

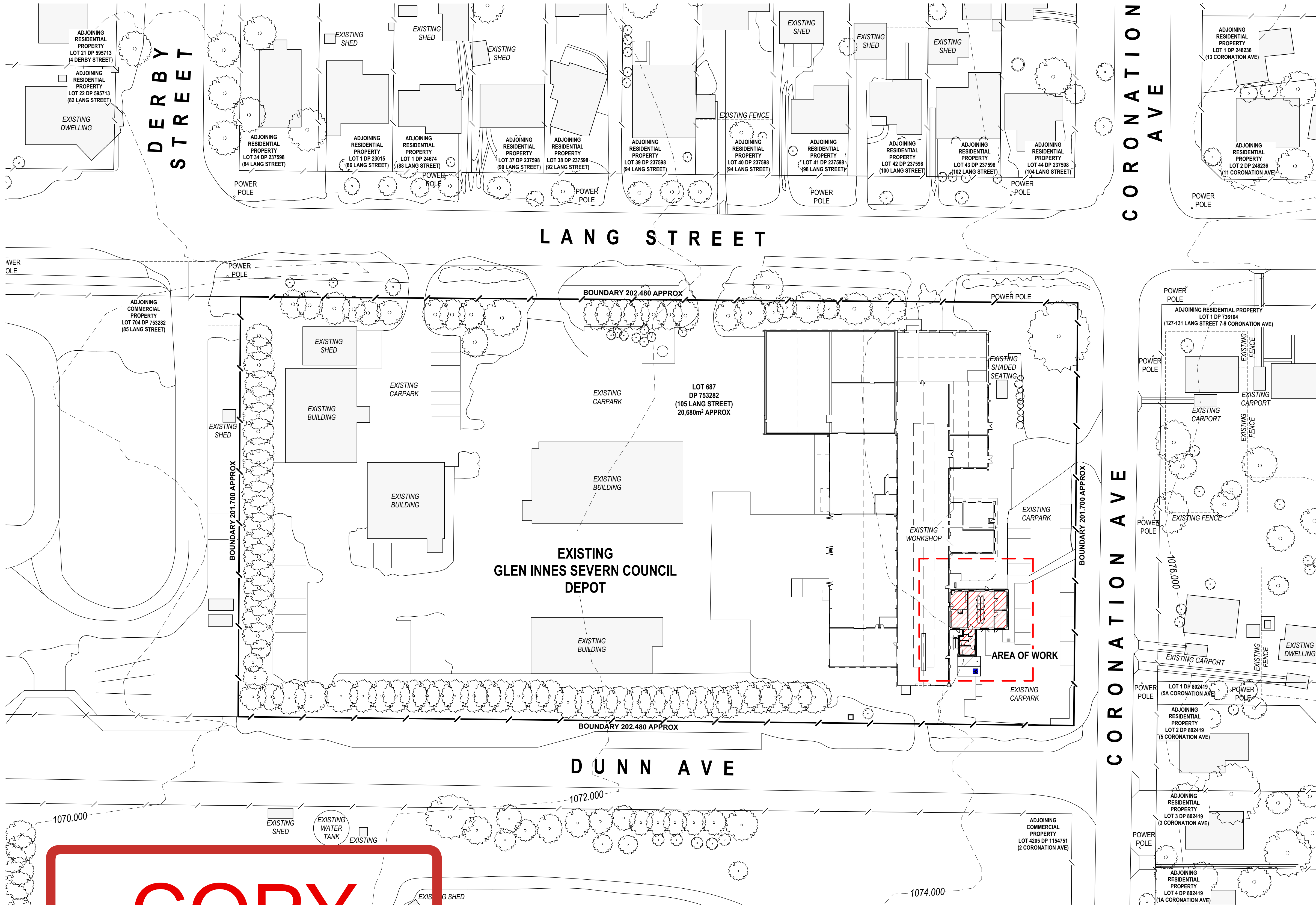
GLEN INNES SEVERN COUNCIL

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 Industrial Workshop
DA Number	DA 5/25-26
PAN Number	PAN-550744
Potential Conflict	<p>Glen Innes Severn Council is the registered landowner of the subject site and currently operates its Depot from the premises. The proposed alterations and additions aim to upgrade the existing Depot facilities, including improvements to office areas and the construction of a new amenities block. These works are intended to address operational needs and ensure compliance with current legislative requirements.</p> <p>Given Council's dual role as both applicant and 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>
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, The Trustee for Gregory Hill Family Trust (aka Hill Lockhart Architects), acting as the applicant. • The Development Application has been referred to an independent external planning consultant for assessment. A report will be prepared by the consultant for determination by Council, thereby ensuring a separation between Council's role as landowner and the planning assessment process. • The 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/certification process.
Contact	Anyone with concerns about council fulfilling its obligations should report their concerns to Council's General Manager.

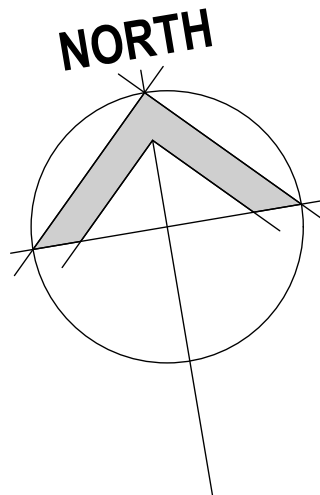
12/12/2024, 3:05 PM K:\architectural\Projects\Government\G3224 Glen Innes Depot 2324\G3224 WD\G3224 Architectural\G3224 WD01.rvt



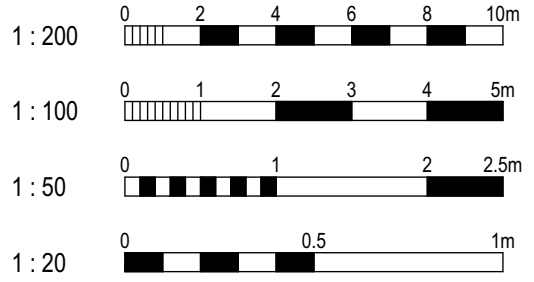
COPY

SITE PLAN
SCALE 1:500 @ A1

CONSTRUCTION ISSUE



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REFER TO GRAPHIC SCALE BELOW



