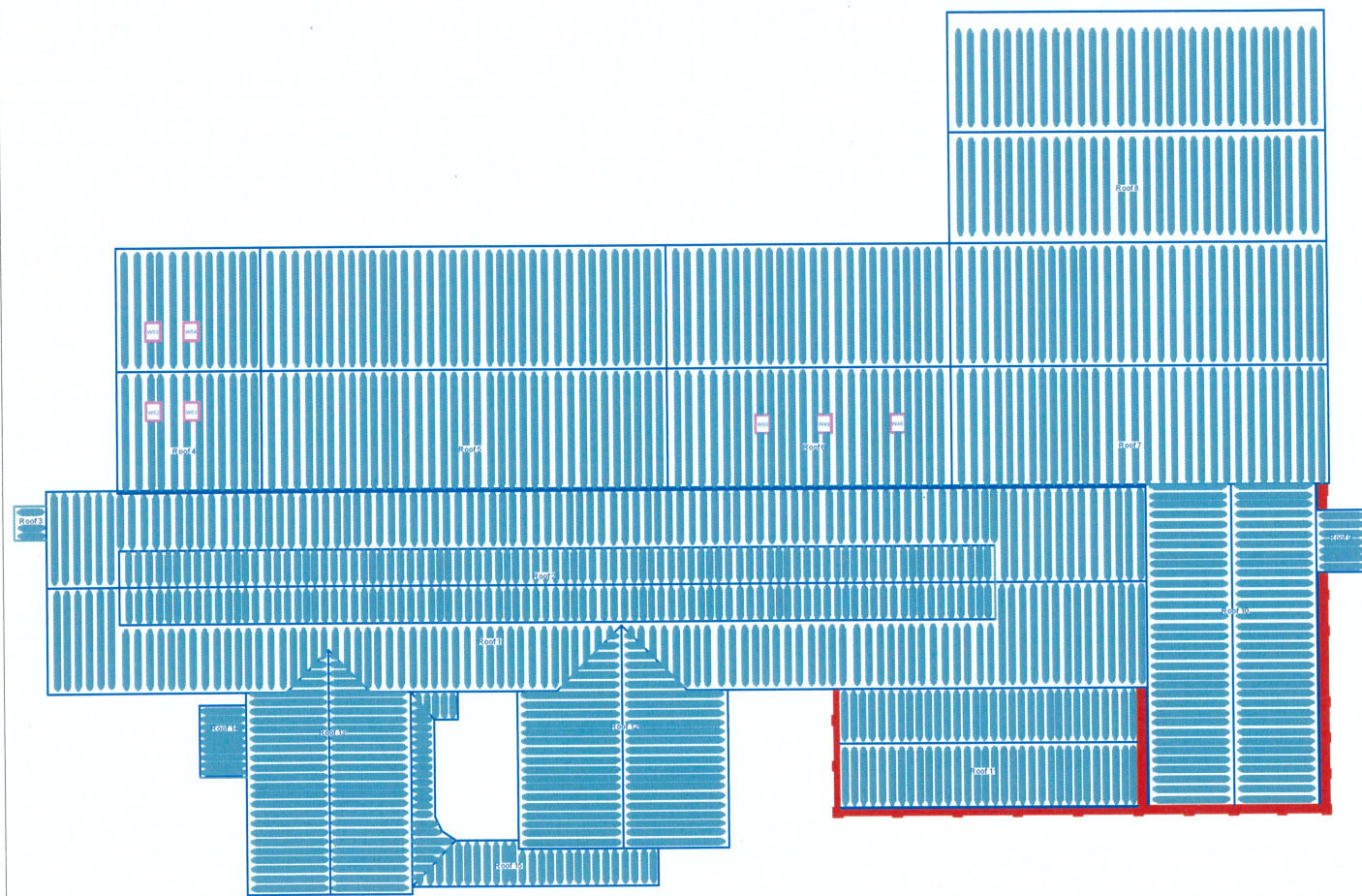


GLEN INNES SEVERN COUNCIL

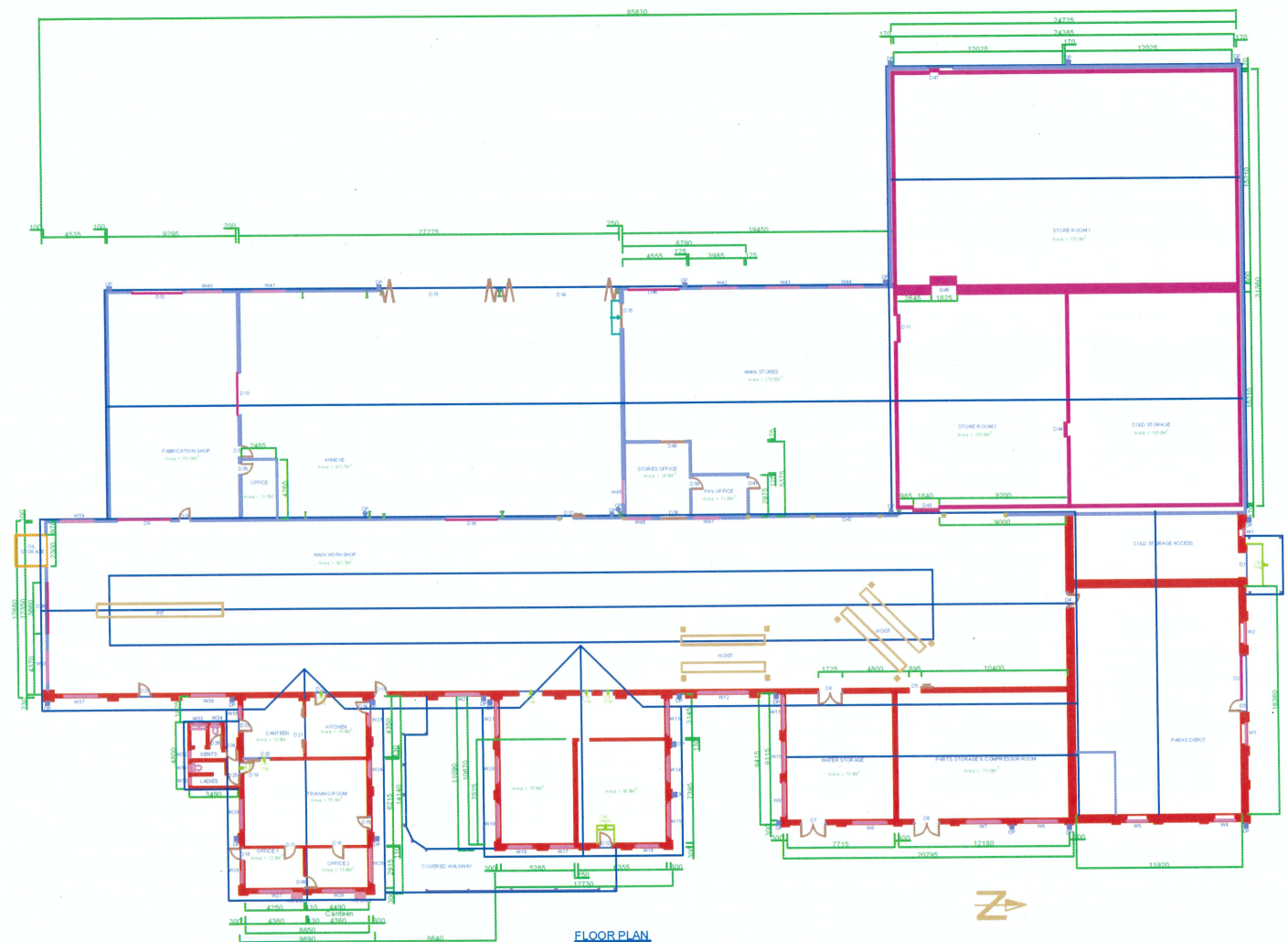
CONFLICT OF INTEREST MANAGEMENT STATEMENT

Prepared in accordance with *Glen Innes Severn Council Conflict of Interest Policy*
(Dealing with Council Related Development)

