

<b>Glen Innes Severn Council Conflict of Interest Management Statement</b>	
<b>Project Name &amp; Address</b>	Change of Use to Health Services Facility (Medical Centre) and associated Alterations and Additions 148 Church Street, Glen Innes NSW 2370
<b>DA Number</b>	DA 68/24-25
<b>PAN Number</b>	PAN-538966
<b>Potential Conflict</b>	<p>Glen Innes Severn Council is the registered landowner of the subject site.</p> <p>In accordance with Council Resolution 2.03/25, Council anticipates receiving revenue through the lease and eventual sale of part of the subject land to New England CT Pty Ltd. Specifically, the resolution permits the property to be leased for a period of 18 months, with an option for New England CT Pty Ltd to purchase the front portion of the land (identified as proposed Lot 22 under DA 67/24-25 – 2-Lot Subdivision) and the adjoining parcel at 146 Church Street, Glen Innes (identified as proposed Lot 23 under DA 67/24-25 – 2 Lot Subdivision), 12 months following registration of the subdivision.</p> <p>Following subdivision, Council will retain ownership of the largest landholding on the site, including the heritage-listed building located at the rear, identified as proposed Lot 23 under DA 67/24-25 – 2-Lot Subdivision.</p>
<b>Management Strategy</b>	<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"> <li>• Council is not the applicant for the development application. The application has been prepared and lodged by an independent third party, Octagon Planning, acting as the applicant.</li> <li>• 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.</li> </ul>
<b>Contact</b>	Anyone with concerns about council fulfilling its obligations should report their concerns to Council's General Manager.

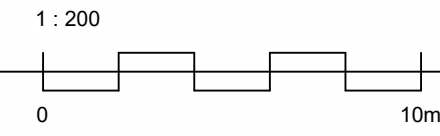


Revision Schedule		
No.	Date	Revision
1	16/05/25	Preliminary DA Drawings Issued for Review
2	20/05/25	ISSUED FOR DEVELOPMENT APPROVAL

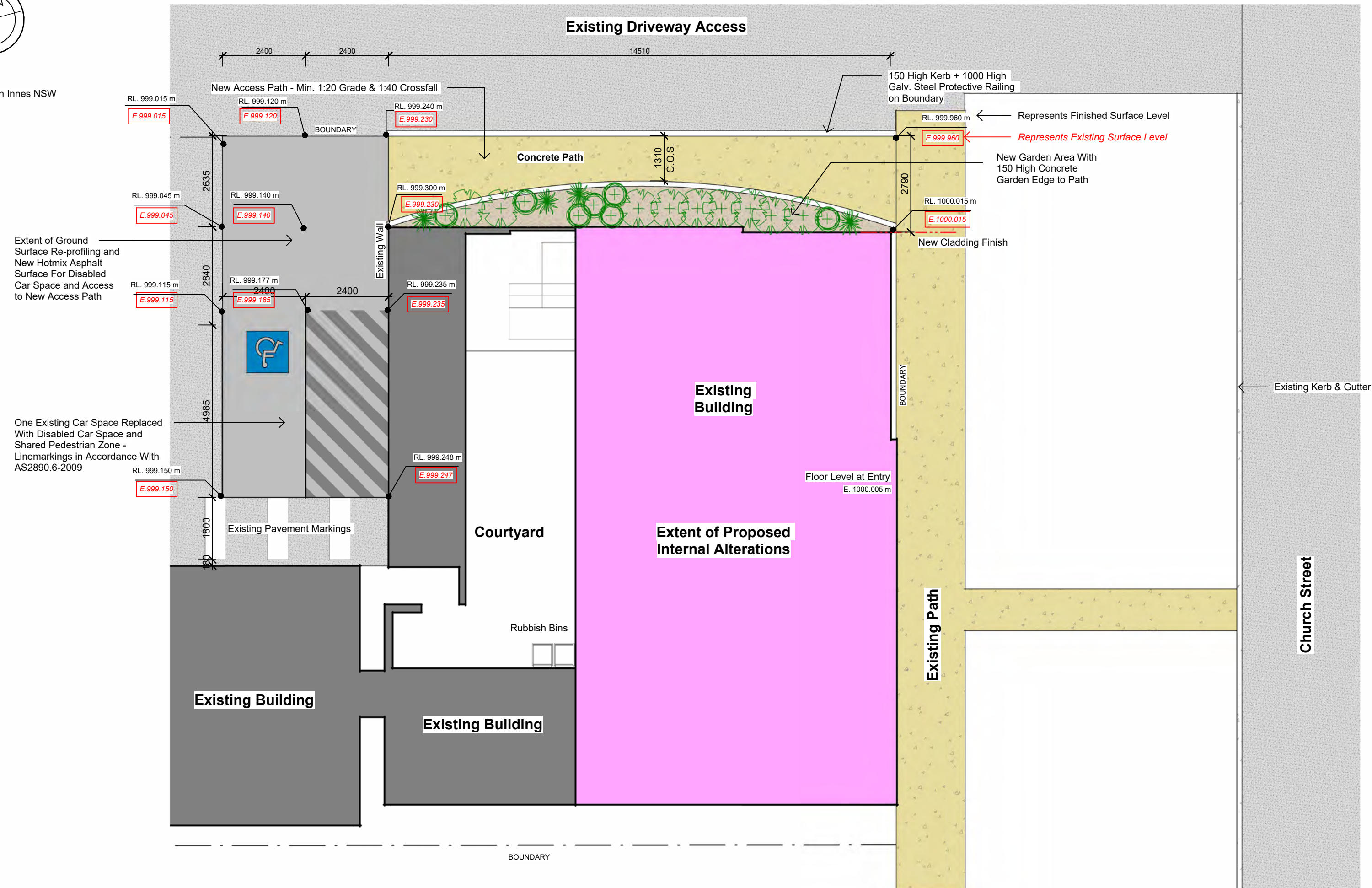


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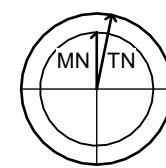
### Site Plan



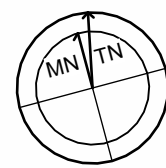
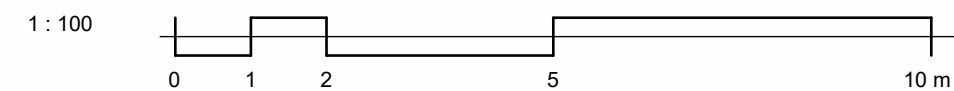
SITE ADDRESS : 146-148 Church Street, Glen Innes NSW  
 PROPERTY DETAIL : Lot 2, DP512765  
 SITE AREA : 3,063.7m<sup>2</sup>  
 FLOOR AREA (Existing) : 337.0m<sup>2</sup>  
 FLOOR AREA (Proposed Alterations) : 153.5m<sup>2</sup>



### Location Plan



### External Works Plan



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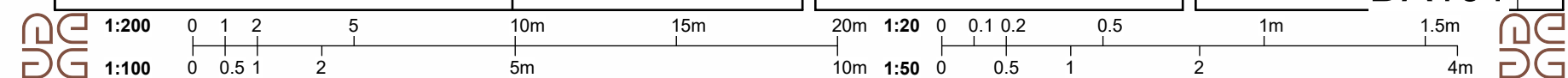
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Proposed Building Alterations  
 148 Church Street, Glen Innes NSW  
 For New England CT

### Site Plans

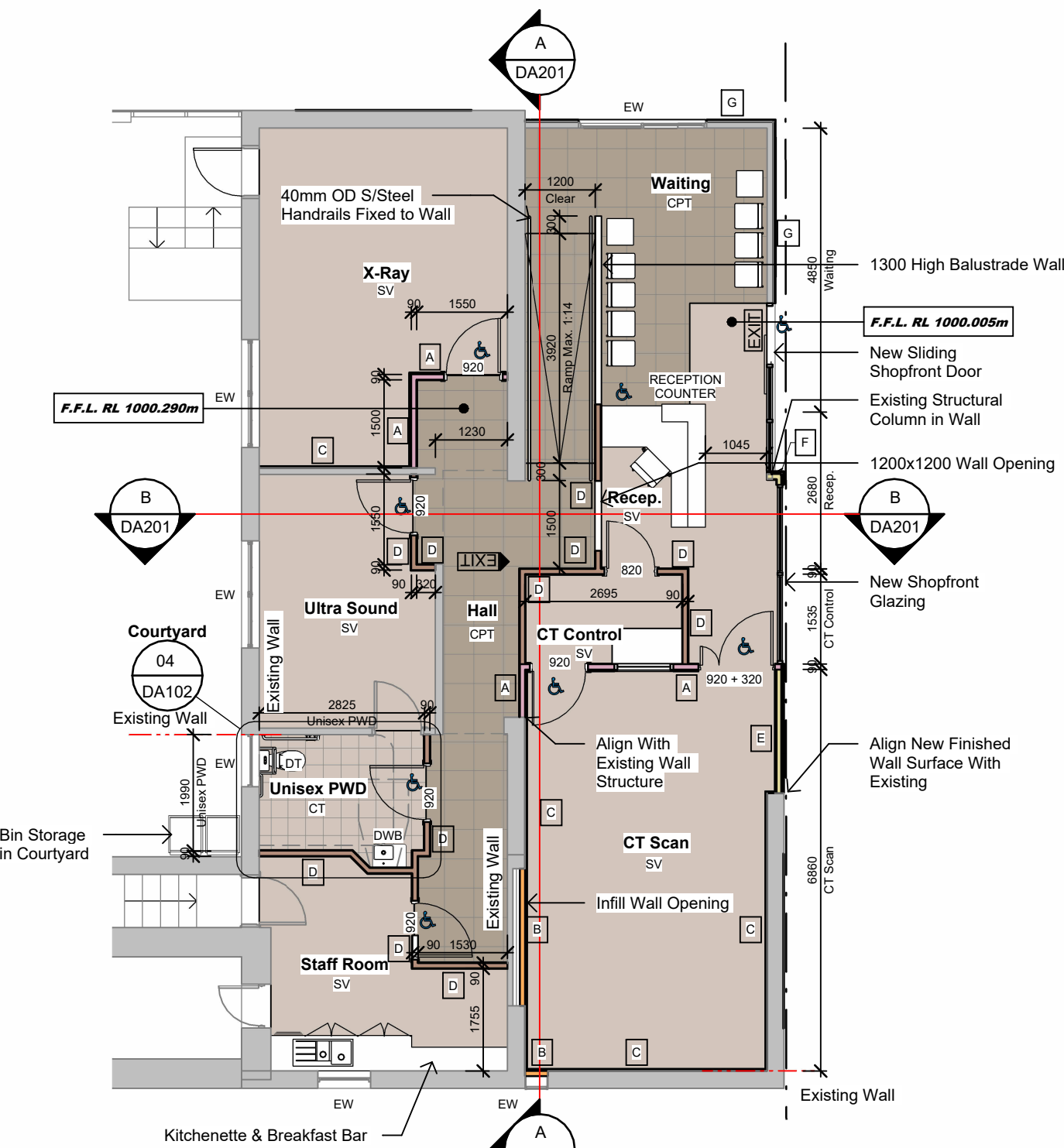
Designed	PH	Drawn	NEDG
Scale	As indicated	Project Phase	DA
Date	April 2025	Drawing Number	25032
Approved	PH	DA101	2