NOTES
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REV	DATE	AMENDMENT
A	14.11.24	PRELIMINARY ISSUE
B	28.11.24	ISSUED FOR CONSTRUCTION



PROPOSED AMMENITIES
REDEVELOPMENT
FOR GLENN INNES SEVERN
COUNCIL DEPOT SITE
105 LANG ST GLEN INNES NSW 2370

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TAMWORTH NSW



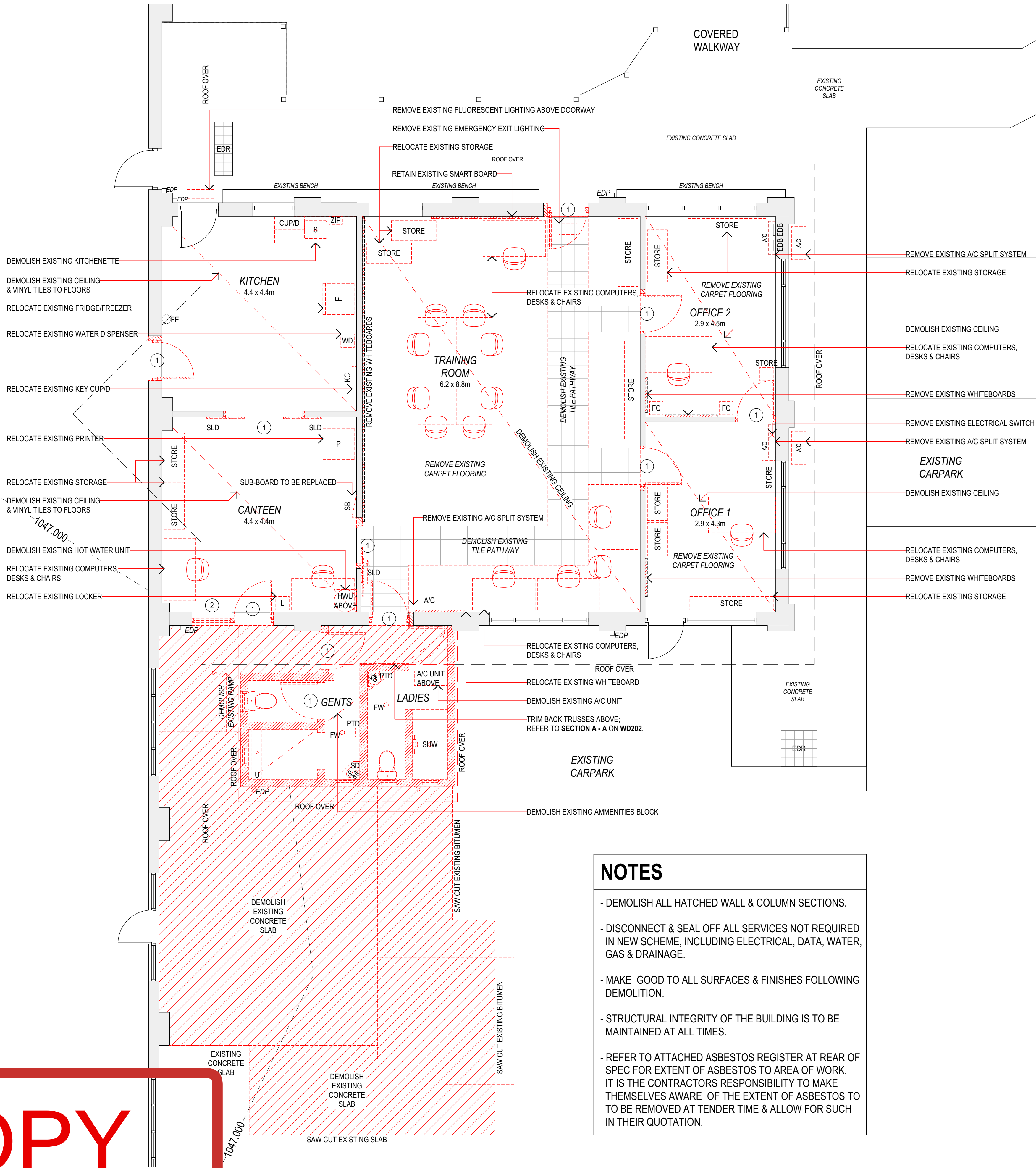
TITLE
SITE PLAN

DESIGN GREG HILL	DOCUMENTATION AB
PLOT DATE 12/12/2024	SCALE 1:500
SIZE A1	DRAWING NO. G3224 WD101
	REV. B

12/12/2024 3:05 PM K:\architectural\Projects\Government\G3224 Glen Innes Depot 2024\G3224 WD03224 Architectural\G3224 WD01.pln

CONSTRUCTION ISSUE

COPY



LEGEND

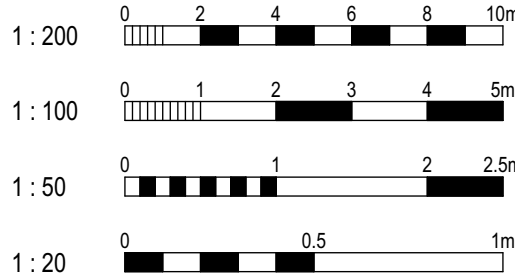
A/C	AIR CONDITIONING UNIT
CUP/D	CUPBOARD
EDR	EXISTING DRAIN
EDB	ELECTRICAL DATA BOARD
EDP	EXISTING DOWNPIPE
F	FRIDGE/FREEZER
FC	FILING CABINET
FE	FIRE EXTINGUISHER
FW	FLOOR WASTE
HWU	HOT WATER UNIT
KC	KEY CUPBOARD
L	LOCKER
P	PRINTER
PTD	PAPER TOWEL DISPENSER
S	SINK
SB	SUB-BOARD
SD	SOAP DISPENSER
SLD	SLIDING DOOR
SMB	SMART BOARD
SHR	SHOWER
U	URINAL
WD	WATER DISPENSER
ZIP	ZIP TAP SUITE
①	REMOVE EXISTING DOOR TO WIDEN
②	REMOVE EXISTING WINDOW & MASONRY BELOW
---	EXISTING WALL / COLUMN TO REMAIN
---	EXISTING WALL / COLUMN TO BE DEMOLISHED
---	EXISTING SLAB / STAIR TO BE DEMOLISHED