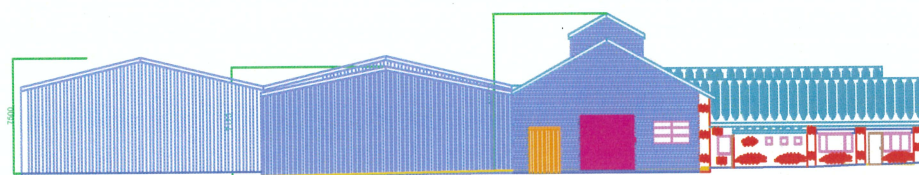
Glen Innes Severn Council Conflict of Interest Management Statement	
Project Name	Alterations and Additions to Existing Warehouse
DA Number	DA 11/25-26
PAN Number	PAN-559442
Potential Conflict	<p>Glen Innes Severn Council is the registered landowner of the subject site and currently operates its Depot from the premises. The proposal relates to the warehouse building(s) located in the north-eastern part of the site and seeks consent for minor building works to facilitate its continued use as a Warehouse/Distribution Centre which will be operated by an external party.</p> <p>Given Council's role as landowner, this Development Application presents a potential conflict of interest and should be managed in accordance with Council's Conflict of Interest Policy and relevant planning protocols.</p> <p><i>Note: A separate Development Application (ref: DA 5/25-26) is also under consideration at the same land.</i></p>
Management Strategy	<p>Council is actively managing any potential conflicts of interest arising in relation to this matter through the following measures:</p> <ul style="list-style-type: none"> • Council is not the applicant for the Development Application. The application has been prepared and lodged by an independent third party (Octagon Planning), who are also acting as the applicant. The Assessing Officer is therefore inherently separated from the project team/applicant. • The proposal is considered within the limits of a 'routine Development Application' (as defined within Council's Conflict of Interest Policy). Assessment of the proposal therefore may be undertaken by Council staff not involved in the application and reviewed by a Senior Staff Member (this is facilitated by the first point). • Any Construction Certificate will be lodged and assessed by an independent Private Registered Certifier thereby ensuring a separation between Council's role as landowner and the planning assessment process.
Contact	Anyone with concerns about council fulfilling its obligations should report their concerns to Council's General Manager.



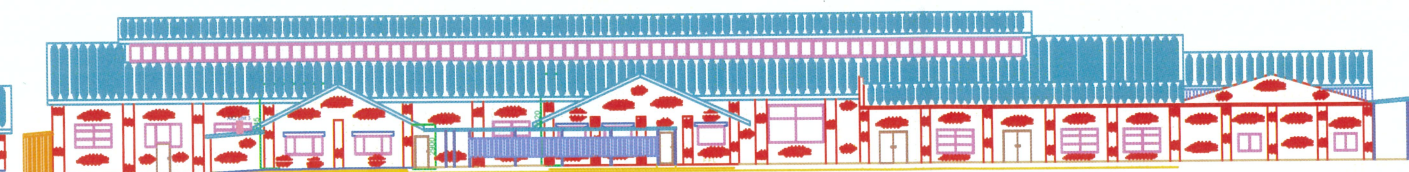
ROOF PLAN



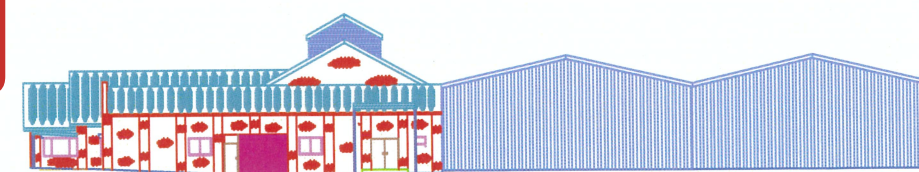
FLOOR PLAN



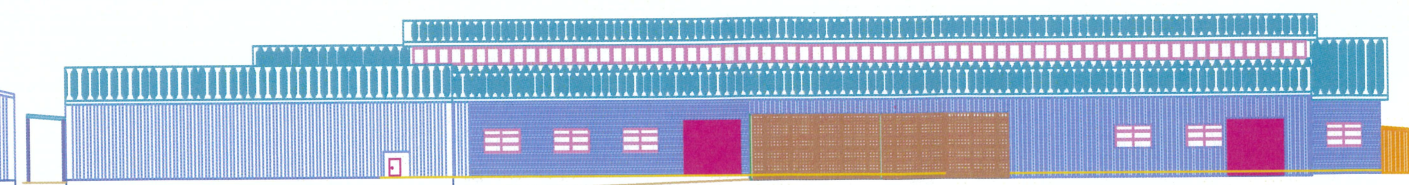
SOUTHERN ELEVATION



EASTERN ELEVATION



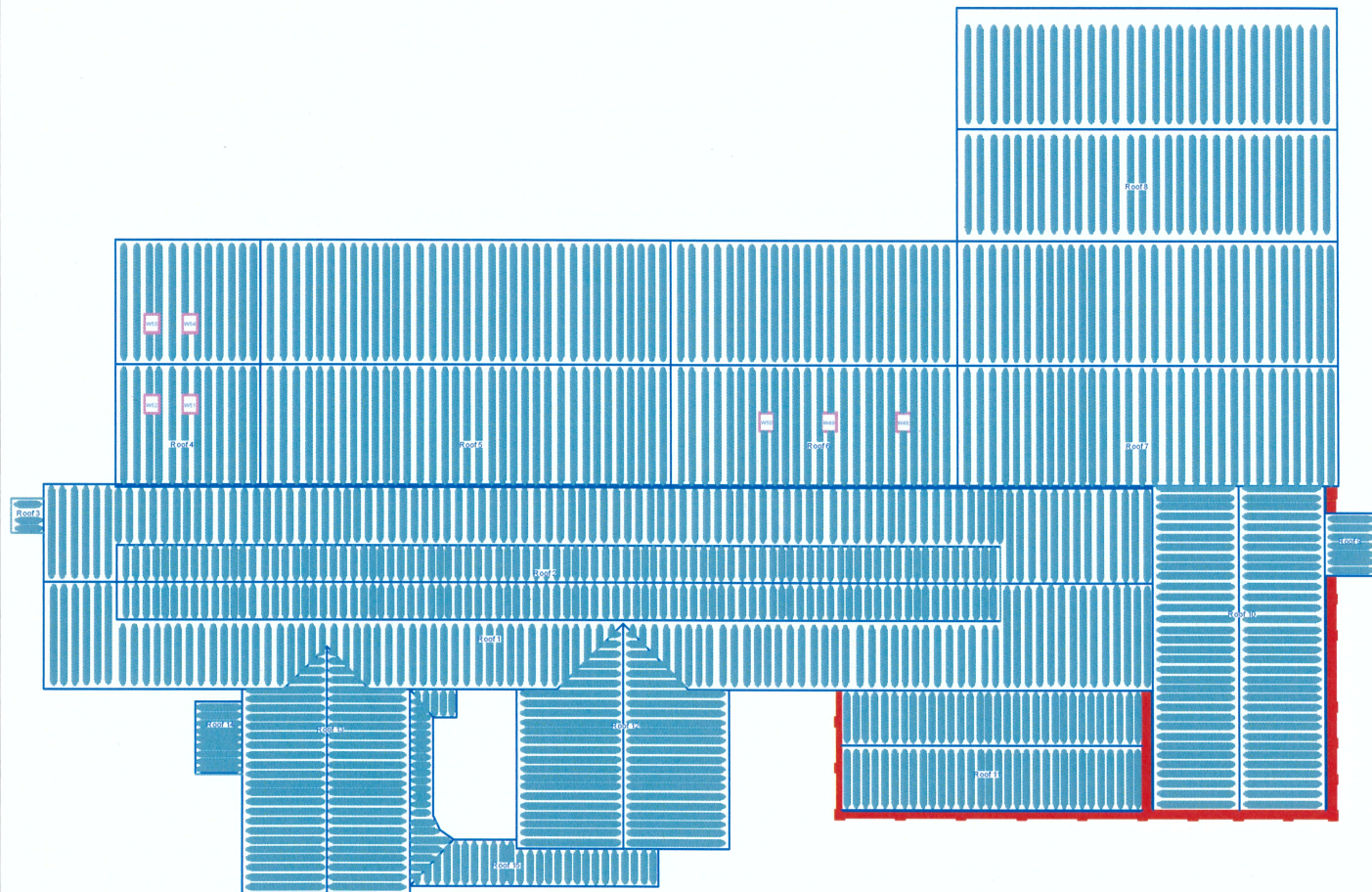
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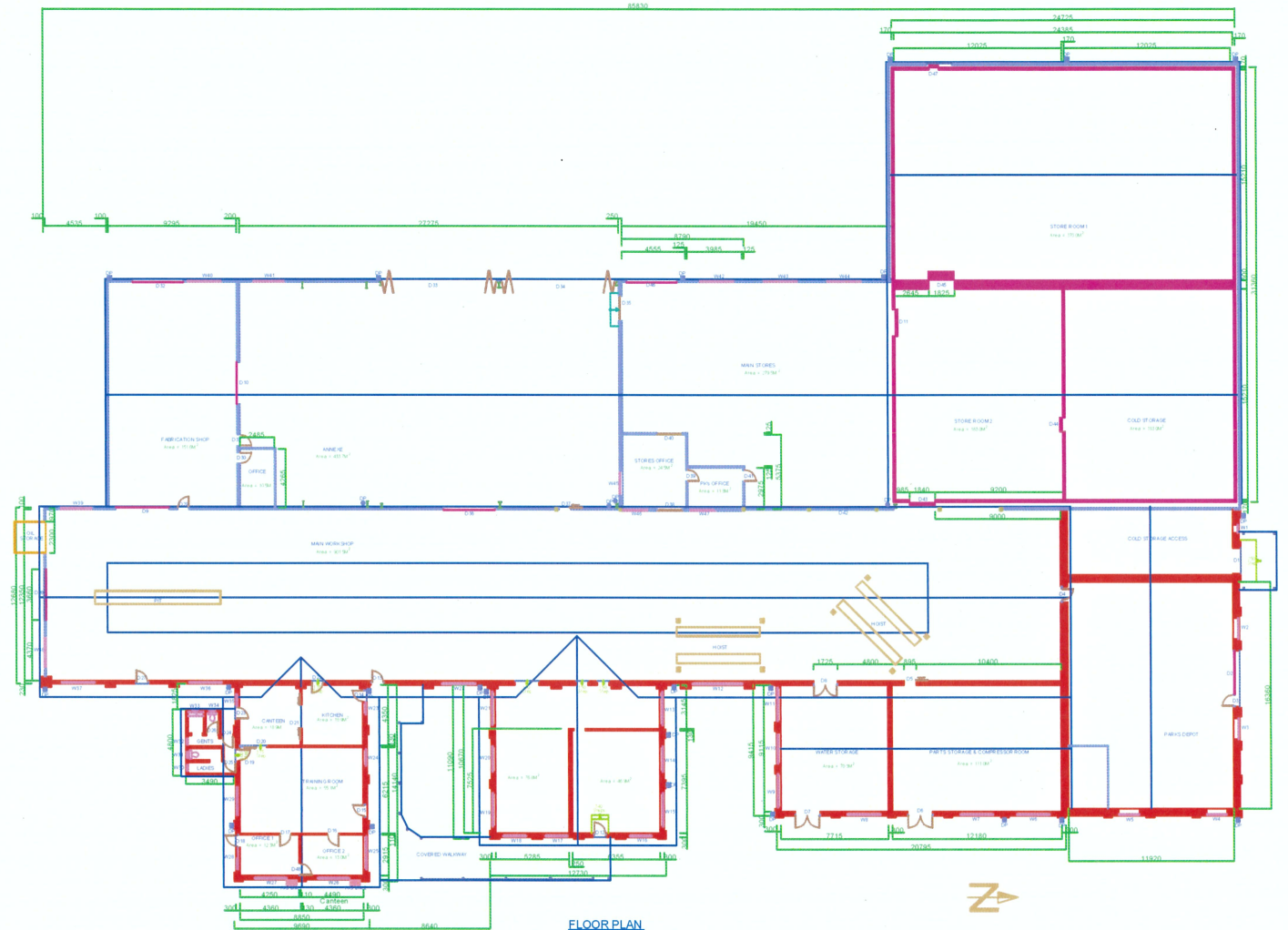
WESTERN ELEVATION