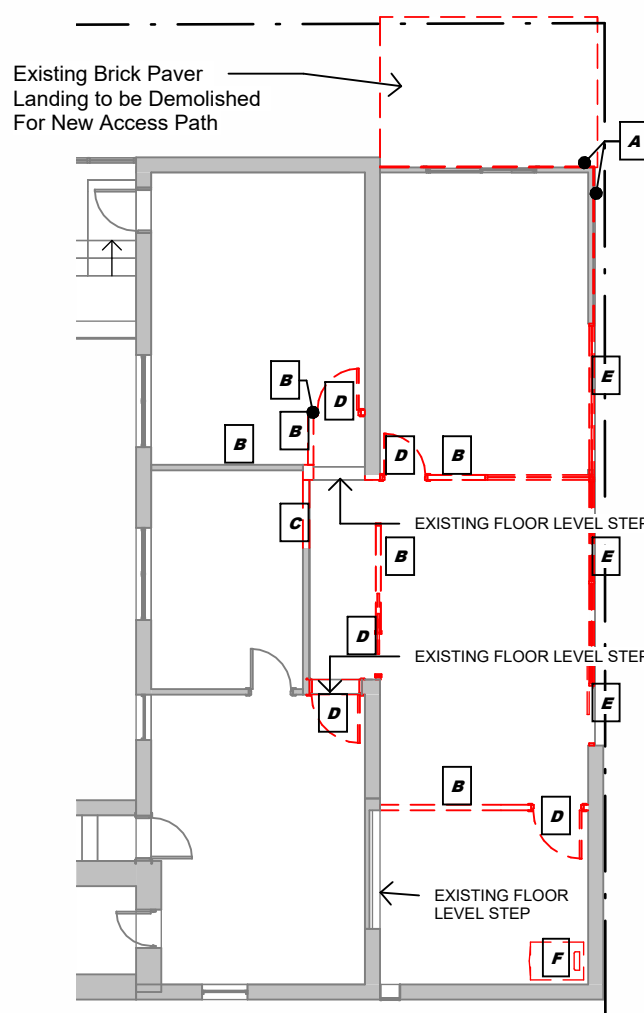
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No.	Date	Revision
1	16/05/25	Preliminary DA Drawings Issued for Review
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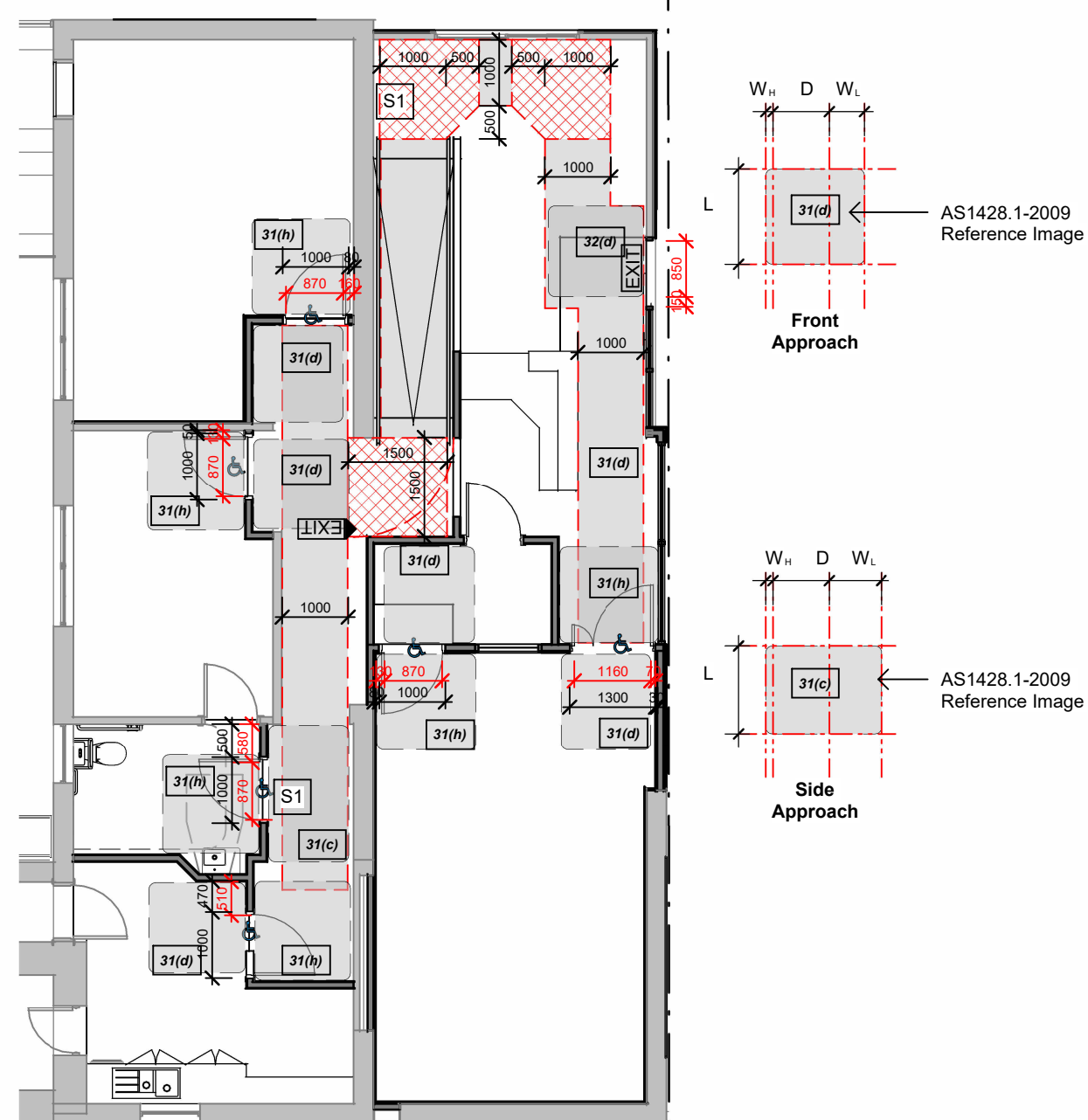
01 Floor Plan  
DA102 1: 100



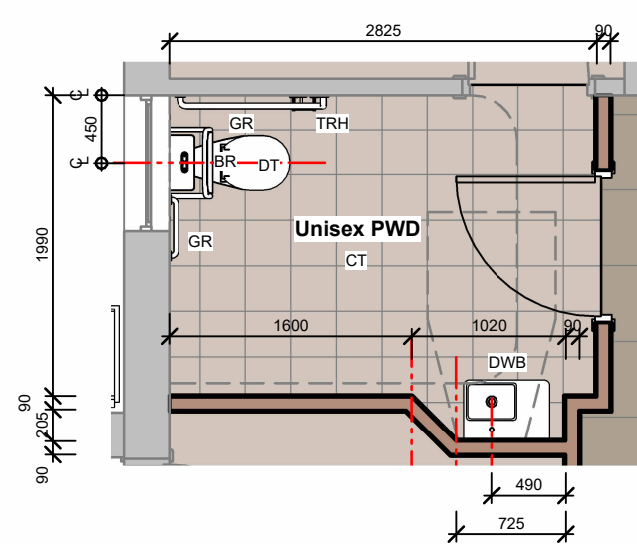
02 Demolition Plan  
DA102 1: 150

**Demolition Schedule**

A	Remove Existing Weatherboard Cladding
B	Demolish Existing Wall
C	Demolish Portion of Existing Wall
D	Demolish Existing Door & Doorset
E	Demolish Existing Shopfront & Door
F	Salvage Existing Data Rack For Re-Use