NOTES

- DEMOLISH ALL HATCHED WALL & COLUMN SECTIONS.
- DISCONNECT & SEAL OFF ALL SERVICES NOT REQUIRED IN NEW SCHEME, INCLUDING ELECTRICAL, DATA, WATER, GAS & DRAINAGE.
- MAKE GOOD TO ALL SURFACES & FINISHES FOLLOWING DEMOLITION.
- STRUCTURAL INTEGRITY OF THE BUILDING IS TO BE MAINTAINED AT ALL TIMES.
- REFER TO ATTACHED ASBESTOS REGISTER AT REAR OF SPEC FOR EXTENT OF ASBESTOS TO AREA OF WORK. IT IS THE CONTRACTORS RESPONSIBILITY TO MAKE THEMSELVES AWARE OF THE EXTENT OF ASBESTOS TO TO BE REMOVED AT TENDER TIME & ALLOW FOR SUCH IN THEIR QUOTATION.

NORTH

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GLEN INNES
SEVERN COUNCIL

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FOR GLENN INNES SEVERN
COUNCIL DEPOT SITE
105 LANG ST GLEN INNES NSW 2370**

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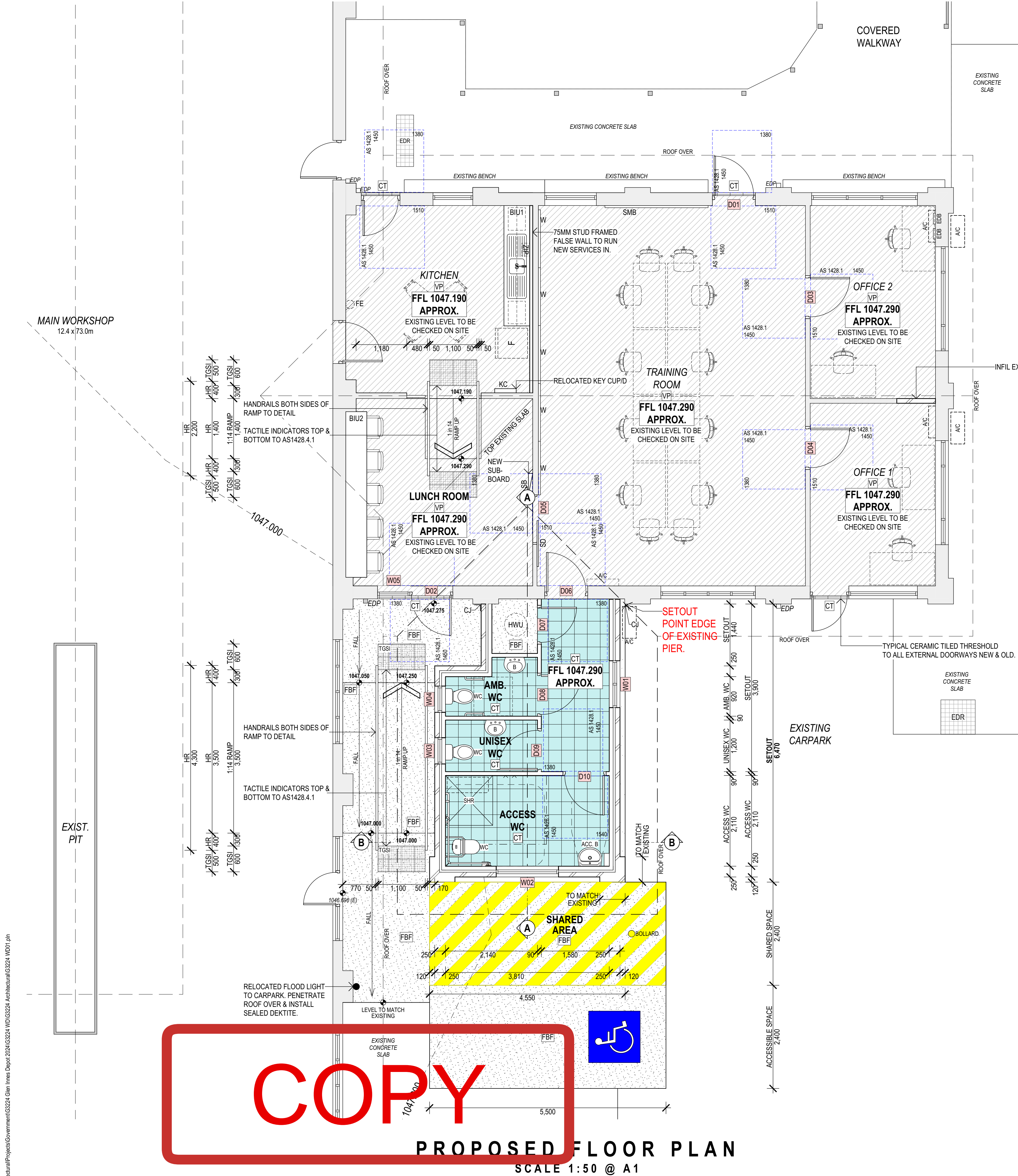
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TAMWORTH NSW