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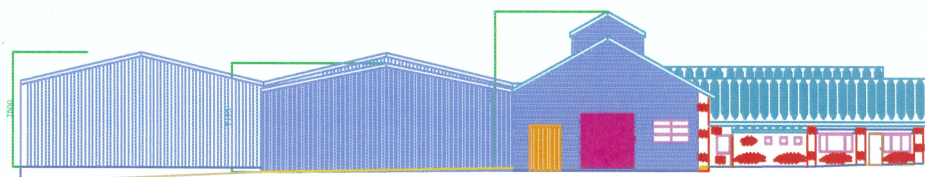
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Checked by: T. Vaughan-Jones Date: 19th July 2011
Scale: 1:200 unless otherwise stated
Council Building 02



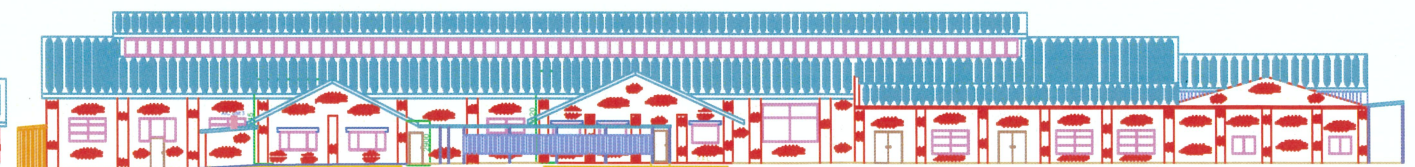
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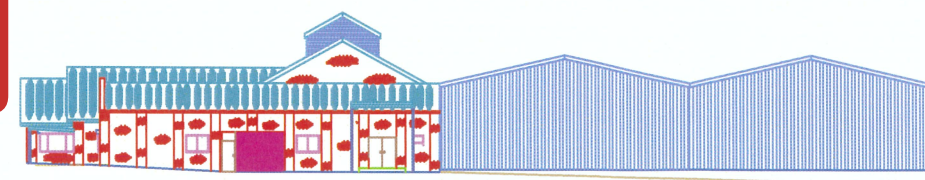
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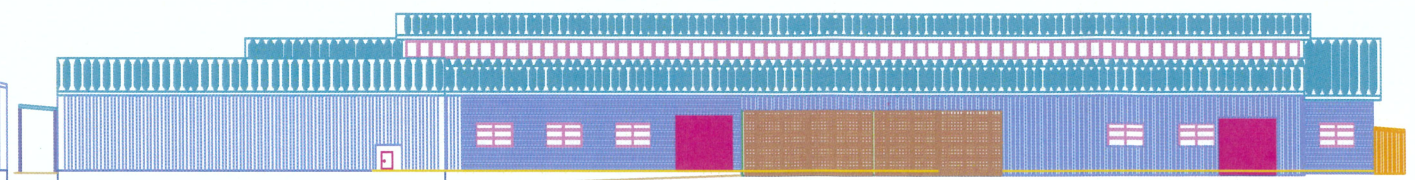
SOUTHERN ELEVATION



EASTERN ELEVATION



NORTHERN ELEVATION



WESTERN ELEVATION

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 Drawn by: J. Langdon/checked by: J. Langdon/Date: 10/01/2011
 SCALE: 1:100 (Main Elevations Only)
 Council Building 02

SITE PLAN - 105 LANG STREET



Development Application - Warehouse/Distribution Centre
105 Lang Street Glen Innes NSW 2370
Plans by: Matthew Velcich
Date: 01/08/2025 Site Plan

