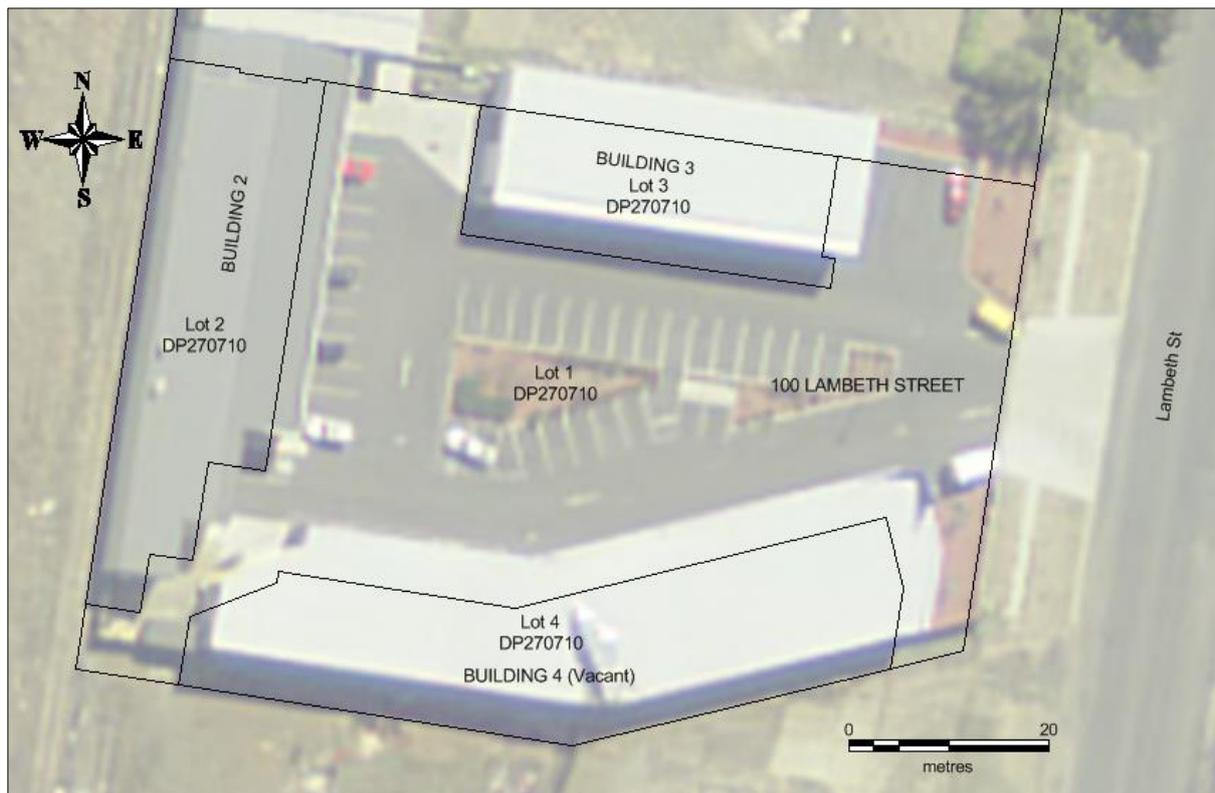


Figure 2 - Lot and building details

Objectives for Management of the Land

The Local Government Act 1993 also specifies the following core objective, given the site's categorisation as "General Community Use".

- To promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public:
 - (a) in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public, and
 - (b) in relation to purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities).

To achieve the core objective and given constraints with the permitted use of the land, Council have endorsed the following specific objectives for the land:

- To maintain a high level of occupancy of the land and buildings for approved uses;
- To establish a professional Fire Control Centre and related facilities for the northern tablelands team of the Rural Fire Service on the subject land.
- To ensure that the land, buildings and all improvements are managed in accordance with:
 - Conditions of development approval;
 - Terms of the Community Management Statement for the Community Title Subdivision, as amended;
 - Restrictions on the land title, to ensure continued fire protection of the common wall to the adjoining land,

and maintained in a proper state of repair, suited to light industrial, commercial, retail and office uses as approved.

Condition and Use of the Land and any Buildings

This Plan of Management permits the following uses of the land at 100 Lambeth Street:

- Light industrial / commercial centre;
- Bulky goods retail uses;
- Gymnasium.

A restriction on use was created under DP1120733 along the northern boundary of the land, to ensure the continued fire protection of the common wall between the NorthSkate indoor sports centre on Lot 1 and the subject site. This was a subdivision requirement under development consent 76/2006.