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ARCHITECTS

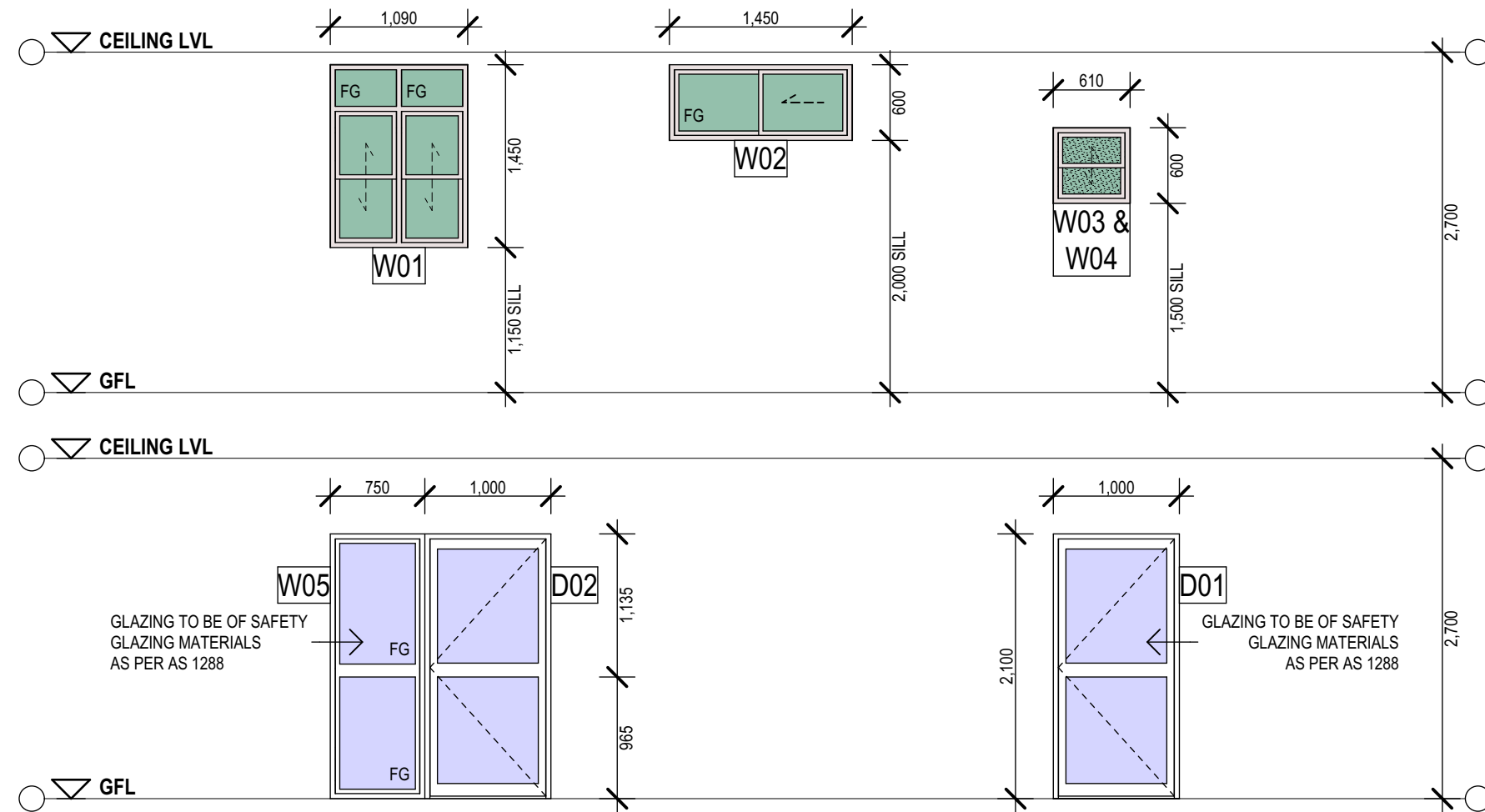
TITLE
DEMOLITION PLAN

DESIGN GREG HILL	DOCUMENTATION AB
PLOT DATE 12/12/2024	SCALE 1:50
SIZE A1	DRAWING No. G3224 WD102
	Rev. B



PROPOSED FLOOR PLAN
SCALE 1:50 @ A1

Door Schedule				
Door No.	Leaf	Opening	Door Type	
D01	900×2,100	1,000×2,150	ALUM FRAMED - GLAZED - SWINGING	
D02	900×2,100	1,000×2,150	ALUM FRAMED - GLAZED - SWINGING	
D03	920×2,040	1,000×2,100	STEEL FRAMED - SOLID CORE TIMBER - SWINGING	
D04	920×2,040	1,000×2,100	STEEL FRAMED - SOLID CORE TIMBER - SWINGING	
D05	1,070×2,040	1,150×2,100	SOLID CORE TIMBER - SLIDING WITH O/H TRACK & PELMET	
D06	920×2,040	1,000×2,100	STEEL FRAMED - SOLID CORE TIMBER - SWINGING	
D07	820×2,040	900×2,100	STEEL FRAMED - SOLID CORE TIMBER - SWINGING	
D08	920×2,040	1,000×2,100	STEEL FRAMED - SOLID CORE TIMBER - SWINGING	
D09	920×2,040	1,000×2,100	STEEL FRAMED - SOLID CORE TIMBER - SWINGING	
D10	920×2,040	1,000×2,100	STEEL FRAMED - SOLID CORE TIMBER - SWINGING	
Window Schedule				
Window No.	Height	Width	Sill	Window Type
W01	1,450	1,090	1150	ALUM FRAMED - DOUBLE HUNG
W02	600	1,450	2,000	ALUM FRAMED - SLIDING
W03	600	610	1500	ALUM FRAMED - DOUBLE HUNG FROSTED GLASS
W04	600	610	1500	ALUM FRAMED - DOUBLE HUNG FROSTED GLASS
W05	2,150	750	NIL	ALUM FRAMED - FIXED
Notes				
- # CHECK ON SITE TO SUIT BRICK MEASUREMENTS				



WINDOW ELEVATIONS
SCALE 1:50 @ A1

LEGEND

A/C

ACC

B

BIU

CJ

EDR

EDB

EDP

F

FBF

FC

FE

HR

HWU

KC

S

SB

SD

SHR

SMB

TGSI

VP

W

WC

WIP

D01

W01

100.000

100.000 (E)