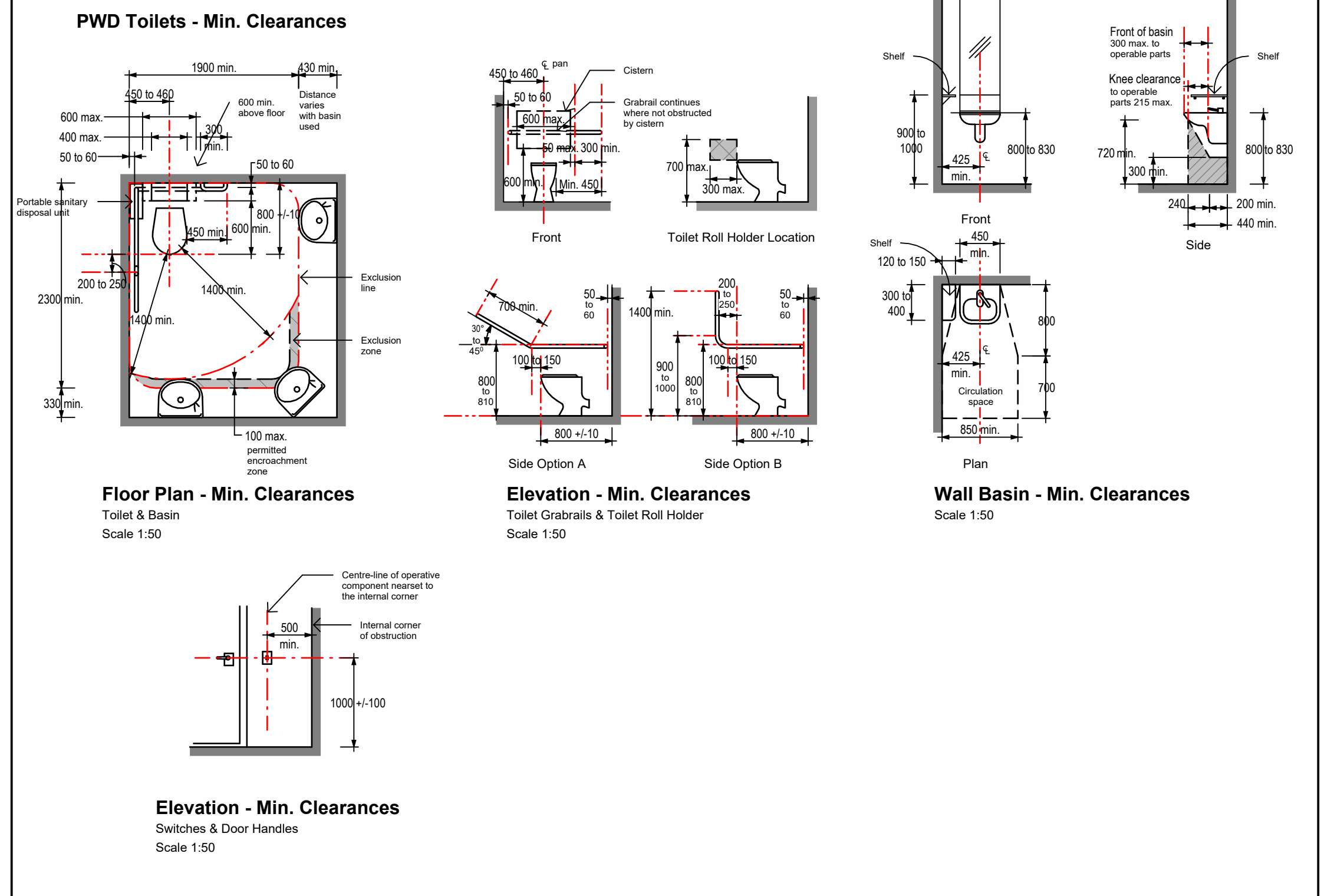
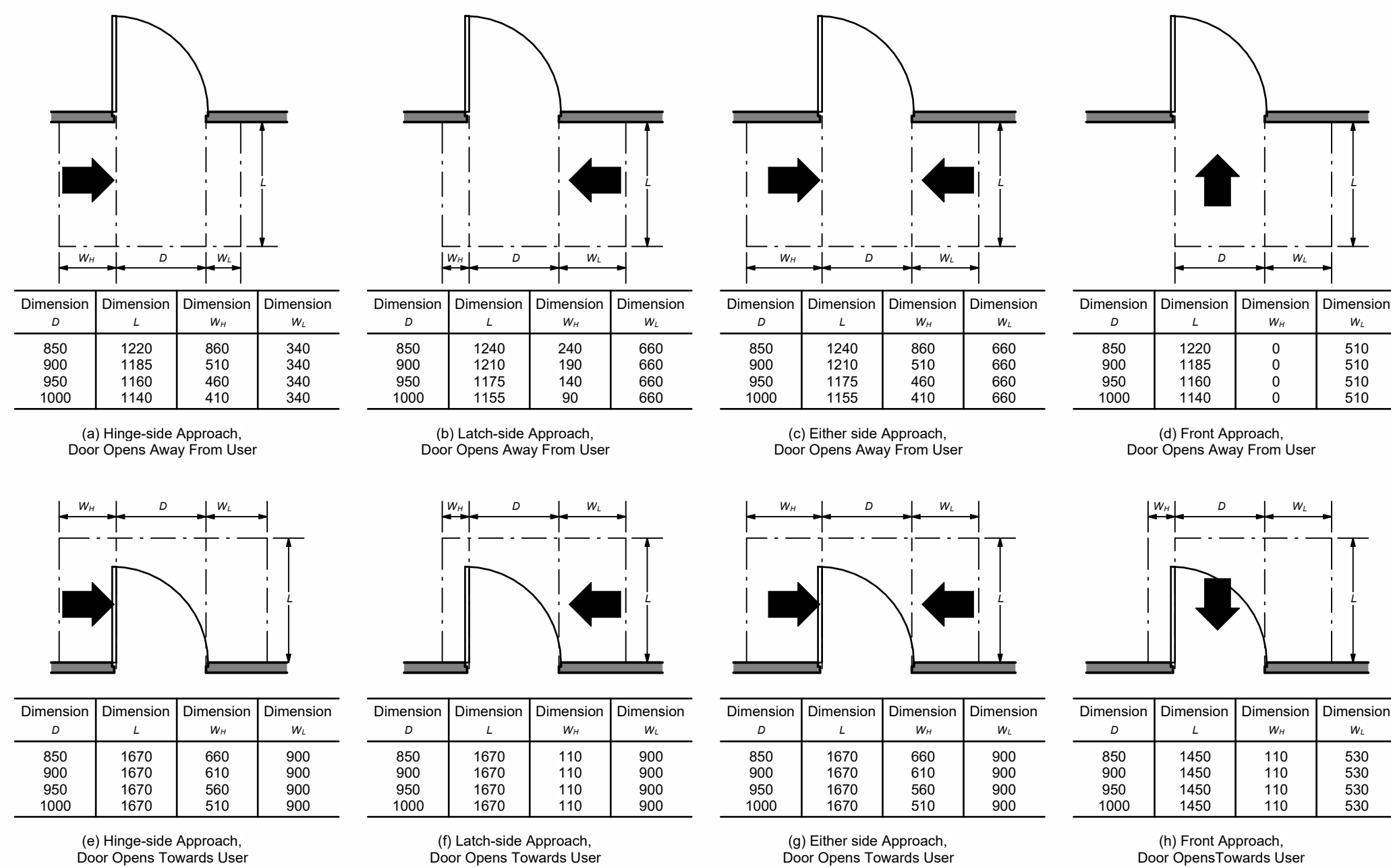
03 Accessibility Plan  
DA102 1: 100



04 Unisex PWD Plan  
DA102 1: 50

COPY

External Finishes	
	<b>Painted Brick</b> Existing Brick Wall Painted <b>Colour</b> Dulux Colorbond Ironstone
	<b>Painted Fibre-Cement Cladding</b> James Hardies Scyon Matrix with Expressed Joints <b>Colour</b> Dulux Colorbond Ironstone
	<b>Re-Painted Corrugated Steel Fascia &amp; Awning Roof</b> <b>Colour</b> Dulux Colorbond Ironstone



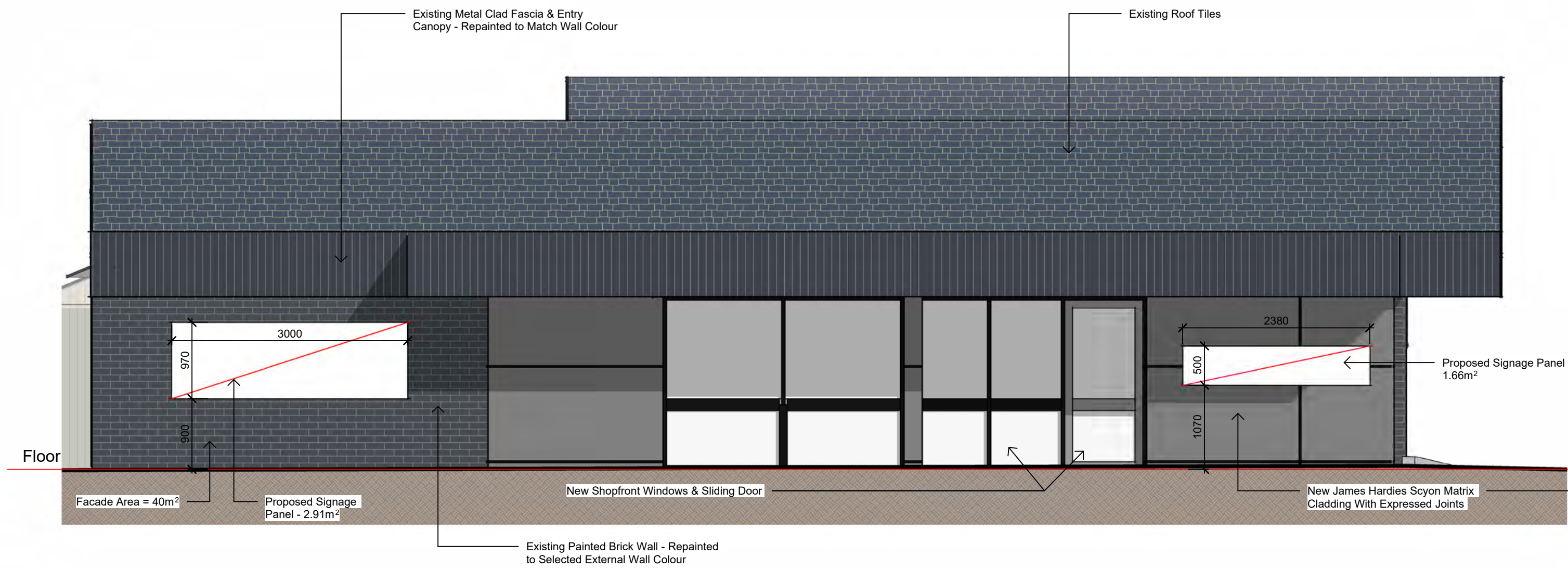
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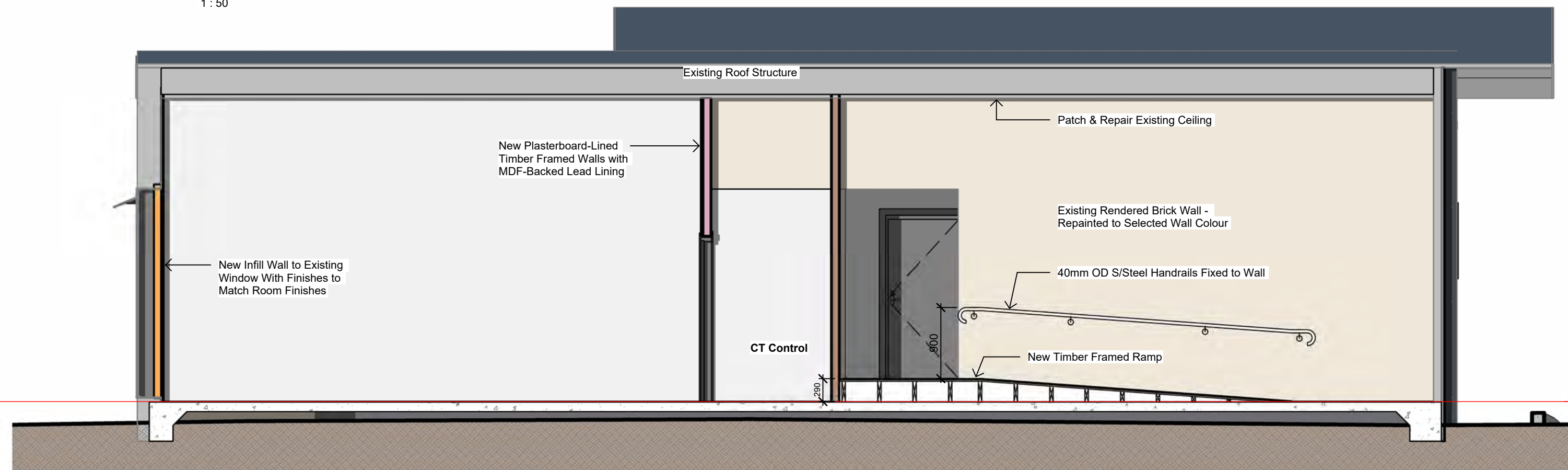
Proposed Building Alterations 148 Church Street, Glen Innes NSW For New England CT		
Floor Plans		
Designed	PH	Drawn NEDG
Scale	As indicated	Project Phase DA
Date	April 2025	Drawing Number
Approved	PH	25032
		DA102
		2