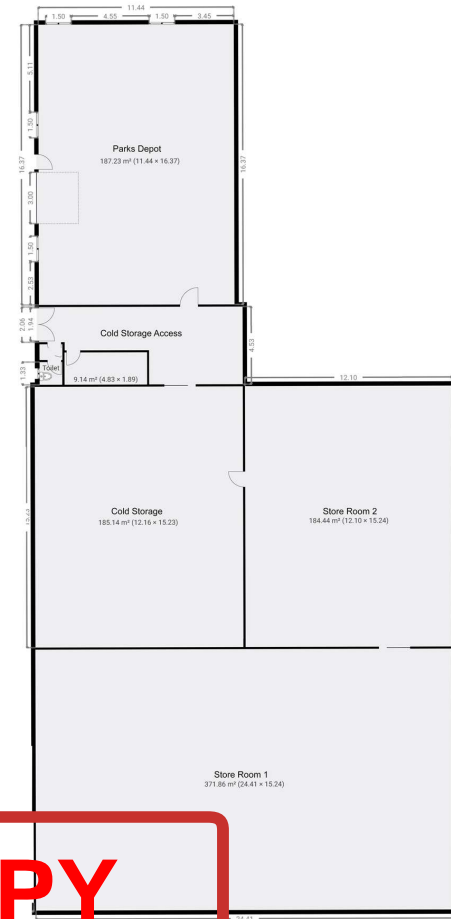
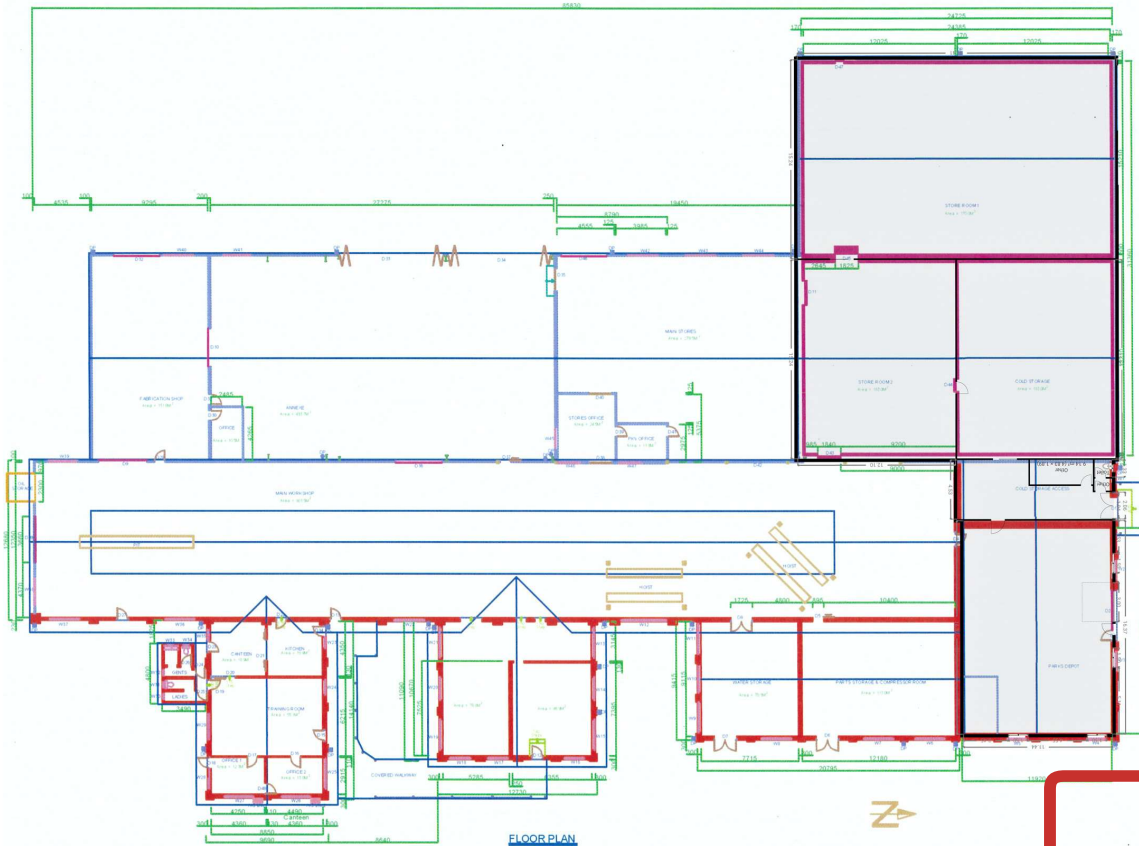
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Development Application - Warehouse/Distribution Centre
105 Lang Street Glen Innes NSW 2370
Plans by: Matthew Velcich
Date: 01/08/2025 Development Area

COPY

FLOOR PLAN



COPY

0 2 4 6 8 10m
1:229

EXISTING FLOOR PLAN
COUNCIL DEPOT BUILDING
105 LANG STREET, GLEN INNES 2370

Development Application - Warehouse/Distribution Centre
105 Lang Street Glen Innes NSW 2370
Plans by: Matthew Velcich
Date: 01/08/2025

FLOOR PLAN

AREA OF WORK

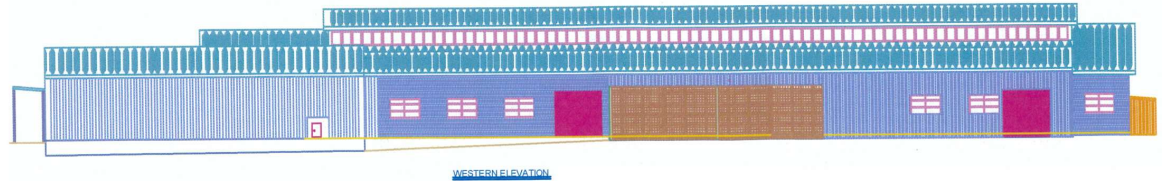
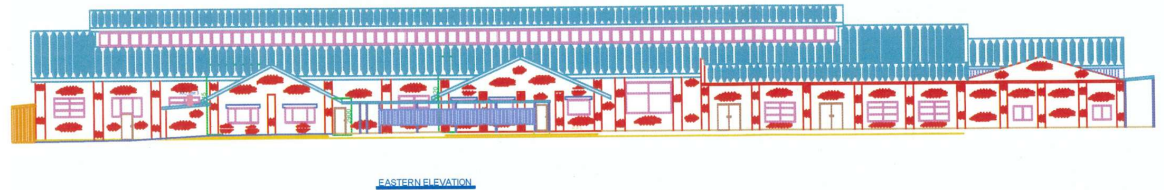
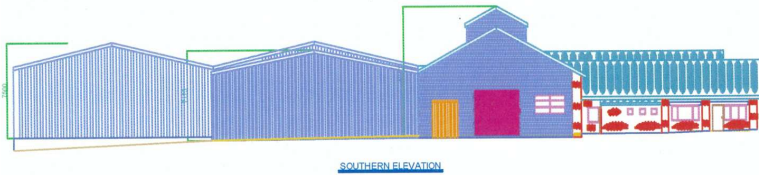
Rooms and Dimensions:

- Loading Dock: 12.40 x 6.00
- Grading Floor: 371.86 m² (24.41 x 15.24)
- Store Room: 184.44 m² (12.10 x 15.24)
- Cool Room: 185.14 m² (12.16 x 15.23)
- Staff Room: 40.43 m² (11.90 x 4.54)
- Store Room: 187.23 m² (11.44 x 16.37)
- Kitchen: 10.00 x 10.00
- Office: 10.00 x 10.00
- Various other rooms and corridors with dimensions.

COPY



SITE ELEVATIONS

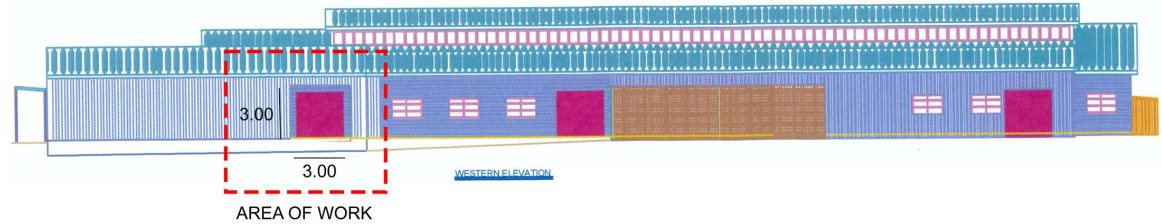
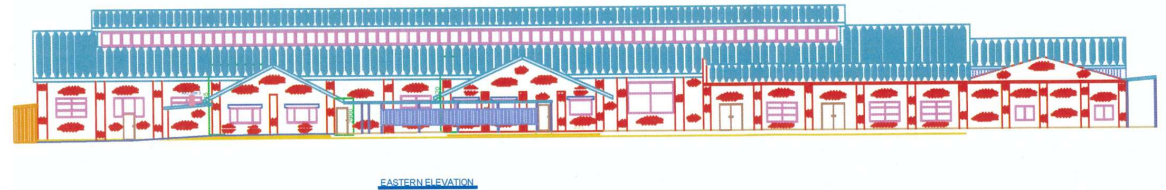
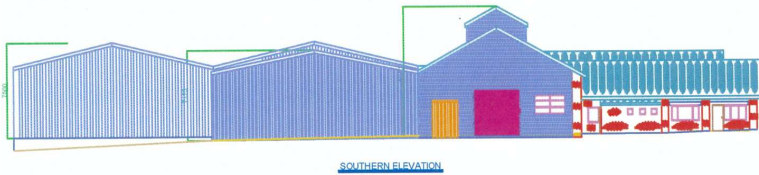


Development Application - Warehouse/Distribution Centre
105 Lang Street Glen Innes NSW 2370
Plans by: Matthew Velcich
Date: 01/08/2025