NEW AIR CONDITIONING UNIT

DISABLED ACCESSIBLE

BASIN

BUILT IN UNIT

CONTROL JOINT

EXISTING DRAIN

EXISTING DISTRIBUTION BOARD

EXISTING DOWNPIPE

FRIDGE/FREEZER

FINE BROOM FINISH

FILING CABINET

FIRE EXTINGUISHER

HANDRAIL, TO BE COMPLIANT WITH AS1421.1

HOT WATER UNIT

KEY CUPBOARD

SINK

NEW SUB-BOARD

SLIDING DOOR

SHOWER SUITE, TO BE COMPLIANT WITH AS1428.1

SMART BOARD

TACTILE GROUND SURFACE INDICATORS, TO BE COMPLIANT WITH AS1428.1

VINYL PLANKS

WHITEBOARD

WATER CLOSET

ZIP TAP SUITE

DOOR REFERENCE

WINDOW REFERENCE

PROPOSED SPOT LEVEL

EXISTING SPOT LEVEL

NOTES

- # DIMENSIONS ARE APPROX ONLY AND ARE TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION

- ALL LEVELS TO BE CONFIRMED PRIOR TO CONSTRUCTION

- LOCATION OF ALL BOUNDARIES, EASEMENTS & SERVICES TO BE IDENTIFIED PRIOR TO CONSTRUCTION

NORTH

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1 : 200

1 : 100

1 : 50

1 : 20

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REV

DATE

AMENDMENT

A

14.11.24

PRELIMINARY ISSUE

B

29.11.24

ISSUED FOR CONSTRUCTION

GLEN INNES

SEVERN COUNCIL

PROPOSED AMMENITIES
REDEVELOPMENT
FOR GLENN INNES SEVERN
COUNCIL DEPOT SITE
105 LANG ST GLEN INNES NSW 2370

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Member

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TAKING AS

HILL LOCKART

ARCHITECTS

TITLE

PROPOSED FLOOR PLAN

DESIGN

GREG HILL

DOCUMENTATION

AB

PLOT DATE

12/12/2024

SCALE

1:50

SIZE

A1

DRAWING NO.

G3224 WD103

REV.