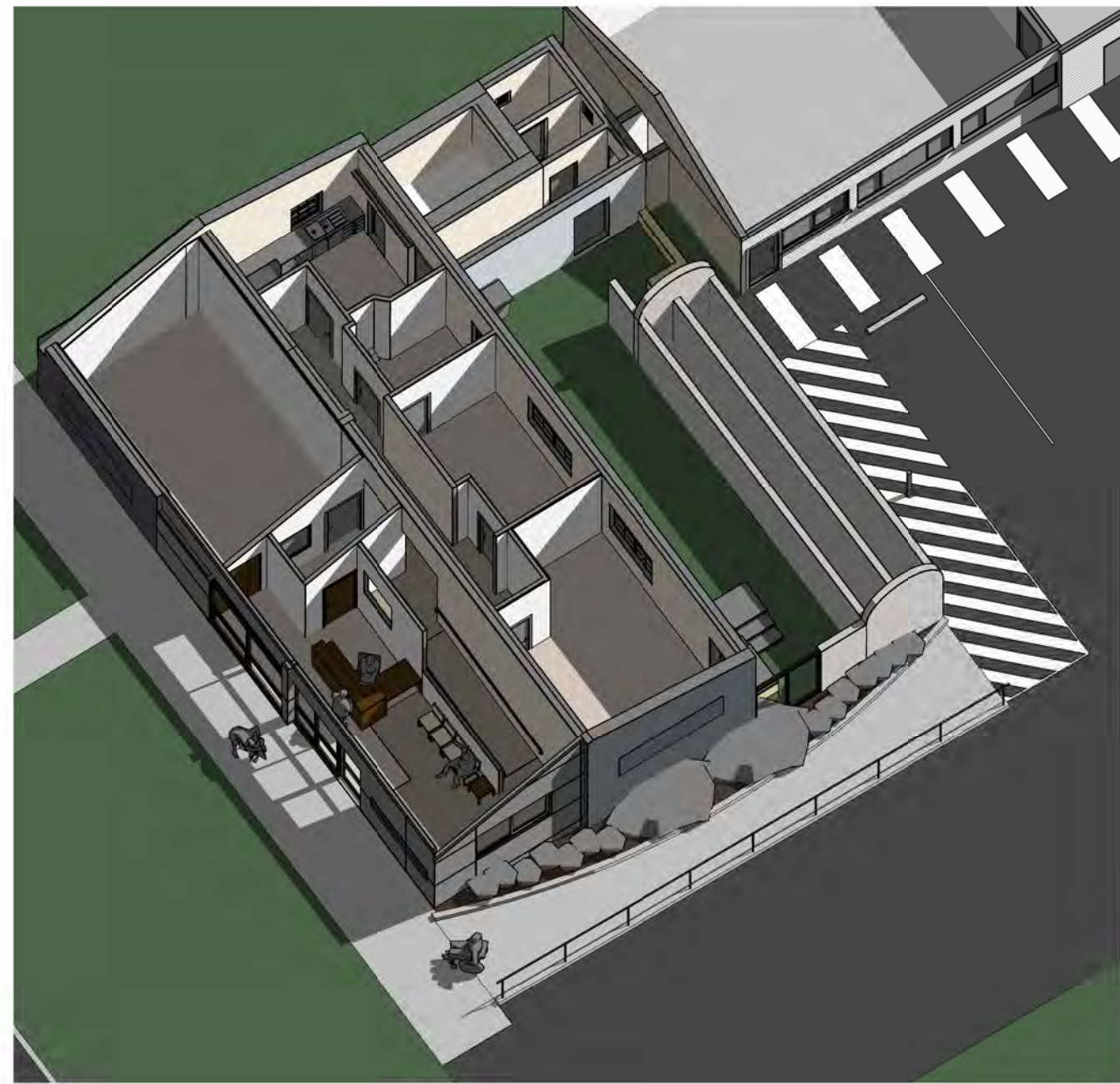
Revision Schedule		
No.	Date	Revision
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East Elevation  
1 : 50