COPY

EXISTING COUNCIL DEPOT BUILDING,
105 LANG STREET, GLEN INNES 2370

SITE ELEVATIONS



Development Application - Warehouse/Distribution Centre
105 Lang Street Glen Innes NSW 2370
Plans by: Matthew Velcich
Date: 01/08/2025

COPY

PROPOSED CHANGES WESTERN ELEVATION
COUNCIL DEPOT BUILDING
105 LANG STREET, GLEN INNES 2370

VELSELL PTY LTD ATF THE MJV FAMILY TRUST

STATEMENT OF ENVIRONMENTAL EFFECTS

WAREHOUSE

105 LANG STREET, GLEN INNES

(LOT 687 DP753282)

AUGUST 2025

COPY

OCTAGON
P L A N N I N G

VELSELL PTY LTD ATF THE MJV FAMILY TRUST

STATEMENT OF ENVIRONMENTAL EFFECTS

WAREHOUSE

105 LANG STREET, GLEN INNES

(LOT 687 DP753282)

PROJECT NUMBER: 2503

ISSUE	DATE	DESCRIPTION	AUTHOR
A	27/03/2025	First Draft	NN
B	01/08/2025	Final	NN

Report prepared by:

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1.0 INTRODUCTION

Octagon Planning has been engaged by Velsell Pty Ltd to prepare a Statement of Environmental Effects to accompany the Development Application for minor works and use of an existing building as a warehouse at 105 Lang Street, Glen Innes.

This Statement of Environmental Effects provides details about the site and proposed development as well as making an assessment of the proposed development pursuant to the relevant matters under Section 4.15 of the *Environmental Planning and Assessment Act 1979*.

1.1. Overview of the Proposed Development

The proposed development is continued use of part of an existing building for the purpose of a warehouse (Figure 1). The subject site currently operates as the Glen Innes Severn Council works depot. The sheds in the north-eastern corner of the site are currently used for storage and have been identified as surplus to Council requirements. Council are therefore entering into a lease agreement with Velsell Pty Ltd, which intends to use the building as a warehouse and distribution centre for its egg production business.

In order to facilitate the proposed use, minor internal and external works are proposed.

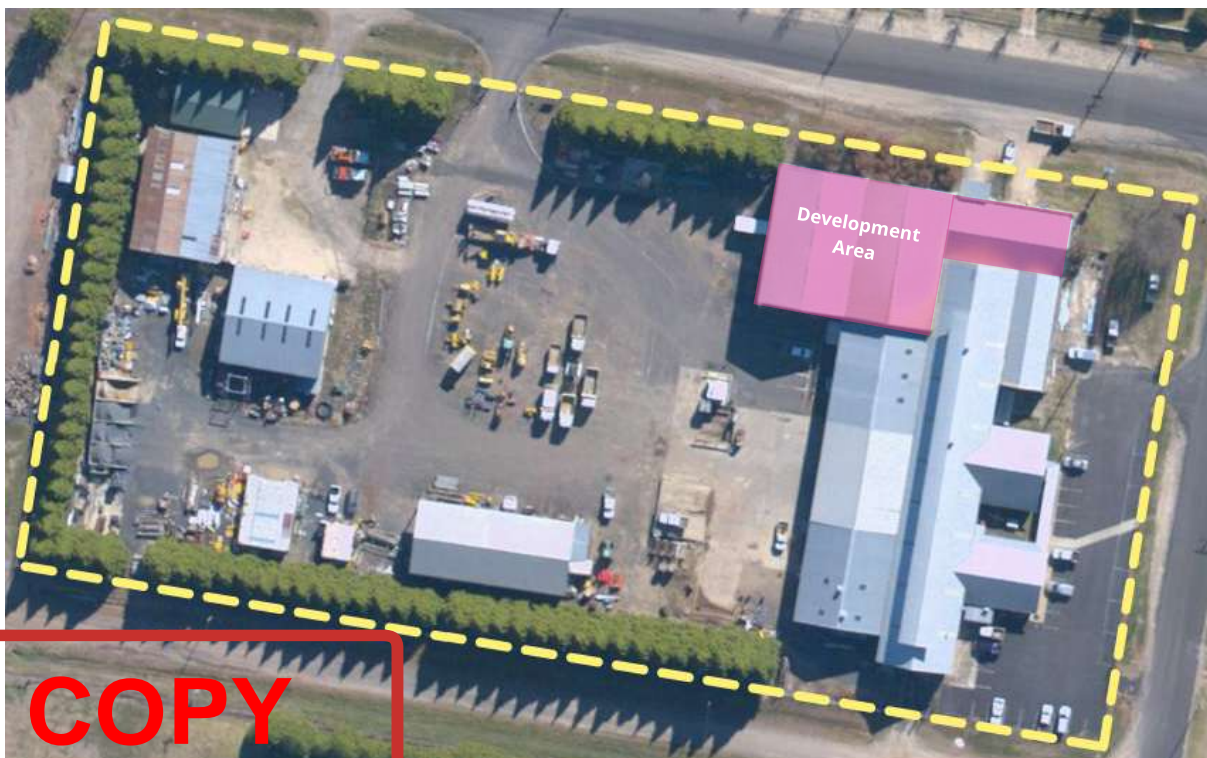


Figure 1: Development Area

1.2. Scope and Structure of the Report

This report provides details about the site and the proposed development, and makes an assessment of the proposed development pursuant to the relevant heads of consideration under Section 4.15 of the *Environmental Planning and Assessment Act 1979*.

The remainder of the report is structured as follows:

- **Section 2** – Site Description;
- **Section 3** – Proposed Development;
- **Section 4** – Planning Considerations;
- **Section 5** – Conclusion.

2.0 SITE DESCRIPTION

2.1. Locality

The subject land is located in the Glen Innes CBD within the Glen Innes Severn Local Government Area (LGA). Glen Innes is situated approximately 86 kilometres north of Armidale and 115 kilometres west of Grafton (Figure 2).

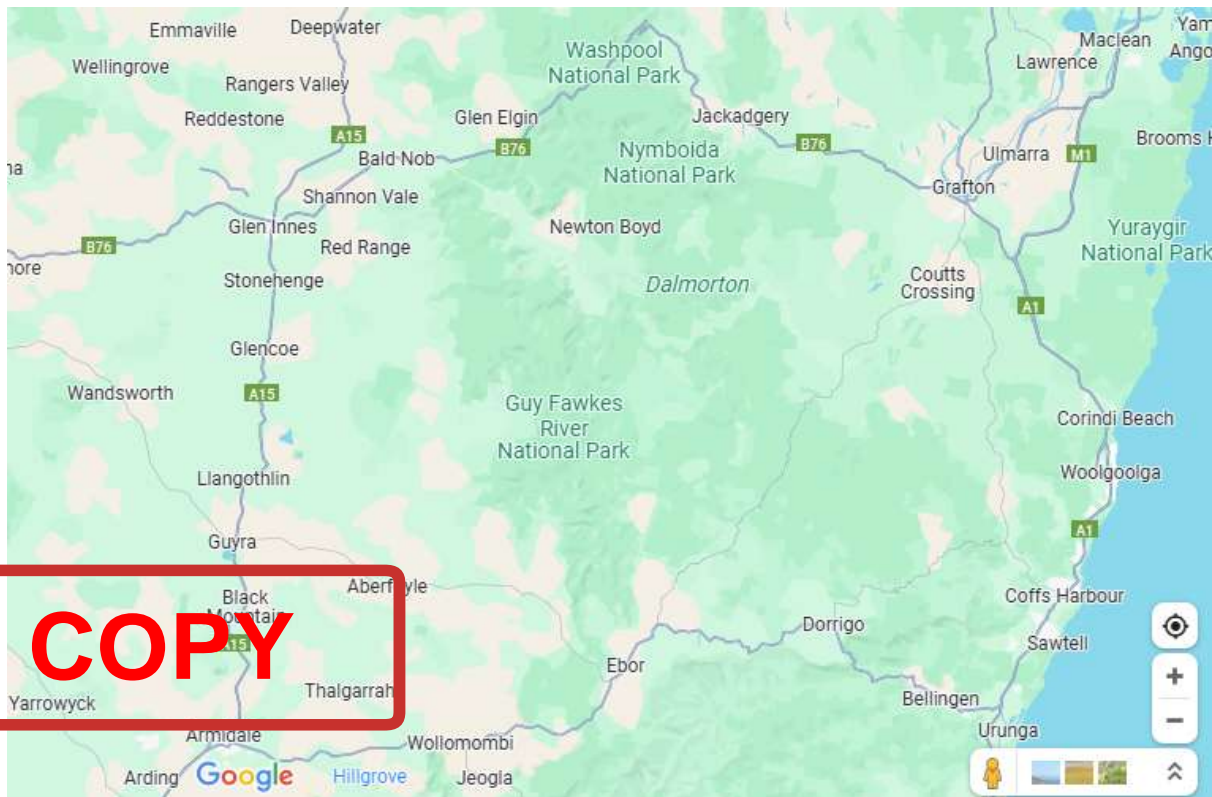


Figure 2: Location of Glen Innes (Source: Google Maps)

2.2. Subject Land

The subject land is formally identified as Lot 687 DP753282. It has a northerly street frontage to Lang Street, an easterly street frontage to Coronation Avenue and a southerly frontage to Dunn Avenue (Figure 3). Primary vehicular access is via Lang Street. The site has an approximate site area of 20,000m². The site is largely flat.