B



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ROOF PLAN

DESIGN	DOCUMENTATION
--------	---------------

12/12/2024

SIZE	DRAWING No.
A1	G3224 WD107

Rev.
A

← EXISTING GUTTER

EXISTING
CORRUGATED
ROOF

EXISTING
CORRUGATED
ROOF

—EXISTING RIDGE CAPPING

—EXISTING BARGE FLASHING

EXISTING BARGE GUTTER

EXISTING GUTTER

—EXISTING GUTTER

—EXISTING ROOF SHEETING

—COLORBOND VALLEY GUTTER: TO MATCH EXISTING

—COLORBOND RIDGE CAPPING: TO MATCH EXISTING

—COLORBOND ROOF SHEETING: TO MATCH EXISTING

—COLORBOND GUTTER & FASCIA: TO MATCH EXISTING

—EXISTING ROOF SHEETING

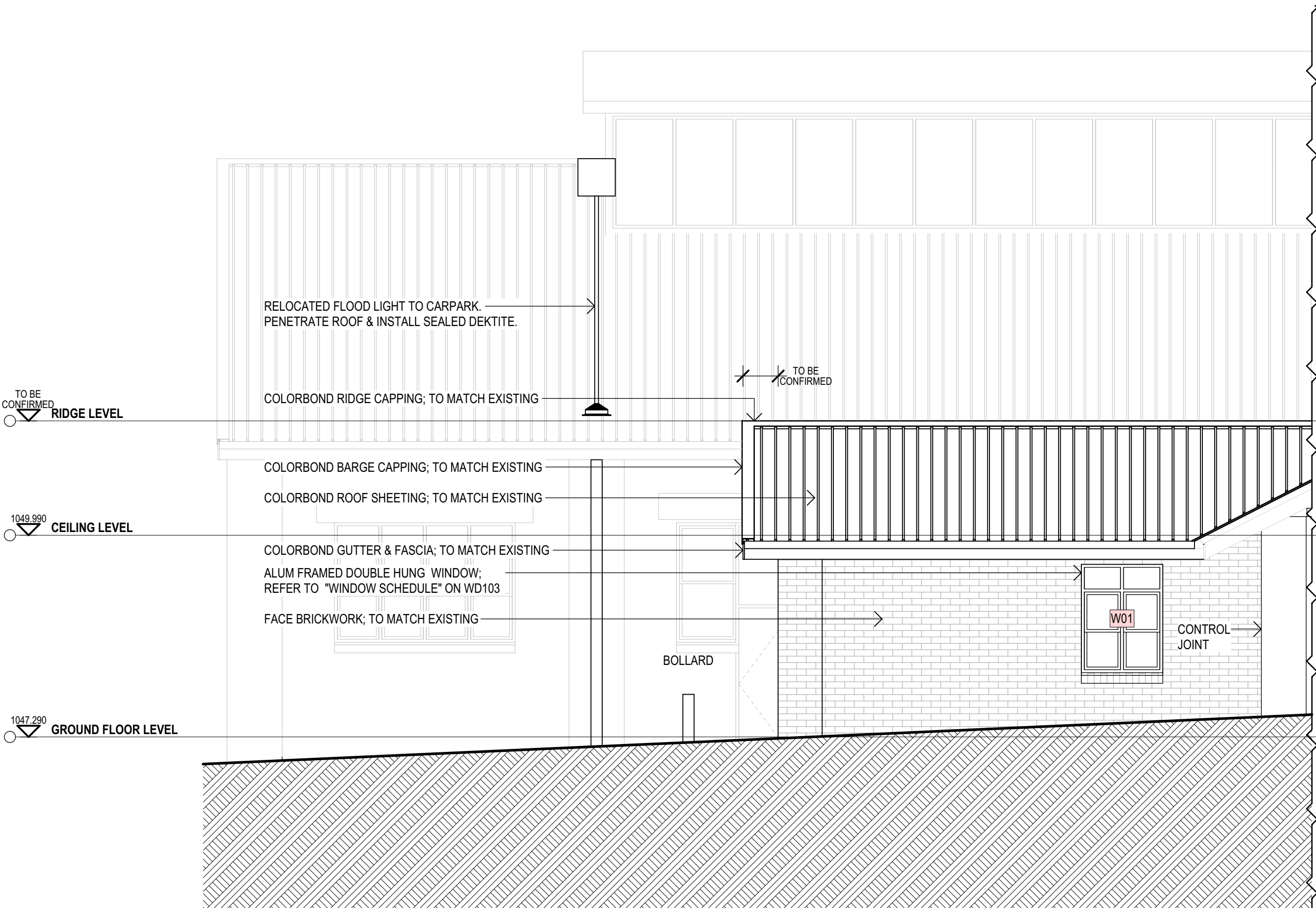
-EXISTING GUTTER

ROOF PLAN
SCALE 1:50 @ A1

COPY

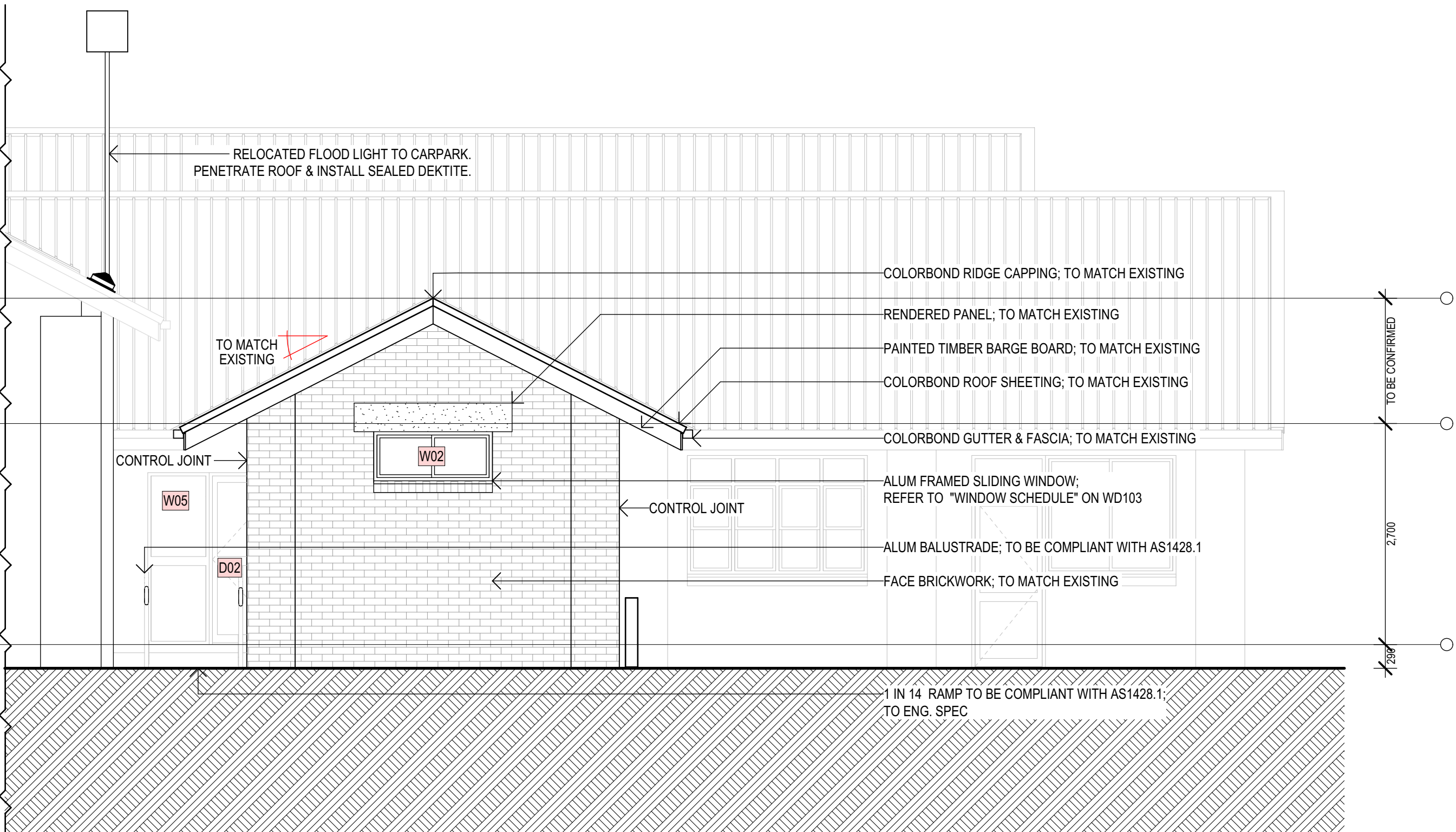
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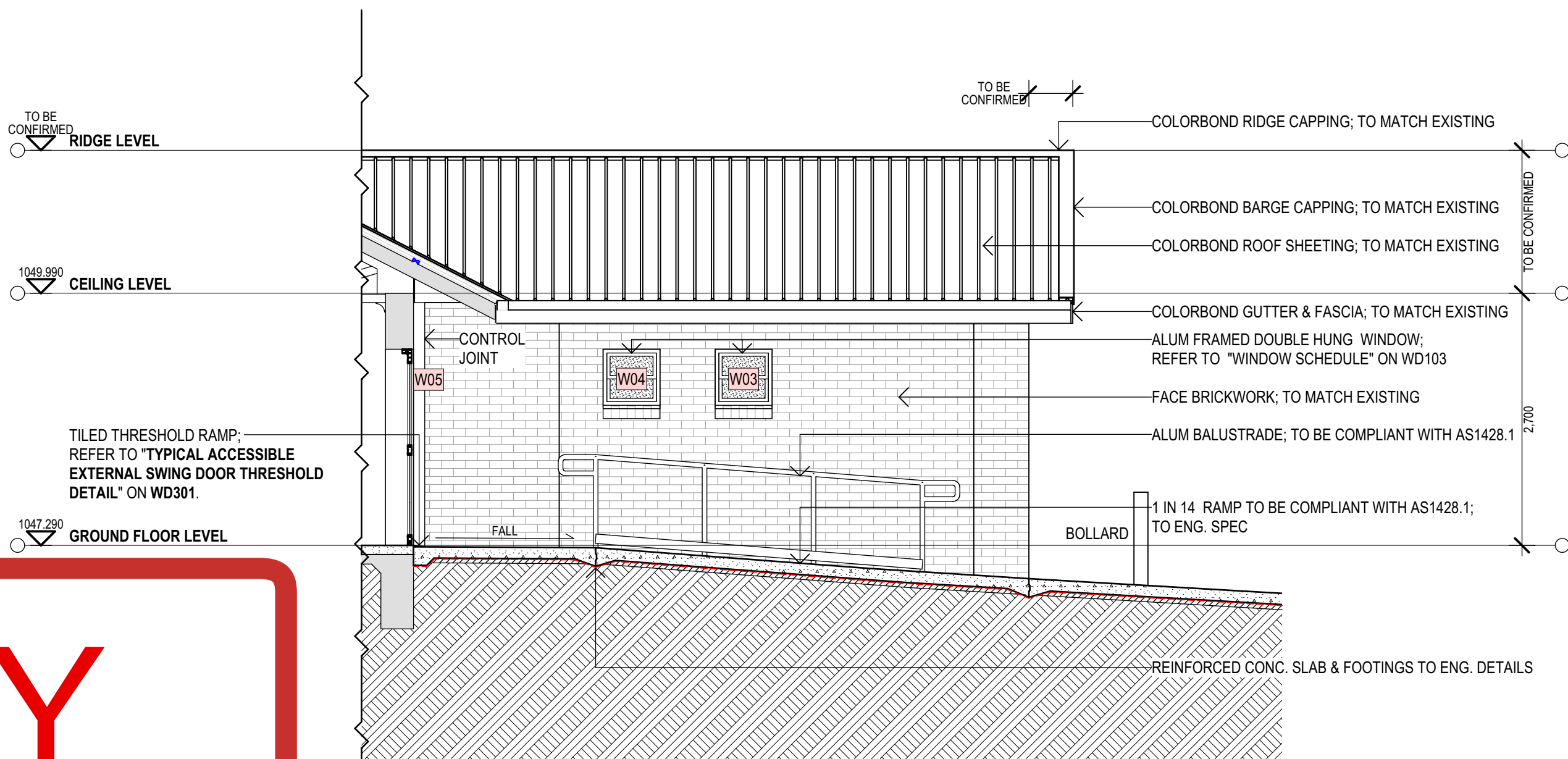
EAST ELEVATION