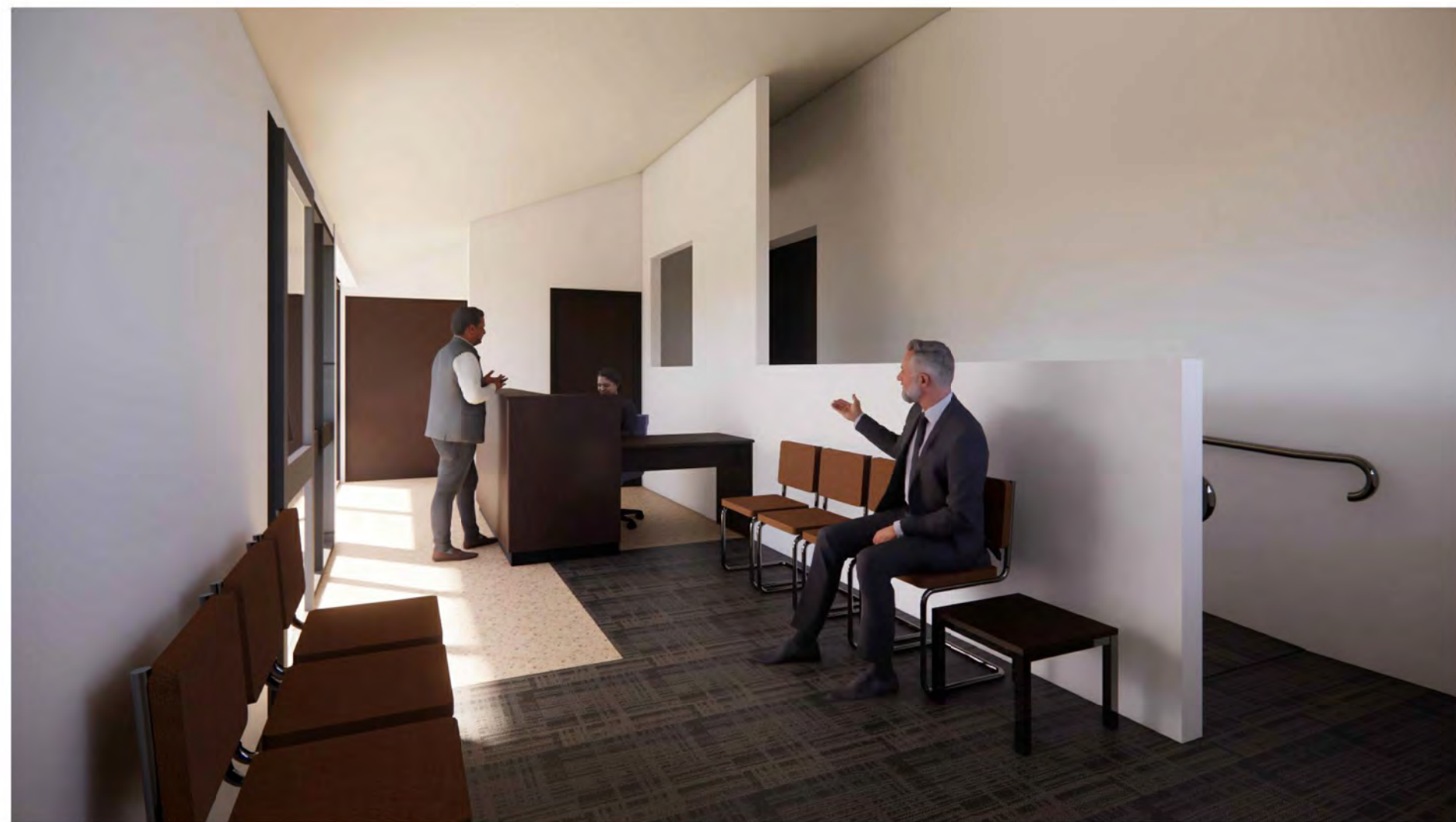
Section A  
1 : 50



Axonometric View

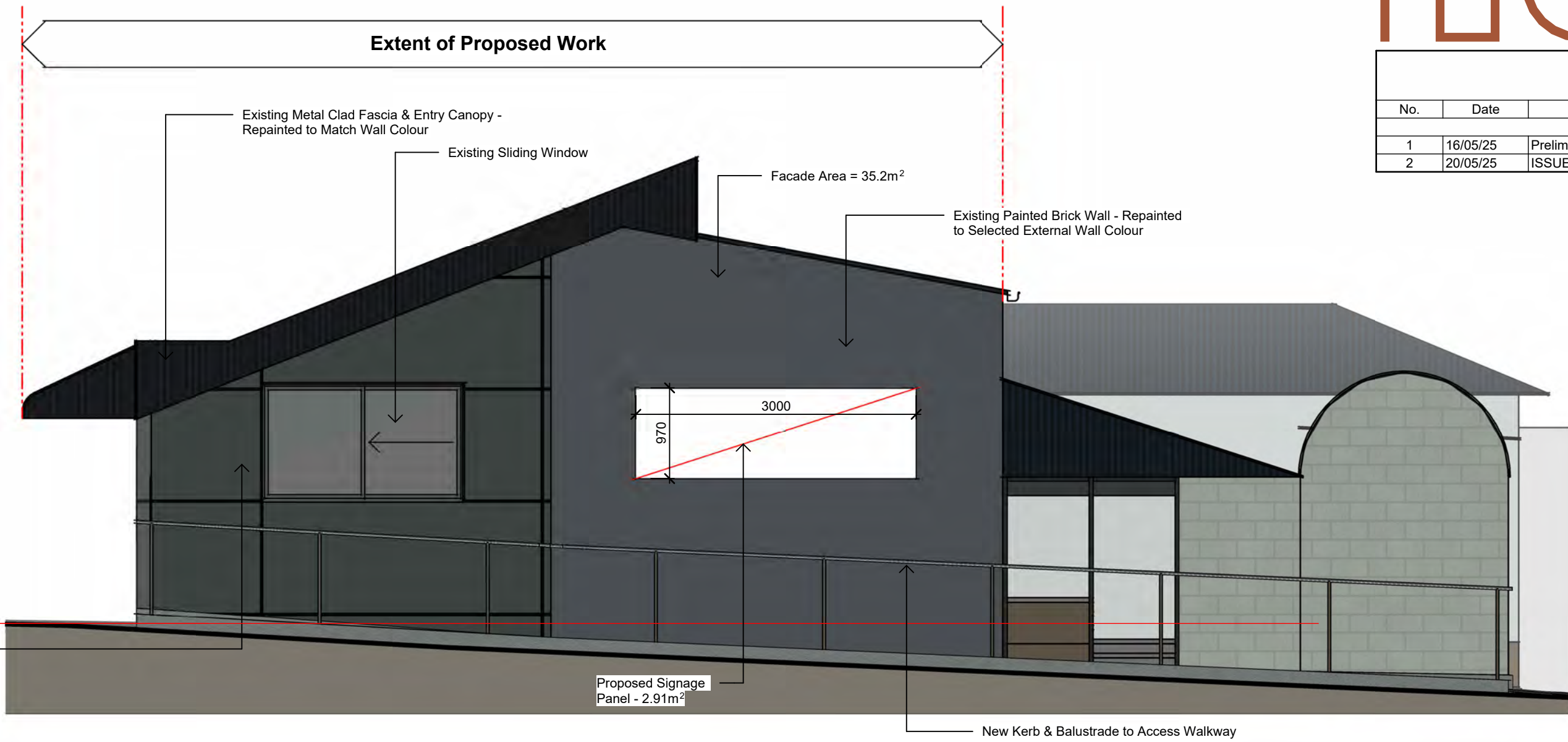
New England  
Design Group

PO Box 1404, Armidale NSW 2340  
P. +61 2 5775 9209 E. admin@nedg.com.au

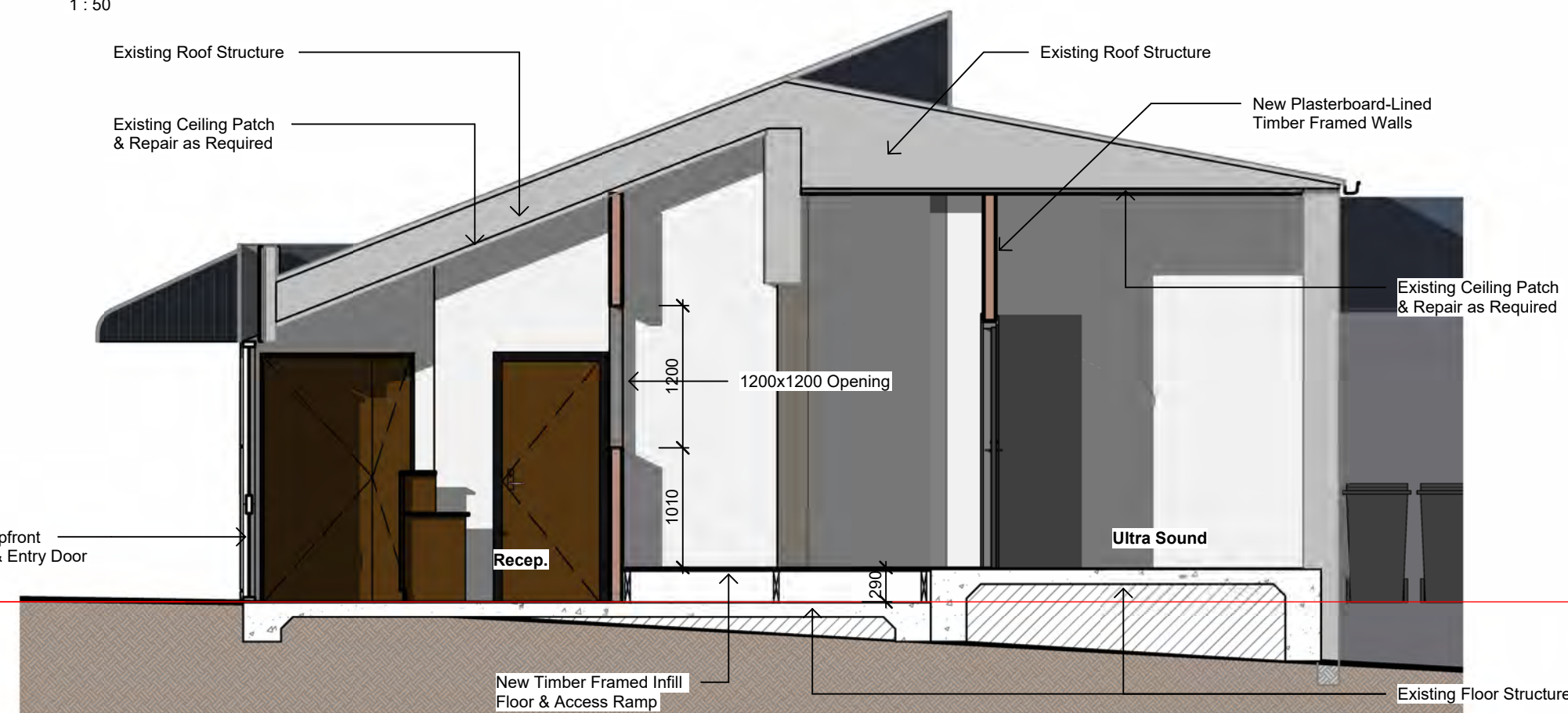


View To Reception

COPY



North Elevation  
1 : 50



Section B  
1 : 50

External Finishes	
	<b>Painted Brick</b> Existing Brick Wall Painted <b>Colour</b> Dulux Colorbond Ironstone
	<b>Painted Fibre-Cement Cladding</b> James Hardies Scyon Matrix with Expressed Joints <b>Colour</b> Dulux Colorbond Ironstone
	<b>Re-Painted Corrugated Steel Fascia &amp; Awning Roof</b> <b>Colour</b> Dulux Colorbond Ironstone



View From Church Street

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Proposed Building Alterations 148 Church Street, Glen Innes NSW For New England CT			
Elevations, Sections & Images			
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Scale	As indicated	Project Phase	DA
Date	April 2025	Drawing Number	25032
Approved	PH	DA201	2

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NEW ENGLAND CT PTY LTD

## STATEMENT OF ENVIRONMENTAL EFFECTS

### MEDICAL CENTRE

148 CHURCH STREET, GLEN INNES

(LOT 2 DP512765)

MAY 2025

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NEW ENGLAND CT PTY LTD

## STATEMENT OF ENVIRONMENTAL EFFECTS

### MEDICAL CENTRE

148 CHURCH STREET, GLEN INNES

(LOT 2 DP512765)

PROJECT NUMBER: 2502

ISSUE	DATE	DESCRIPTION	AUTHOR
A	19/03/2025	First Draft	NN
B	31/03/2025	Second Draft	NN
C	12/05/2025	Third Draft	NN
D	19/05/2025	Fourth Draft	NN
E	23/05/2025	Final	NN

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## 1.0 INTRODUCTION

Octagon Planning has been engaged by New England CT Pty Ltd to prepare a Statement of Environmental Effects to accompany the Development Application for a medical centre at 148 Church Street, Glen Innes NSW 2370.

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. Background

146-148 Church Street was sold by Essential Energy to Glen Innes Severn Council in 2022.

146 Church Street contains a dwelling house which does not form part of this development application. 148 Church Street contains a cluster of commercial buildings in the eastern part of the site, the heritage-listed former Glen Innes Power Station in the centre of the site, and a fenced hardstand area in the western part of the site.

In 2024 Council resolved to hold an EOI process to sell the site to a commercial operator. A second EOI process was carried out in 2025, and New England CT was the successful bidder. As part of the agreement, Council is responsible for subdividing 148 Church Street. The eastern cluster of buildings and the dwelling at 146 Church Street will be transferred to New England CT, and Council will retain the heritage item and hardstand area (Figure 1).