Figure 3: Cadastral Map of the Subject Site (Source: NSW Planning Portal Spatial Viewer)



Figure 4: Aerial Image of the Subject Site (Source: NSW Planning Portal Spatial Viewer)

2.1. Existing and Surrounding Development

The subject site is owned by Glen Innes Severn Council and is primarily used as Council's Works Depot (Figure 4).

To the north and east of the site on the opposite side of Lang Street and Coronation Avenue are residential dwellings. To the south of the site on the opposite side of Dunn Avenue is Mead Memorial Park. To the west is an industrial development.

3.0 PROPOSED DEVELOPMENT

3.1. Aim of the Proposed Development

The aim of the proposed development is to use part of an existing building as a warehouse and distribution centre for Velsell Pty Ltd's egg production business.

3.2. Development Details

The proposed development is:

- Continued use of the development area for a warehouse and distribution centre
- Minor works including
 - Replacement of the existing door on the western elevation with a roller door
 - Construction of a 4.2m x 3.0m concrete slab at the new roller door for the provision of a pallet loader
 - Removal of two internal doors and widening of the openings
 - Addition of two sinks for food safety
 - Installation of two fire hose reels

The company has ordered a new egg sorting machine to be installed at the warehouse which can process 30,000 eggs per hour. This is double the company's current capacity.

In summary, the warehouse's operations involve the arrival of a truck with eggs from the company's farm. These will be loaded into the warehouse and processed on the new machine. Once packaged, the eggs will be loaded onto trucks to be distributed to retailers across the New England region and South-East Queensland.

There will be an average of three (3) vehicle movements per day (fifteen (15) per week) to bring eggs in and out of the site. There will be on average five (5) semi-trailer movements per week with the remainder being Pantech trucks. Staff vehicle movements will average four (4) per day.



Figure 5: Floor Plan

3.3. Requested Approval

Approval is requested for continued use of the development area as a warehouse and minor works in accordance with the plans and documents shown in the tables below.

Table 1: Architectural Plans Submitted with the Development Application

No.	Description	Prepared By	Rev.	Date
1 of 6	Site Plan	Matthew Velcich		01/08/2025
2 of 6	Development Area	Matthew Velcich		01/08/2025
3 of 6	Floor Plan - Existing	Matthew Velcich		01/08/2025
4 of 6	Floor Plan - Proposed	Matthew Velcich		01/08/2025
5 of 6	Elevations - Existing	Matthew Velcich		01/08/2025
6 of 6	Elevations - Proposed	Matthew Velcich		01/08/2025

Table 2: Supporting Documentation Submitted with the Development Application

Document	Prepared By	Date
Plan of Management	Octagon Planning	August 2025
Owners Consent Form	Glen Innes Severn Council	TBC
Waste Management Plan	Velsell Pty Ltd	07/07/2025

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4.0 PLANNING CONSIDERATIONS

Section 4.15 of the *Environmental Planning and Assessment Act 1979*, as amended, states the following:

(1) Matters for consideration—general In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:

(a) the provisions of:

(i) any environmental planning instrument, and

(ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and

(iii) any development control plan, and

(iiia) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and

(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph),

(v) (Repealed)

that apply to the land to which the development application relates,

(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,

(c) the suitability of the site for the development,

(d) any submissions made in accordance with this Act or the regulations,

(e) the public interest.

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Section 4.15(1) plays a fundamental role in the development assessment process and in managing change in an environmentally responsible way.

The following matters are relevant to this development application and have been taken into consideration when preparing the proposal.

4.1. Environmental Planning Instruments

4.1.1. State Environmental Planning Policies

The following table details the applicability of current State Environmental Planning Policies (SEPPs) to the development application. Detailed discussion follows.

Table 3: State Environmental Planning Policies

State Environmental Planning Policy	Applicable? Y/N
(Biodiversity and Conservation) 2021	N
(Exempt and Complying Development Codes) 2008	N
(Housing) 2021	N
(Industry and Employment) 2021	N
(Planning Systems) 2021	N
(Precincts – Central River City) 2021	N
(Precincts – Eastern Harbour City) 2021	N
(Precincts – Regional) 2021	N
(Precincts – Western Parkland City) 2021	N
(Primary Production) 2021	N
(Resilience and Hazards) 2021	Y
(Resources and Energy) 2021	N
(Sustainable Buildings) 2022	N
(Transport and Infrastructure) 2021	N

It is noted that Chapter 3 of the Sustainable Buildings SEPP only applies to non-residential development that is erection of a new building with a development cost of over \$5m or alterations to an existing building with a development cost of over \$10m. There are no requirements for smaller-scale non-residential development. The SEPP therefore does not apply to the proposal.

4.1.1. State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 4 Remediation of Land

Clause 4.6 of the SEPP requires that consent must not be granted to the carrying out of any development on land unless Council has considered whether land is contaminated or requires remediation for the proposed use.

The subject site has been used for commercial purposes for decades. The proposed development will not result in any ground disturbance. It is considered unlikely that the site has experienced any significant contamination and further assessment under the SEPP is not necessary.

4.1.1. Glen Innes Severn Local Environmental Plan 2012

Under Glen Innes Severn Local Environmental Plan 2012 (GISLEP) the subject site is zoned **E4 General Industrial** (Figure 6).



Figure 6: Zoning Map (Source: NSW Planning Portal Spatial Viewer)

The proposal's consistency with objectives of the **E4** zone is shown in Table 4 below.

Table 4: E4 Zone Objectives

Objective	Consistent?
To provide a range of industrial, warehouse, logistics and related land uses.	Yes – the proposed development is a warehouse which is appropriate for an industrial zone.
To ensure the efficient and viable use of land for industrial uses.	Yes – the development is an efficient and viable use of land.
To minimise any adverse effect of industry on other land uses.	Yes – as a continued use there will be minimal change in terms of impacts on neighbouring properties.
To encourage employment opportunities.	Yes – the proposed development will employ five (5) people in total.
To enable limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers.	Not applicable – the proposed development is industrial.

The prescribed development types in the **E4** zone are:

2 Permitted without consent	Environmental protection works; Extensive agriculture; Flood mitigation works
------------------------------------	---

3 Permitted with consent	Bee keeping; Depots; Freight transport facilities; Garden centres; General industries; Goods repair and reuse premises; Hardware and building supplies; Industrial retail outlets; Industrial training facilities; Kiosks; Landscaping material supplies; Light industries; Liquid fuel depots; Local distribution premises; Neighbourhood shops; Oyster aquaculture; Plant nurseries; Rural supplies; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres ; Any other development not specified in item 2 or 4
4 Prohibited	Agriculture; Air transport facilities; Airstrips; Amusement centres; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Centre-based child care facilities; Charter and tourism boating facilities; Commercial premises; Community facilities; Correctional centres; Dairies (pasture-based); Eco-tourist facilities; Educational establishments; Entertainment facilities; Environmental facilities; Exhibition villages; Extractive industries; Farm buildings; Forestry; Function centres; Health services facilities; Heavy industrial storage establishments; Highway service centres; Home businesses; Home occupations; Home occupations (sex services); Home-based child care; Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Public administration buildings; Recreation areas; Recreation facilities (major); Registered clubs; Residential accommodation; Respite day care centres; Tourist and visitor accommodation; Water recreation structures; Wharf or boating facilities

GISLEP provides the following definition:

***warehouse or distribution centre** means a building or place used mainly or exclusively for storing or handling items (whether goods or materials) pending their sale, but from which no retail sales are made, but does not include local distribution premises.*

The proposed development is permissible within the zone.