SCALE 1:50 @ A1



SOUTH ELEVATION

SCALE 1:50 @ A1



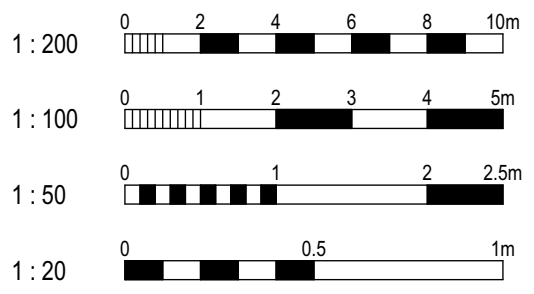
WEST ELEVATION

SCALE 1:50 @ A1

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COUNCIL DEPOT SITE
105 LANG ST GLEN INNES NSW 2370**

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GREGORY HILL ARCHITECTS PTY. LTD. A.C.N. 860 786 403
TAMWORTH NSW



TITLE
ELEVATIONS

DESIGN GREG HILL	DOCUMENTATION AB
PLOT DATE 12/12/2024	SCALE 1:50
SIZE A1	DRAWING NO. G3224 WD201
	REV. B

14 July 2025

The Environmental & Planning Services
Glen Innes Severn Shire Council

Attention: Planning Management

**Re: ADDITIONS & INTERNAL ALTERATION TO THE GLEN INNES SEVERN COUNCIL DEPOT
OFFICE AND AMENITIES**

The following environmental statement is to be considered together with the completed development application forms, and the following drawings submitted to Council with this letter:

ARCHITECTURAL DRAWINGS

G3224 GLEN INNES DEPOT DRAWINGS



Source Google Street View

The Proposal

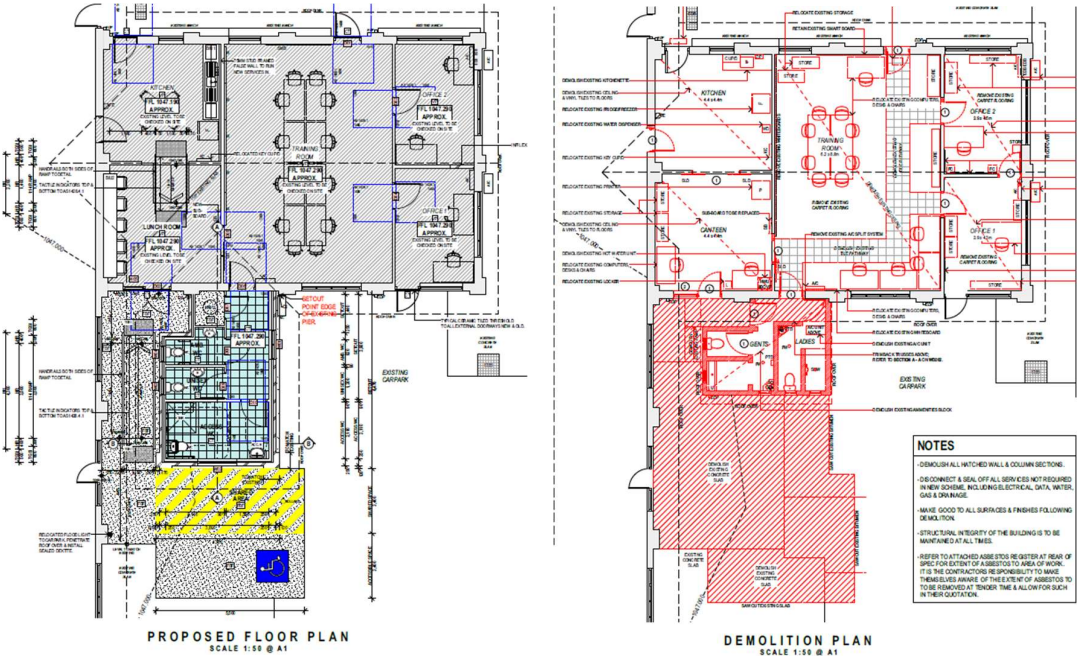
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This application relates to refurbishment of the existing council depot offices, meeting rooms and the extension to the existing amenities. There is no external landscaping work or building façade changes, only items directly related to the amenities block increase.