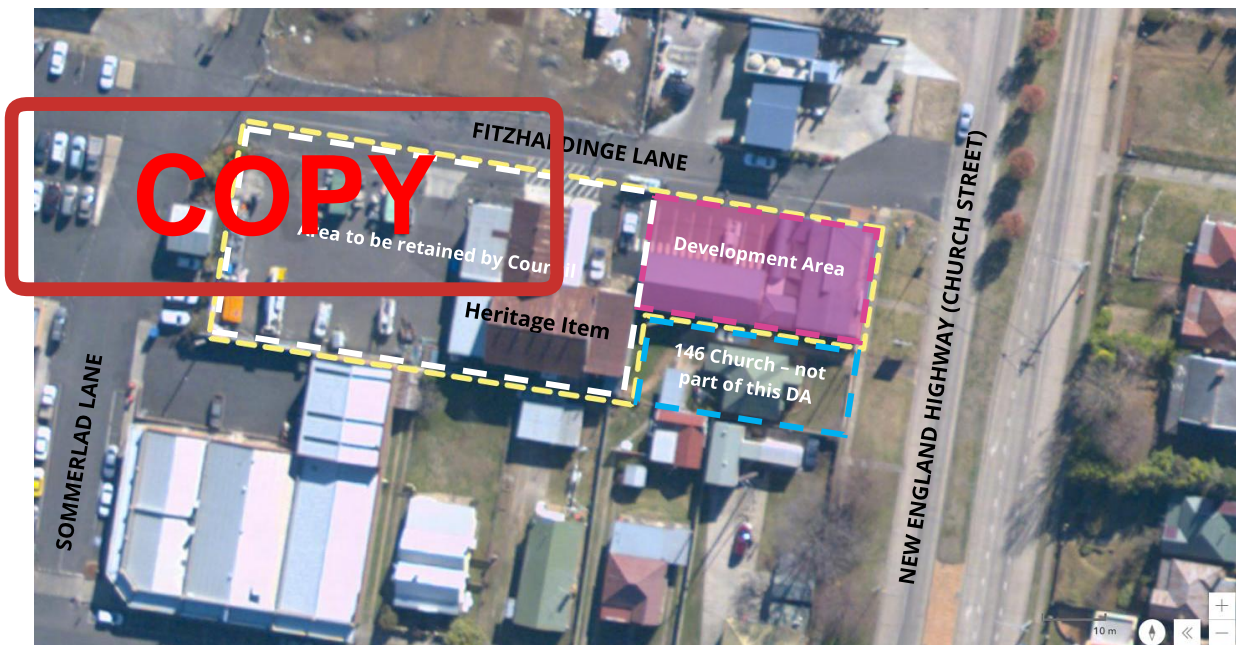


Figure 1: The Subject Site (Source: NSW Planning Portal Spatial Viewer)



## 1.2. Overview of the Proposed Development

The proposed development is as follows:

- Change of use of the development area to medical centre
- Minor cosmetic external works to the building fronting Church Street
- Internal works and fitout to the building fronting Church Street
- Signage to the building fronting Church Street

## 1.3. 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.

**COPY**



## 2.0 SITE DESCRIPTION

### 2.1. Locality and Subject Land

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). The Glen Innes Severn LGA had a population of 8,931 at the 2021 Census. The average age is 50, compared to the state average of 39. There is an identified shortage of medical services in the town as reported by the ABC<sup>1</sup>, Glen Innes Examiner<sup>2</sup>, New England Times<sup>3</sup> and more.

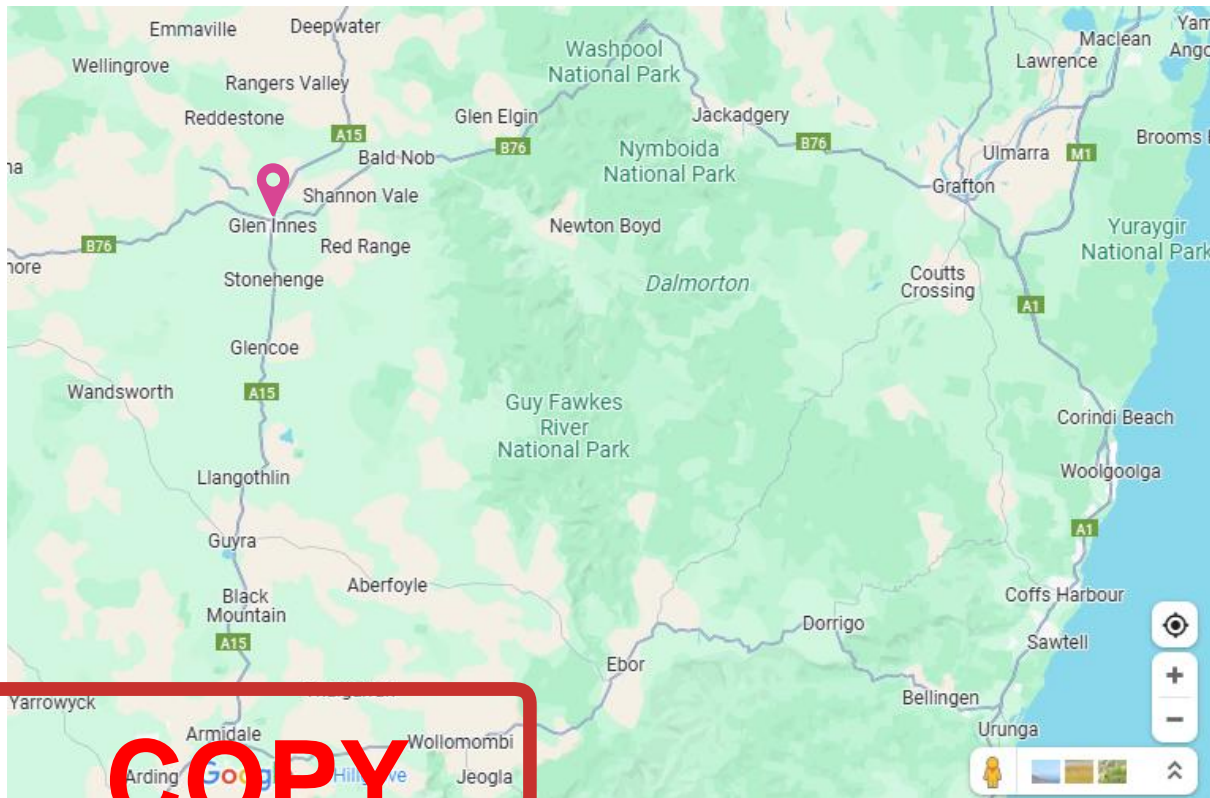


Figure 2: Location of Glen Innes (Source: Google Maps)

The subject land is formally identified as Lot 2 DP512765. It has an easterly street frontage to Church Street (New England Highway) and a northerly frontage to Fitzhardinge Lane (Figure 3). The site can also be accessed from the council car park to the west (though this is not a formal street frontage). The entire site has an area of 3,063.7m<sup>2</sup>. The buildings within the Development Area have a combined area of 337m<sup>2</sup>. The building with the proposed internal alterations has a floor area of 153.5m<sup>2</sup>. The site has a slight fall from east to west, away from the highway frontage.

<sup>1</sup> <https://www.abc.net.au/news/2022-11-27/doctor-shortage-eases-in-glen-innes-with-attract-connect-stay/101694194>

<sup>2</sup> <https://www.gleninnesexaminer.com.au/story/8818949/nsw-rural-doctor-shortage-a-critical-health-crisis/>

<sup>3</sup> <https://www.netimes.com.au/2024/12/19/the-search-for-innovative-solutions-to-the-time-old-problem-of-staffing-in-health-care/>



## 2.2. Existing and Surrounding Development

The subject site contains a cluster of commercial buildings fronting Church Street, the heritage-listed former Glen Innes Power Station in the centre of the site fronting Fitzhardinge Lane, and a fenced hardstand area in the western part of the site (Figure 4). As mentioned above, the former power station and hardstand area are to be excised from the larger site and retained by Council. New England CT will own the commercial buildings and the adjacent dwelling at 146 Church Street.

The site is located on the edge of Glen Innes CBD. Nearby development includes a car wash, the Glen Innes Visitor Information Centre, a service station and a fast food outlet to the north of the site fronting Church Street. To the south of the site fronting Bourke Street is Glen Innes Fire Station, several former dwelling houses used for visitor accommodation and community services, and retail stores. To the west is the Council-owned public car park at the rear of Town Hall. To the east, on the opposite side of the highway, are dwelling houses, visitor accommodation and the Chapel Theatre.

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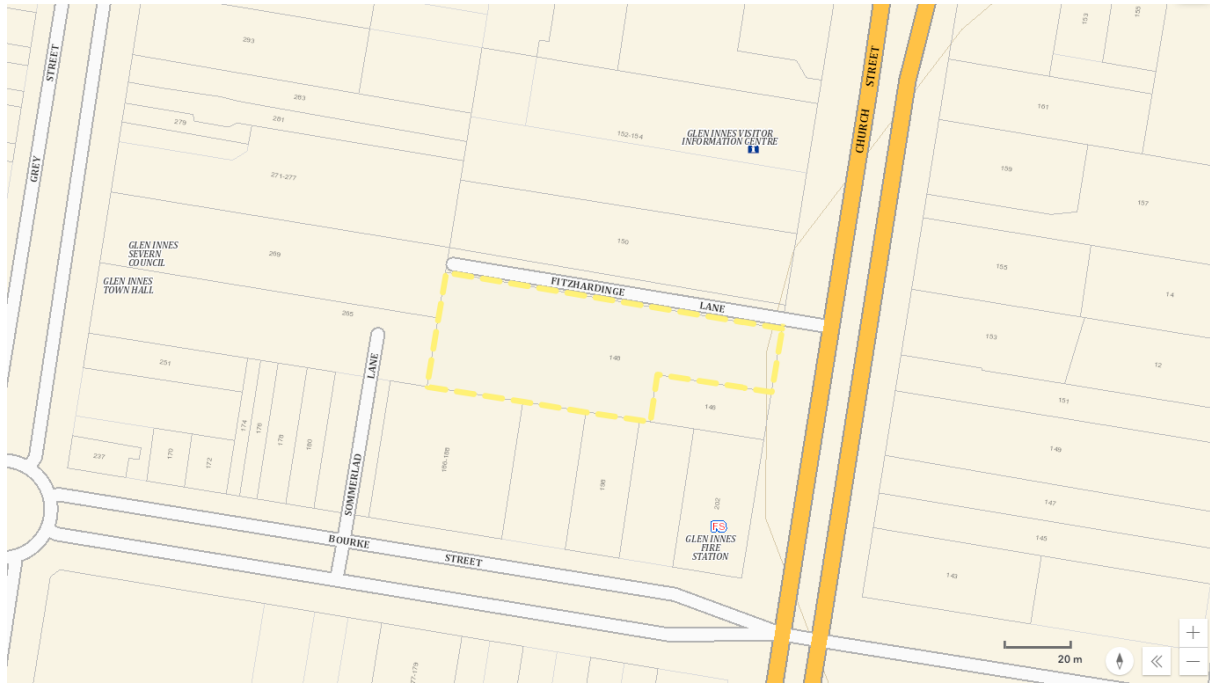


Figure 3: Cadastral Map of the Site (Source: NSW Planning Portal Spatial Viewer)



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



## 3.0 PROPOSED DEVELOPMENT

### 3.1. Aim of the Proposed Development

The aim of the proposed development is to provide additional medical services within Glen Innes Severn LGA in order to reduce the need for local people to travel to larger centres such as Armidale, Tamworth and Coffs Harbour.