Pursuant to clauses 4.1, 4.3 and 4.4 of GISLEP, no minimum lot size, maximum building height or maximum floor space ratio apply to the site.

Pursuant to Section 5.10 of GISLEP, the subject site contains no heritage items, is not in a heritage conservation area, and is not in the vicinity of any heritage items.

Pursuant to clause 7.3 of GISLEP, all essential services (water, electricity, reticulated sewer, stormwater drainage and road access) are available to the site.

4.2. Draft Environmental Planning Instruments

No draft environmental planning instruments apply to the subject site or proposed development.

4.3. Glen Innes Severn Council Development Control

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4.3.1 DCP Chapter 2 – Notification Procedures

Table 2.1 Notification Matrix does not include warehouses or distribution centres. Section 2.3 of the DCP states that adjoining landowners will be given notice of an application if, in the opinion of Council, land adjoining the development may be detrimentally affected

by a development proposal. Notification or advertising of the proposal is therefore at Council's discretion.

4.3.2. DCP Chapter 6 – Development in Commercial and Industrial Areas

The development's compliance with the aims and objectives of this Chapter is discussed in the table below.

Table 5: Chapter 6 Objectives

Objective	Consistent?
To reinforce the role of the town centre (B2 zone [superseded by E1]) as the main focus for retail and commercial activity within Glen Innes.	Yes – the proposed development is an industrial use in the E4 zone, outside of the town centre E1 zone.
To provide guidelines for elements, such as the external appearance of buildings and landscaping, which contribute towards appropriate streetscape character.	Yes – the proposed development is consistent with the guidelines in this DCP Chapter.
To ensure that the design of developments provides ease of access for pedestrians, including people with disabilities.	Yes – there is adequate pedestrian access to the site currently, though it is noted that the warehouse will not be open to the public. Due to the nature of the activity at the warehouse, the use is exempt from disability access requirements.
To ensure that business and industrial development is served by the necessary physical infrastructure, including reticulated water supply and sewerage and drainage systems.	Yes – the subject site is fully serviced.
To ensure that adequate vehicular access and parking is provided so as to protect the safety of other road users.	Yes – access and parking are consistent with Chapter 7 of the DCP.

Section 6.5 sets out requirements for change of use. The proposed development is continuation of an existing use. The part of the building is currently used as storage for the Council Depot and therefore meets the definition of a warehouse or distribution centre.

As mentioned above, the Building Code of Australia and the Disability Access to Premises Standards state that areas are not required to be accessible where access would be inappropriate because of the particular purpose for which the area is used. As the facility is a warehouse that relies on manual labour, where workers are processing eggs, loading and unloading, use of the area by persons with a disability would be inappropriate.

No change is proposed to the height of the existing building.

In accordance with Section 6.5, garbage and recycling facilities will not be located on the street frontage and will be screened from public view. The warehouse will engage a private contractor to supply a large skip bin for general waste and another for cardboard recycling to be collected on a weekly basis. Egg wastage will be transported back to the company's farms for composting.

Section 6.5 also sets out controls for development on land adjoining land zoned R1 General Residential. The land on the opposite side of Lang Street to the north and Coronation Avenue to the east is zoned R1. The proposed development is a continued use within normal business hours. There will be no significant increase in vehicle movements, which are expected to be no more than two (2) per day to bring eggs in and out of the site, plus staff vehicle movements which will average four (4) per day. The proposed development involves no additional illumination and will not generate odours. There will be no visual impacts as there are no changes to the building form as viewed from the residential zone.

Section 6.6 of the DCP relates to the B2 zone (superseded by the E1 zone) and is therefore not applicable to the proposed development. There are no specific DCP controls for development in the E4 zone.

4.3.3. DCP Chapter 7 – Access and Parking

The proposed development is consistent with the aims and objectives of Chapter 7 as it has adequate parking provision, has safe access and egress, and minimises the visual impact of on-site parking.

The DCP does not include specific parking requirements for warehouses or general industrial development. Council's Infrastructure department have confirmed prior to lodgement of the Development Application that on-street parking for employees of the warehouse is satisfactory.

4.4. Likely Impacts of Development

4.4.1. Impacts on the Built Environment

Context and Setting

There is minimal change to the external built form – restricted to one external door which does not face the street – and no change in the use of the building. The proposed development will have no negative impacts with regard to built form, visual and acoustic privacy, sunlight access or views and vistas.

Access, Transport and Traffic

As discussed in Section 4.3.3, parking provision is adequate. There will be no significant increase in vehicle movements, which are expected to be no more than 6 per day.

Waste

The warehouse will engage a private contractor to supply a large skip bin for general waste and another for cardboard recycling to be collected on a weekly basis. Egg wastage will be transported back to the company's farms for composting.

Noise and Vibration

The egg sorting machine that is to be installed in the space will not generate any significant noise, noting that the closest residential receiver is 50m away.

Air and Microclimate

The proposed development will not impact on air quality or microclimate.

4.4.2. Impacts on the Natural Environment

Flora and Fauna

The proposed development does not involve any tree or vegetation removal. With the exception of screen planting to the northern, western and southern boundaries, the site is devoid of vegetation. There will be no impacts on flora and fauna.

Natural Hazards

The subject site is not identified as prone to bushfire, flood or subsidence.

Other Land Resources

The site is not productive agricultural land, the proposed use will not prejudice future resource extraction, and the site is not within a water supply catchment.

4.4.3. Social and Economic Impacts

The proposed development will have a positive impact as it will generate employment and business income and support local farmers. It is estimated that the warehouse will employ one (1) full-time equivalent (FTE) worker plus four (4) casual staff.

4.4.4. Other Impacts

No other impacts are anticipated from the proposed development.

4.5. Suitability of the Site for the Development

4.5.1 Does the Proposal Fit in the Locality?

The proposed development fits in the locality. It is a continued use of part of a building as a warehouse.

The proposed development will not have any negative impacts on adjacent developments or lead to unmanageable transport demands. There are no hazardous land uses or activities nearby, and ambient noise levels are suitable for the proposed development.

4.5.2. Are the Site Attributes Conducive to Development?

The subject site is not identified as subject to bushfire, flooding, subsidence or landslip. There are no heritage items on the site or in the vicinity, and the site is not in a heritage conservation area.

The site has no ecological constraints and is not agricultural or extractive industry land.

4.6. Submissions Made in Accordance With this Act or the Regulations

Should the development application be notified and/or advertised by Council and any submissions received they will be addressed in due course.

4.7. The Public Interest

The proposed development complies with all relevant provisions of SEPPs, GISLEP and the Glen Innes DCP. The warehouse will have positive social and economic impacts by providing vital diagnostic facilities within Glen Innes and generating employment. The proposal is therefore considered to be in the public interest.

5.0 CONCLUSION

The proposed development is an efficient use of part of a building that is surplus to Council requirements. The proposed development is a continued use by a new tenant and there will be no significant impacts on neighbourhood amenity. The proposed warehouse will generate employment and business income and is considered to have a net benefit for the town of Glen Innes.

Accordingly, Council's favourable consideration of the proposed development is requested.