As of March 2017, the current site contains four allotments in a community title subdivision, being:

| Land Parcel | Approved Units | Present Occupancy |
|----------------|----------------|---|
| Lot 1 DP270710 | Nil | Community property, comprising vehicle parking and manoeuvring areas, landscaping, waste-bin storage and electricity building (brick plant room 12m ²). |
| Lot 2 DP270710 | Units 7 to 11 | Kings Gymnasium (Unit 11) Andersens Carpets (Units 7 to 10) Common disabled toilets (area 9m ²) Storeroom (area 10m ²). |
| Lot 3 DP270710 | Units 1 to 6 | Kings Gymnasium (western 1/3 rd of building) Home Timber and Hardware (eastern 2/3 rd s of building). |
| Lot 4 DP270710 | Units 12 to 19 | Vacant, formerly occupied by 'Betta Electrical'. |

The current Business Park, gymnasium and bulky goods retail centre was established between 2009 and 2011 and is generally in good condition, though with some known building defects.

Existing buildings on the land include:

| Land Parcel | Lot 1 DP270710 | Lot 2 DP270710 | Lot 3 DP270710 | Lot 4 DP270710 |
|-------------------|------------------|--------------------------------------|-------------------------------|-----------------------------|
| Structure type | Utility room | Class 6 commercial building | Class 6 commercial building | Class 6 commercial building |
| Building area | 12m ² | 751m ² | 479m ² | 967m ² |
| Construction type | Concrete block | Concrete block and timber-board clad | Concrete tilt panel | Concrete tilt panel |
| Floor type | Concrete slab | Concrete slab | Concrete slab | Concrete slab |
| Roof structure | | Trussed timber | Trussed timber, trussed steel | Trussed steel |
| Roof covering | Metal | Metal | Metal | Metal |

Future Uses

Any future development of the site must comply with the management objectives of this Plan and Council's Asset Management Plans, and may require development approval with associated public consultation under the Environmental Planning and Assessment Act 1979.

It is intended that future use will be permitted for:

- Emergency services facility

The emergency service facility proposed for this site includes a fire control centre for the northern tablelands team of the New South Wales Rural Fire Service (RFS), including associated storage, training and operational facilities.

The purpose of this plan is to permit the development of the site as an emergency services facility without the necessity for a revision to the plan.

Scale and Intensity of Permitted Uses

| Use | Scale | Intensity |
|--|--|---|
| Light industrial / commercial centre (Business Park) | Up to 19 units. Limited by development consent and on-site car-parking requirements. | 8:00am to 6:00pm |
| Bulky-goods retail | Up to 19 units. Limited by development consent and on-site car-parking requirements. | 8:00am to 6:00pm |
| Gymnasium | Limited to physical constraints of available facilities. | 24 hours per day |
| Emergency services facility | Up to 15 permanent staff, up to 30 volunteers and up to 30 people per training event. Increased site activity during exercises and fire response operations. | Normal hours of operation between 8:00am to 6:00pm. Volunteer training outside regular business hours, and emergency response operations subject to demand. |

Management Issues

Management objectives have been developed in response to issues identified as being important to management of the site.

| Issue | Objective |
|---|--|
| <p>Access Potential issues include pedestrian access, vehicular access, disability access, access for minority/ethnic groups, signage.</p> | <p>To maximise access to all buildings and grounds consistent with approved uses.</p> |
| <p>Repair and Refurbishment All buildings have been either constructed or renovated since 2008. It is customary for commercial and industrial tenancies that lessees provide any necessary fit-out to suit the intended use.</p> | <p>To ensure that future repair and refurbishment of buildings and grounds at 100 Lambeth Street are consistent with approved uses.</p> |
| <p>Maintenance Potential issues include landscaping maintenance, building/infrastructure maintenance and waste management. Council presently provide maintenance services however service providers may change over time. Lessees have some responsibilities for maintenance as part of lease conditions.</p> | <p>To provide agreed levels of service in a competent and cost effective manner for the maintenance of 100 Lambeth Street.</p> |
| <p>Traffic and Parking Adequate provision exists for off-street parking and manoeuvring to suit current uses. The road system has adequate capacity for traffic generated by developments at the site. Future uses have potential to alter traffic characteristics, which may impact on the amenity of residences.</p> | <p>To minimise any adverse impacts which may be caused by increased traffic generation or altered traffic characteristics generated by future users of 100 Lambeth Street.</p> |
| <p>Compatible Uses Council requires all uses of 100 Lambeth Street to be compatible with the objectives of this Plan. Any future use should take into consideration the sources of funding for maintenance of the building and surrounds.</p> | <p>To find compatible use for the property at 100 Lambeth Street which is economically viable for Council while complying with objectives of this Plan.</p> |
| <p>Vandalism Strategies to reduce vandalism include prompt response to repair damage when vandalism occurs; targeting enforcement to problem areas; appropriate education and security systems and lighting.</p> | <p>Provide security fencing to the Lambeth Street building frontage Minimise potential for and occurrence of vandalism</p> |
| <p>Safety / Risk Management Control measures are needed where risks are identified to provide a safe environment to users and visitors at 100 Lambeth Street. The facility will be included in Council's schedule of properties for proactive inspection and maintenance as appropriate to the facility and available funds.</p> | <p>To provide a safe environment for users and visitors to the property at 100 Lambeth Street.</p> |
| <p>Impact on Adjoining Land Uses Residential land exists on the eastern side of Lambeth Street which may be impacted if a new use creates a need for extended opening hours or increased traffic generation. Existing commercial leases also have potential for impact.</p> | <p>To minimise adverse impacts caused by use of the land at 100 Lambeth Street on adjoining land uses, and on land use within the property.</p> |