### 3.2. Development Details

The proposed development will create a new medical centre with a focus on diagnostic services, specifically computerised tomography (CT) scanning, X-ray and ultrasound scanning. The development includes:

- Change of use of the development area to medical centre
- External works including partial demolition of the front wall and windows, new sliding door and windows, new cladding and new paint to walls and front awning
- Internal works including demolition of walls, construction of new walls, new accessible bathroom, new staff room with kitchen, and general fitout
- Landscape works including garden bed and concrete path
- Signage to the eastern and northern elevations

All construction works under the current DA will be within the eastern building fronting Church Street. Entry will be on the eastern (front) elevation of the building. The works will create a reception and waiting area, CT room and CT control room, X-ray room, Ultrasound room, staff room and accessible bathroom (Figure 5).

In the long term, New England CT intends to fit out the building fronting the car park for use as a General Practitioner's office, with the remaining areas likely to be used for storage and/or staff amenities. The use of the development area as a medical centre is to be established with the current DA. It is expected that any future works to create a GP's office would not require any structural works so would likely be considered exempt or complying development rather than requiring a Development Application.

The medical centre is proposed to operate from 7.00am to 8.00pm seven days a week, including public holidays. It is not expected that the centre will operate for these maximum hours at all times, but these hours will provide flexibility for increased demand and the provision of out of hours appointments. There will be a minimum of two (2) and maximum of six (6) staff on site at any one time, which will include two receptionists, a nurse, a radiographer, a sonographer and a doctor.

Landfill and recycling waste is to be covered by the standard council service, while a contractor will be engaged to collect medical and sharps waste on a weekly basis.

There will be no specific regular deliveries to the medical centre, only occasional packages delivered by Australia Post or other local couriers.

Full details of the site's operations are included in the Plan of Management submitted with the development application.



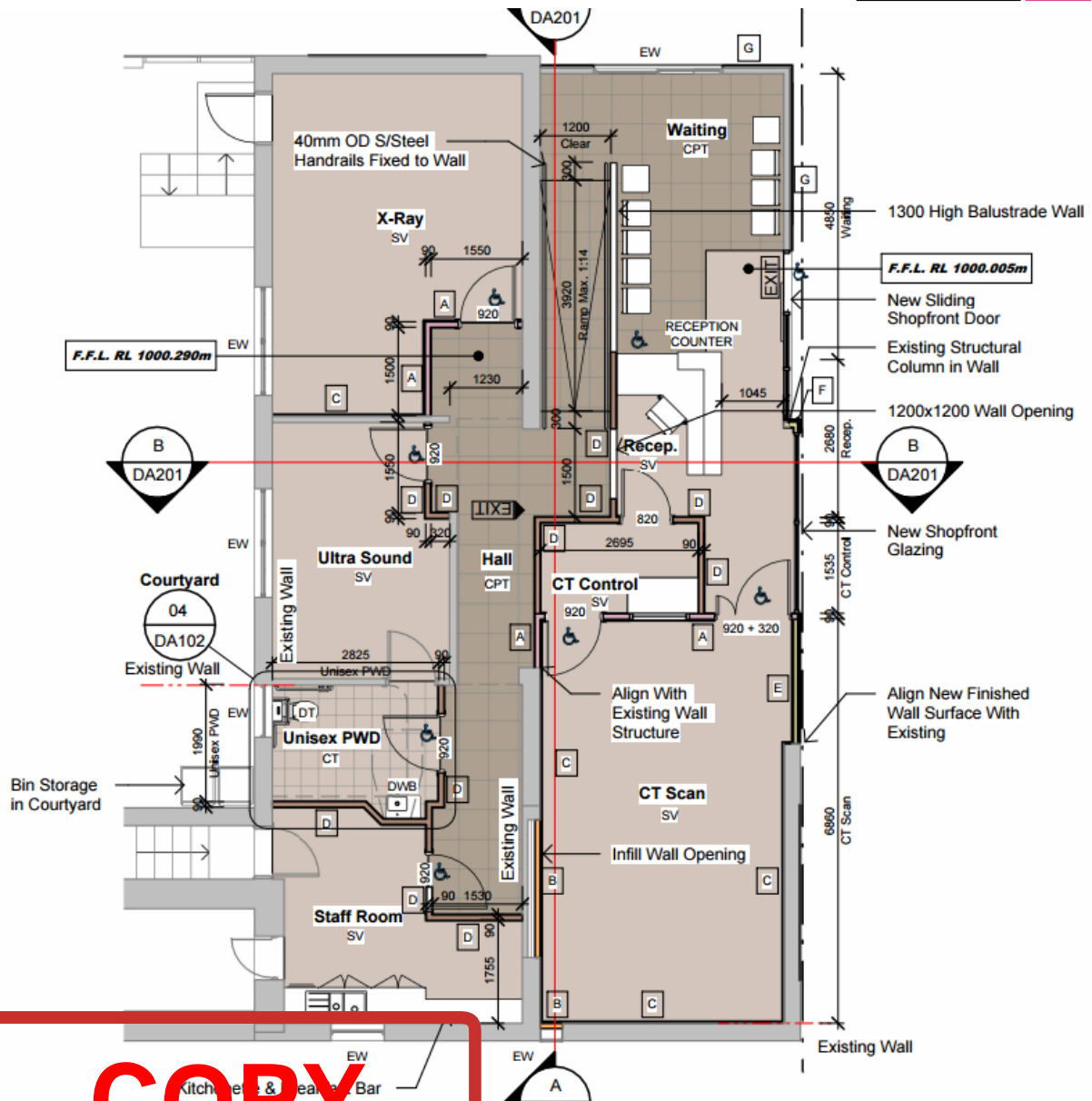


Figure 5: Proposed Floor Plan



### 3.3. Requested Approval

Approval is requested for change of use of buildings to a medical centre, external alterations, internal fitout and signage at 148 Church Street, Glen Innes, 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
<b>DA101</b>	Site Plans	New England Design Group	2	20/05/2025
<b>DA102</b>	Floor Plans	New England Design Group	2	20/05/2025
<b>DA103</b>	Elevations, Sections and Images	New England Design Group	2	20/05/2025

*Table 2: Supporting Documentation Submitted with the Development Application*

Document	Prepared By	Date
<b>Plan of Management</b>	Octagon Planning	May 2025
<b>Owners Consent Form</b>	Glen Innes Severn Council	TBC
<b>Waste Management Plan</b>	Simon Betts, New England CT	19/05/2025

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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.*

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
<b>(Industry and Employment) 2021</b>	<b>Y</b>
(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
<b>(Resilience and Hazards) 2021</b>	<b>Y</b>
(Resources and Energy) 2021	N
(Sustainable Buildings) 2022	N
<b>(Transport and Infrastructure) 2021</b>	<b>Y</b>

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.

### 4.1.2. State Environmental Planning Policy (Industry and Employment) 2021

Chapter 3 of *State Environmental Planning Policy (Industry and Employment) 2021* (the Industry SEPP) provides state-wide planning controls for advertising and signage and prevails over other environmental planning instruments including Glen Innes Severn Local Environmental Plan 2012 and Glen Innes Development Control Plan 2014.

The aims of the chapter are to ensure that signage is compatible with the desired amenity and visual character of an area, to provide effective communication in suitable locations, and to ensure signage is of high-quality design and finish.

Chapter 3 uses the following Standard Instrument definitions:



**building identification sign** means a sign that identifies or names a building and that may include the name of a building, the street name and number of a building, and a logo or other symbol but does not include general advertising of products, goods or services.

**business identification sign** means a sign—

(a) that indicates—

(i) the name of the person or business, and

(ii) the nature of the business carried on by the person at the premises or place at which the sign is displayed, and

(b) that may include the address of the premises or place and a logo or other symbol that identifies the business,

but that does not contain any advertising relating to a person who does not carry on business at the premises or place.

The proposed signage on the eastern and northern elevations of the building fronting the New England Highway is best defined as business identification signs.

This chapter applies across the state and to all signage that can be displayed with or without development consent under another environmental planning instrument, and is visible from any public place or public reserve.

Under Section 3.6 a consent authority must not grant development consent to an application to display signage unless the consent authority is satisfied—

- (a) that the signage is consistent with the objectives of this Chapter as set out in section 3.1(1)(a), and
- (b) that the signage the subject of the application satisfies the assessment criteria specified in Schedule 5.

The proposed signage is consistent with the objectives under 3.1(a) as it is compatible with the desired amenity and visual character of the area, provides effective communication in an appropriate location, and is a high-quality design and finish. An assessment of the proposal's compliance with the Schedule 5 assessment criteria is provided in the table below.

Table 4: Compliance with Industry SEPP Schedule 5

Assessment Criteria	Comment
<b>1 Character of the area</b> <ul style="list-style-type: none"> <li>Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?</li> </ul>	There is no specific current or future character statement for the locality.