The internal alterations are only minor in nature and do not require planning approval, however, the demolition of the existing amenities and construction of the new enlarged amenities does require planning approval.

Under the new works the building compliance with AS1428.1 will be addressed. The accessible works will include the construction of internal ramps, external ramps and an accessible compliant carpark with shared space.

The works where the new accessible carpark will be constructed is already a designated carpark area and concrete service path.



The Subject Site

COPY

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The subject site, 105 Lang Street, is located on the corner of Lang street & Coronation Ave. On this parcel sits numerous buildings of different ages of construction making up the Council Depot. **Lot 687 DP753282**



EXISTING AERIAL VIEW

Aerial Site Image Source: Nearmaps

COPY

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Context and Setting

The site current sits within an E4 zoning, the current use and proposed works under this development application are deemed permissible under the Glen Innes Severn Council LEP & DCP

Site Services

Electricity, gas, water, sewer and telecommunications are available for distribution on site, with connections to existing town services in accordance respective service authority requirements. No new connections are proposed with this development.

Building Design

The proposed roof structure will be well below the maximum height requirement set out in the DCP.

It is proposed to be a lightweight roof structure of prefinished non reflective steel; colour selection will be in keeping with the buildings adjacent.

The existing pathways onsite shall be retained. A new access ramp compliant with AS1428.1 will be construction to provide access to all areas of the office space and new accessible toilet.

Exterior finishes and colours will be to match the adjacent building including brick type and colour, eaves, fascias, gutters and roof finishes

The proposal has been designed to comply with the BCA and applicable Australian standards.

Site Landscaping

No new landscaping is provided as the areas in which the work will be taking place will not require landscaping to be altered or removed.

Access, Transport and Traffic

Vehicular access to the site will be off Coronation Ave, utilizing the existing private carpark to the rear of the Depot. All vehicles will enter and exit the site as per normal daily movements, construction traffic will be manage by the Building contractor during the construction period.

Public Domain

The proposed development will not affect the public domain, however it will increase the available meeting and training areas for councils current and future staff.

Heritage

To the knowledge of Hill Lockart Architects at the time of this SOEE being written, there is no heritage listing for the above address, local or state.

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Other Land Resources

This proposal is not expected to affect conservation or value of land resources.

Energy & Thermal Comfort

Construction materials will all be selected with consideration to their sustainability and life span.

Water

Water supply requirements for the proposal will be considered minimal within the proposed project.

Soils

As previously described, the topography of the site will require only minor cut and fill earthworks, however the proposal aims to minimise the environmental impacts on site.

Appropriate erosion and sediment controls will be implemented and maintained throughout construction to ensure no water or air pollution is created during construction.

Air and Microclimate

Any development on the site is likely to have at least some minor impact on the microclimate conditions. During construction, care will be taken to minimise dust generation and all work shall be carried out in accordance with the Australian Standard AS 2601.

Flora and Fauna

The proposed development is unlikely to impact on the flora and fauna of the adjoining area.

Site Facilities

All waste generated as a result of building works shall be removed from the site and disposed of in accordance with the regulations. Construction shall be carried out in accordance with the relevant Standards and WorkCover requirements.

Noise

It is expected that there will be noise generated during the construction phase of the project. It is anticipated that Council will set a Construction Works Program Timetable to limit the impact on adjoining domestic premises during this period.

Natural Hazards

The site is not located within a bushfire or flood prone area.

Safety/Security and Crime Prevention

The entire site is fenced, and construction workers will be provided with a single secure point of entry.

Suitable traffic signage will also be installed providing visual cues as necessary throughout the development, for both pedestrians and vehicles (i.e. entry/exit signs, directional signs, parking signs, etc.). Building identification signage will also be included where necessary.



Impact in the Locality

This project as a whole will only have a minor impact on the locality; however, steps will be taken to reduce the effects on surrounding areas.

Social and Economic Impact in the Locality

The proposed development will provide a much needed training & office space for the staff. This will also allow for staff with a disability to access the staff training rooms, meeting rooms & Amenities.

Accumulative Impacts

The development proposed in this location is not anticipated to create any cumulative impacts other than those fully addressed and incorporated into the proposal.

Fit of the Proposal in the Locality

It is considered that the development is compatible with the natural environment, and it will contribute to the quality and identity of the local area.

Suitability of Site Attributes

Whilst the property does have some challenges relating to access and heritage, it is believed these issues have been suitably overcome within the Site Design. It is considered that services and infrastructure available surrounding the site have the required capacity to the demands of the development.

We are of the opinion that the planned works will not create any adverse environmental effects that cannot be adequately controlled during construction, or managed during the running and occupation of the premises.

We ask that the above points be taken into consideration when the application is evaluated for approval. If Council requires further information on any aspect of the development, please contact the writer.

Yours faithfully
HILL LOCKART ARCHITECTS



Reuben Hill – Project Manager

COPY