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|---|--|
| Impacts would be assessed for any change of use as part of a development application. | |
|---|--|

Performance Targets, Means of Achievement and Manner of Assessment

The following schedule provides performance targets, the proposed means of achievement and manner of assessment of performance for each of the objectives. In this plan the following definitions apply:

| | |
|-------------------------------------|---|
| Performance Targets | This is a goal to be performed to achieve the defined objective |
| Means of Achievement | These are the actions and proposals to meet the performance targets |
| Manner of Assessment of Performance | These are the measures by which the achievement of targets is monitored |

| Performance Targets | Means of Achievement | Manner of Assessment |
|---|--|---|
| Core Objective – Promote, encourage and provide for the use of the land to meet the current and future needs of the local community and wider public. | | |
| Maintain high level of occupancy of the buildings for permitted uses. | <ul style="list-style-type: none"> Maintain existing tenants for the duration of current leases, licences and agreements. Actively manage the property and invite public expressions of interest or tender for occupancy of vacant buildings in accordance with permitted uses. Maximise access to the buildings consistent with approved uses. | Review financial performance. |
| Establish a professional fire control centre on the land | <ul style="list-style-type: none"> Obtain development approval for use of the building as an emergency services facility, considering amenity to nearby residents and existing tenants in the design and operation of the facility. Enter into a lease or licence agreement with the NSW Rural Fire Service for occupancy of the building. Fitout the buildings to a level acceptable to the Commissioner of the Rural Fire Service | <ul style="list-style-type: none"> Development approval and lease/licence obtained. Progressive occupancy of the buildings by the NSW Rural Fire Service. Service Level Agreement updated to include the subject land. Existing properties occupied by the RFS released for Council use. |

| | | |
|--|---|---|
| Objective 2 – Ensure the land is operated in accordance with requirements of development consents and the Community Management Statement, and maintained in a proper state of repair suited to approved uses | | |
| Ensure land is operated in accordance with requirements | Comply with requirements of development consent, Community Management Statement and restrictions on title. | <ul style="list-style-type: none"> • Level of compliance |
| Maintain and improve the condition of the building | <ul style="list-style-type: none"> • Undertake periodic inspections to assess condition and record defects. • Prioritise building defects according to risk and repair within available budgets. • Include the land and buildings within a corporate asset management plan so that major refurbishment and renewals can be scheduled. • Asset owner or lessee to perform preventative, cyclic and reactive building maintenance to agreed level of service and within available budgets and subject to lease/licence terms. | <ul style="list-style-type: none"> • Register of inspections, defects and condition assessment maintained. • Review annual maintenance and capital works expenditure. |

Monitoring Program

The performance targets, means of achievement and manner of assessment will be reviewed every five (5) years, unless the land is reclassified as Operational Land through a Local Environmental Plan in accordance with requirements of the Local Government Act 1993. The review will include:

- A report on the progress of the Plan;
- Recommendations for alteration to the Plan;
- Any other necessary changes to respond to usage trends and issues.

The Plan of Management will be reviewed every five (5) years, however if significant changes occur in the intervening period, such as a change of use, then this Plan of Management will be reviewed as soon as possible.

Leases and Licences

The grant of a lease, licence, easement, or other estate in respect of the land at Lots 1, 2, 3 and 4 in DP270710, is hereby expressly authorised:

- (a) For any purpose for which the land was being used at the date this Plan was adopted; or
- (b) Any other purpose prescribed by Section 46 of the Local Government Act 1993, or any supporting Regulations.

The granting of leases, licences and other estates must be consistent with the core objectives of the land categorisation for this Plan of Management (General Community Use).

Leases and licences for periods in excess of five (5) years may only be granted by tender in accordance with Division 1 of Part 3 of the Local Government Act 1993, unless granted to a non-profit organisation, and must comply with Section 47 of the Local Government Act 1993. Council must give public notice of the proposal, exhibit a notice on the land and advise the owners or occupiers of adjoining land. The maximum lease period is 21 years.

Leases or licences involving commercial opportunity shall be allocated through public competitions by auction, tender or calling for expressions of interest. Where community groups are involved and no commercial opportunity arises, public competition may not be required.

Leases and Licences and Other Estates Prohibited by the Plan

The Plan of Management prohibits leases, licences and other estates being granted at 100 Lambeth Street for the following:

- Activities prohibited by the zoning of the land, unless otherwise enabled by the Glen Innes Severn Council Local Environmental Plan, as amended.
- Activities which are not in accordance with the aims and/or objectives of this Plan.