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APPENDIX A
SITE PHOTOS

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Figure 7: The subject site viewed from the corner of Lang Street and Coronation Avenue



Figure 8: Wider view of the subject site from the corner of Lang Street and Coronation Avenue



Figure 9: Western elevation of the subject building; the door to the right is to be replaced with a roller door



Figure 10: Subject site as viewed from the closest residential dwelling

WASTE MANAGEMENT PLAN
DESCRIPTION OF DEVELOPMENT
ADDRESS

DEVELOPMENT DETAILS

Address of Proposed Development	
105 Lang Street Glen Innes NSW 2370	
Lot and DP	
Lot 687 DP 753282	
Buildings and Other Structures Currently on Site	
Current Council Depot	
Brief Description of Proposal	
Leasing a portion of the property to develop relocate and expand existing egg grading facility	
Author's Name	Matthew Velcich
Signature	<i>M Velcich</i>
Date	07/07/2025

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DEMOLITION STAGE

MATERIAL			DESTINATION		
			Reuse and Recycling		Disposal
Type of Material	Est. Vol (m ³)	Est Wt (t)	On Site Specify proposed reuse or on-site recycling methods	Off Site Specify contractor and recycling outlet	Specify contractor and landfill site
Excavation Material	N/A	N/A	N/A	N/A	N/A
Green Waste	N/A	N/A	N/A	N/A	N/A
Bricks	N/A	N/A	N/A	N/A	N/A
Tiles	N/A	N/A	N/A	N/A	N/A
Concrete	N/A	N/A	N/A	N/A	N/A
Timber	N/A	N/A	N/A	N/A	N/A
Plasterboard	N/A	N/A	N/A	N/A	N/A
Metals	N/A	N/A	N/A	N/A	N/A
Asbestos	N/A	N/A	N/A	N/A	N/A
Other e.g. ceramic tiles, plastics, cardboard	1 (Cool Room Panel)	1			Glen Innes Severn Waste Management Facility

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CONSTRUCTION STAGE

MATERIAL			DESTINATION		
			Reuse and Recycling		Disposal
Type of Material	Est. Vol (m ³)	Est Wt (t)	On Site Specify proposed reuse or on-site recycling methods	Off Site Specify contractor and recycling outlet	Specify contractor and landfill site
Excavation Material					
Green Waste					
Bricks					
Tiles					
Concrete					
Timber					
Plasterboard					
Metals					
Asbestos					
Other e.g. ceramic tiles, plastics, cardboard					

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OPERATIONAL STAGE

Type of Waste To Be Generated	Expected Volume Per Week	Proposed On-Site Storage and Treatment Facilities	Destination
Specify e.g. food waste, glass, paper/cardboard, metal, timber	Litres or m ³	E.g. Waste storage and recycling area, garbage chute, on-site composting, compaction equipment	Specify recycling/disposal contractor
General Waste	3	Front Lift Bin	New England Waste/Glen Innes Waste Management Facility
Cardboard	2	Large moveable cage	Glen Industries

Proposed Type/Number of Bins	2
Describe equipment and systems used for managing garbage and recycling	We have a custom-built cardboard cage plus hire a front lift from New England Waste
Describe access to waste facilities for occupants	Large general waste bin will be located near loading dock and recycling bin inside the shed
Describe facilities for cleaning bins and/or garbage rooms	High pressure hoses to be installed
Describe measures to manage vermin and pests	We require bait stations plus a vermin management plan to be completed as per NSW Food Authority standards.
Describe measures to manage theft and vandalism of bins	Recycling bin will be kept inside the premises and wheeled out weekly to be emptied. General waste bin will be kept behind a locked gate and is locked.
Additional relevant information	No changes to waste that is currently obtained at existing operations at 84 Church Street Glen Innes

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VELSELL PTY LTD ATF THE MJV FAMILY TRUST

PLAN OF MANAGEMENT

WAREHOUSE

105 LANG STREET, GLEN INNES

(LOT 687 DP753282)

AUGUST 2025

COPY

OCTAGON
P L A N N I N G

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1.0 INTRODUCTION

This Plan of Management (PoM) has been prepared in conjunction with the Development Application for a continued use of part of an existing building as a warehouse at 105 Lang Street, Glen Innes. This PoM sets the parameters for the operation of the warehouse and can be listed as approved supporting documentation under the conditions of consent to provide a reasonable expectation of potential impacts on neighbouring residents and businesses and the wider community.

2.0 BUSINESS DETAILS

Business Name: Velsell Pty Ltd ATF The MJV Family Trust

ABN: 83 622 743 971

3.0 SITE OPERATIONS

The development area comprises:

- Egg grading room
- Cool room
- Two store rooms
- Staff room
- Office

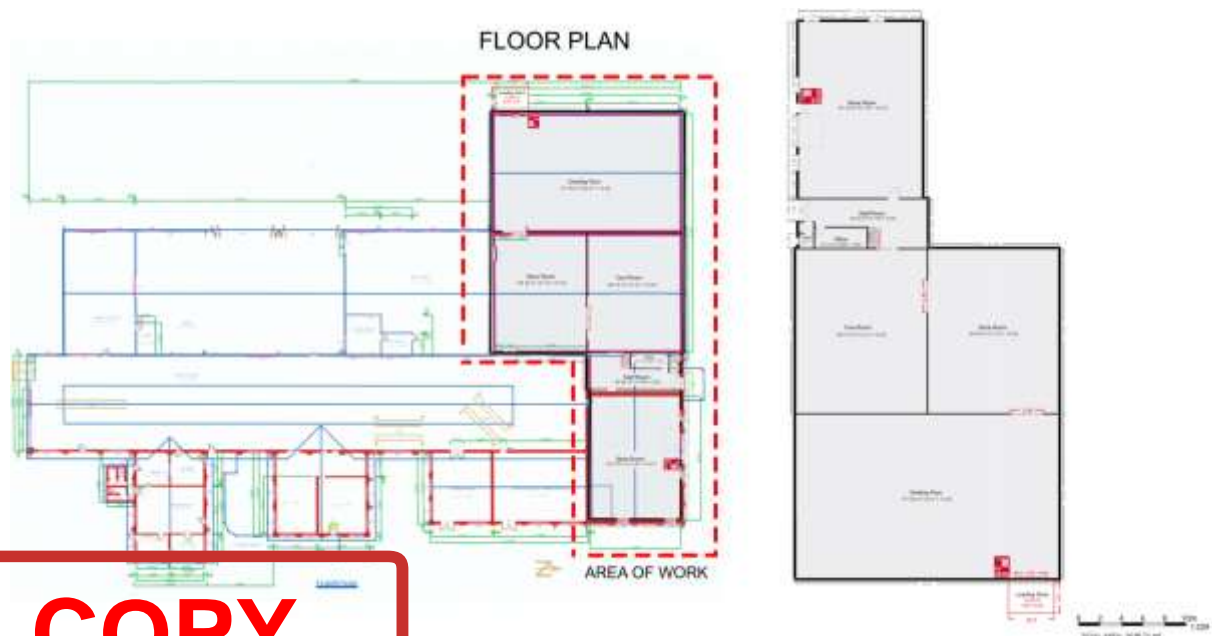


Figure 1: Floor Plan

The company has ordered a new egg sorting machine to be installed at the warehouse which can process 30,000 eggs per hour. This is double the company's current capacity.

In summary, the warehouse's operations involve the arrival of a truck with eggs from the company's farm. These will be loaded into the warehouse and processed on the new

machine. Once packaged, the eggs will be loaded onto trucks to be distributed to retailers across the New England region and South-East Queensland.

There will be an average of three (3) vehicle movements per day (fifteen (15) per week) to bring eggs in and out of the site. There will be on average five (5) semi-trailer movements per week with the remainder being Pantech trucks. Staff vehicle movements will average four (4) per day.

4.0 HOURS OF OPERATION

The proposed hours of operation are as follows:

Day	Start	End
Monday	7.00am	7.00pm
Tuesday	7.00am	7.00pm
Wednesday	7.00am	7.00pm
Thursday	7.00am	7.00pm
Friday	7.00am	7.00pm
Saturday	8.00am	2.00pm
Sunday	CLOSED	CLOSED

5.0 STAFF

There will be one (1) full time staff member and four (4) casual staff members. There will be a minimum of one (1) and a maximum of five (5) staff on site at any one time.

6.0 VISITORS

The warehouse will not be open to the public. Egg sales will be via the company's existing retail outlet at 84 Church Street, Glen Innes.

7.0 PARKING

There are no dedicated parking spaces for the warehouse tenancy on the site.

Council's Infrastructure department have confirmed prior to lodgement of the Development Application that on-street parking for employees of the warehouse is satisfactory.

8.0 WASTE MANAGEMENT

The warehouse will engage a private contractor to supply a large skip bin for general waste and another for cardboard recycling to be collected on a weekly basis. Egg wastage will be transported back to the company's farms for composting.

9.0 INSURANCES

In accordance with relevant legislation, the warehouse will have the following insurances:

- Public liability insurance
- Workers compensation insurance
- Professional indemnity insurance

10.0 REGULATORY REQUIREMENTS

As an egg producer and processor, the warehouse is subject to the following regulatory requirements:

- Food Act 2003 (NSW)
- Food Regulation 2015

11.0 EMERGENCY PROCEDURES

The warehouse will comply with all relevant fire safety measures including emergency evacuation plans, lighting, signage and egress. An Annual Fire Safety Statement will be provided to Council and the NSW Fire Brigade each year.

12.0 REVIEW OF PLAN OF MANAGEMENT

This Plan of Management will be reviewed on an annual basis. If any substantial changes are proposed, the business will contact Council to determine whether any modifications are required to the conditions of consent.

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