<ul style="list-style-type: none"> <li>Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?</li> </ul>	
<b>2 Special areas</b> <ul style="list-style-type: none"> <li>Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?</li> </ul>	<p>No. There are no environmentally sensitive areas, open spaces, waterways or rural landscapes in the vicinity. The site is not within a heritage area. The heritage item on the site will not be impacted by the signage, nor will the nearby heritage items.</p>
<b>3 Views and vistas</b> <ul style="list-style-type: none"> <li>Does the proposal obscure or compromise important views?</li> <li>Does the proposal dominate the skyline and reduce the quality of vistas?</li> <li>Does the proposal respect the viewing rights of other advertisers?</li> </ul>	<p>The proposed signage does not obscure or compromise any important views, dominate the skyline or reduce vista quality. There are no impacts on other advertisers.</p>
<b>4 Streetscape, setting or landscape</b> <ul style="list-style-type: none"> <li>Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?</li> <li>Does the proposal contribute to the visual interest of the streetscape, setting or landscape?</li> <li>Does the proposal reduce clutter by rationalising and simplifying existing advertising?</li> <li>Does the proposal screen unsightliness?</li> <li>Does the proposal protrude above buildings, structures or tree canopies in the area or locality?</li> <li>Does the proposal require ongoing vegetation management?</li> </ul>	<p>The proposed signage is of an appropriate scale for the locality. There are two signs proposed on the front elevation with dimensions of 3000mm x 970mm and 2380mm x 500mm. An additional 3000mm x 970mm sign is located on the northern elevation. The signage is simple wall signage on the street elevations of the building. The signage does not protrude above the building or any trees and does not require ongoing vegetation management. It is noted that within 80 metres of the site there is a pylon sign for the car wash, a pylon sign for the Visitor Information Centre including a digital display, and McDonald's "Golden Arches" at least 6 metres tall. The proposed signage is understated and tasteful in comparison.</p>
<b>5 Site and building</b> <ul style="list-style-type: none"> <li>Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?</li> </ul>	<p>Yes, the proposed signage is compatible with the scale of the building. The two signs on the eastern elevation have a total area of 4.57m<sup>2</sup> on a façade area of 40m<sup>2</sup>. The sign on the northern elevation has an</p>



<ul style="list-style-type: none"> <li>• Does the proposal respect important features of the site or building, or both?</li> <li>• Does the proposal show innovation and imagination in its relationship to the site or building, or both?</li> </ul>	area of 2.91m <sup>2</sup> on a façade of 35.2m <sup>2</sup> .
<b>6 Associated devices and logos with advertisements and advertising structures</b> <ul style="list-style-type: none"> <li>• Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?</li> </ul>	Not applicable.
<b>7 Illumination</b> <ul style="list-style-type: none"> <li>• Would illumination result in unacceptable glare?</li> <li>• Would illumination affect safety for pedestrians, vehicles or aircraft?</li> <li>• Would illumination detract from the amenity of any residence or other form of accommodation?</li> <li>• Can the intensity of the illumination be adjusted, if necessary?</li> <li>• Is the illumination subject to a curfew?</li> </ul>	No illumination is proposed.
<b>8 Safety</b> <ul style="list-style-type: none"> <li>• Would the proposal reduce the safety for any public road?</li> <li>• Would the proposal reduce the safety for pedestrians or bicyclists?</li> <li>• Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?</li> </ul>	The proposed signage will not reduce safety for users of the highway, pedestrians or cyclists. The signage is small in scale, flush with the wall, and does not obscure any sightlines.

Chapter 3 of the Industry SEPP replaces the repealed SEPP 64 – Advertising and Signage, which was accompanied by the *Transport Corridor Outdoor Advertising and Signage Guidelines* published by the Department of Planning and Environment in November 2017. Although SEPP 64 has been repealed, the Guidelines are generally considered to remain applicable to signage in transport corridors. Nonetheless, it is noted that the Guidelines are more applicable to advertising structures such as billboards rather than small business identification signs.

Under the Guidelines the proposed signage is classed as printed signs format, the consent authority is the local council and the mode is a fixed display. Section 1.4.1 of the Guidelines specify that consent for a SEPP 64 advertisement is limited to a maximum of 15 years. As the proposed development is signage rather than advertising, this is considered not to apply. For clarity, Council may specify in the conditions of consent that there is no expiry on the proposed signage.



The proposed signage is consistent with the land use compatibility criteria in Table 1 of the Guidelines. The submitted documentation is consistent with the requirements set out in Section 1.6.4. This Statement of Environmental Effects outlines the proposal's consistency with all current relevant environmental planning instruments.

Table 2 of the Guidelines is essentially the same criteria as contained in Schedule 5 of the Infrastructure SEPP, which is assessed in Table 4 above.

Section 2.3.2 of the Guidelines specifies that signage and advertising structures in urban areas should be restricted to enterprise and business zones and the like. The subject site is in an enterprise zone. Consistent with the Guidelines, the proposed signage will not result in increased visibility of signage in adjacent residential areas.

In accordance with Section 2.4, the proposed signage will not result in visual clutter.

In accordance with Section 3, the proposed signage will not impact on road safety. The signage does not create any physical obstructions and is located approximately 10m away from the roadway. The signage does not impede any lines of sight and is not distracting to drivers. The signage is not illuminated and is non-reflective. The signage is not located close to any decision-making points, being approximately 120m from the roundabout to the north and 60m from the intersection to the south. The lane adjacent to the site provides formal road access to only 148 and 150 Church Street and is more of a driveway than a public road.

The proposed signage is consistent with the sign design and operation criteria in Section 3.3. There is no opportunity for confusion with traffic control signage, the sign does not change content, and the signage is not illuminated or reflective.

Sections 4 and 5 of the Guidelines relate specifically to advertisements and are not applicable to the proposed development.

4.3. 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.

#### 4.1.4. State Environmental Planning Policy (Transport and Infrastructure) 2021

Pursuant to Section 2.119 of the Transport and Infrastructure SEPP, the subject site has frontage to a classified road (the New England Highway). The objectives of this section are:

- (a) to ensure that new development does not compromise the effective and ongoing operation and function of classified roads, and*
- (b) to prevent or reduce the potential impact of traffic noise and vehicle emission on development adjacent to classified roads.*

The proposed development is consistent with these objectives; there is no change proposed to the existing driveway crossing and there will be no unmanageable increase in vehicle movements. The proposed development is commercial in nature and is appropriate in the location adjacent to a busy road. Section 2.119(2) states that the consent authority must not grant consent to development on land that has a frontage to a classified road unless it is satisfied that—

- (a) where practicable and safe, vehicular access to the land is provided by a road other than the classified road, and*
- (b) the safety, efficiency and ongoing operation of the classified road will not be adversely affected by the development as a result of—*
  - (i) the design of the vehicular access to the land, or*
  - (ii) the emission of smoke or dust from the development, or*
  - (iii) the nature, volume or frequency of vehicles using the classified road to gain access to the land, and*
- (c) the development is of a type that is not sensitive to traffic noise or vehicle emissions, or is appropriately located and designed, or includes measures, to ameliorate potential traffic noise or vehicle emissions within the site of the development arising from the adjacent classified road.*

Access to the car park is via Fitzhardinge Lane, which is accessed via the highway. There is no change proposed to the design of the vehicular access to the land, the development will not emit smoke or dust, and the number of vehicle movements will not negatively impact the safety, efficiency and ongoing operation of the classified road. The development is not sensitive to traffic noise or vehicle emissions.

It is noted that the Department of Planning, Housing and Infrastructure publication *Development Referrals Guide* (October 2024) states on page 30 that Section 2.119 of the Transport and Infrastructure SEPP does **not** trigger an approval, concurrence or referral requirement. It is therefore expected that Council will not refer the application to Transport for NSW.



#### 4.1.5. Glen Innes Severn Local Environmental Plan 2012

Under Glen Innes Severn Local Environmental Plan 2012 (GISLEP) the subject site is zoned **E1 Local Centre** (Figure 6).



Figure 6: Land Use 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 5: E1 Zone Objectives

Objective	Consistent?
To provide a range of retail business and community uses that serve the need of people who live in, work in or visit the area.	Yes – the proposed development is a medical centre, one of a range of business and community uses.
To encourage investment in local commercial development that generates employment opportunities and economic growth.	Yes - the proposed medical centre has a viable long-term future in an area with an identified shortage of medical services and will generate employment opportunities and economic growth. Currently, residents are travelling for medical imaging services and likely to be carrying out other errands while in larger towns. By providing these services in Glen Innes, it is likely that more money will stay within the town rather than being spent elsewhere.
To enable residential development that contributes to a vibrant and active local centre and is consistent with the Council's	Not applicable – not residential development.

strategic planning for residential development in the area.	
To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.	Not applicable – building is single storey.

The prescribed development types in the **E1** zone are:

<b>2 Permitted without consent</b>	Environmental protection works; Flood mitigation works; Home occupations; Home-based child care; Water reticulation systems
<b>3 Permitted with consent</b>	Amusement centres; Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Function centres; Home industries; Hotel or motel accommodation; Information and education facilities; Local distribution premises; <b>Medical centres</b> ; Oyster aquaculture; Places of public worship; Public administration buildings; Recreation facilities (indoor); Respite day care centres; Service stations; Shop top housing; Tank-based aquaculture; Veterinary hospitals; Any other development not specified in item 2 or 4
<b>4 Prohibited</b>	Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Dwelling houses; Eco-tourist facilities; Electricity generating works; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Group homes; Heavy industrial storage establishments; Helipads; Highway service centres; Hostels; Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Recreation facilities (outdoor); Resource recovery facilities; Rural industries; Rural workers' dwellings; Sewerage systems; Sex services premises; Storage premises; Transport depots; Truck depots; Warehouse or distribution centres; Waste disposal facilities; Water recreation structures; Water supply systems; Wharf or boating facilities

GISLEP provides the following definition:

**COPY**

*medical centre* means premises that are used for the purpose of providing health services (including preventative care, diagnosis, medical or surgical treatment, counselling or alternative therapies) to out-patients only, where such services are principally provided by health care professionals. It may include the ancillary provision of other health services.

*Note— Medical centres are a type of **health services facility**—see the definition of that term in this Dictionary.*

**health services facility** means a building or place used to provide medical or other services relating to the maintenance or improvement of the health, or the restoration to health, of persons or the prevention of disease in or treatment of injury to persons, and includes any of the following—

- (a) a medical centre,
- (b) community health service facilities,



- (c) health consulting rooms,
- (d) patient transport facilities, including helipads and ambulance facilities,
- (e) hospital.

The proposed development meets the definition of medical centre and is permissible within the zone. It is noted that as the subject site has been vacant for more than twelve months, any previous development consent no longer applies and there is therefore no use associated with the site.

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.

Section 5.10 of GISLEP sets out controls relating to heritage. The subject site is not located within a heritage conservation area. A heritage item is located on the site, variously identified as heritage item I053 "Old Power Station" under Schedule 5 of GISLEP, "Former Glen Innes Power Station" on the LEP heritage listing and "Glen Innes Power Station, Former" under the Heritage Act 1977 s170 listing (for public infrastructure). Heritage items I052 Chapel Theatre (Former Methodist Chapel) and I046 Glen Innes Fire Station are located in the vicinity of the site at 143 Church Street and 202 Bourke Street respectively (Figure 7). There are also several other heritage items in the wider locality.

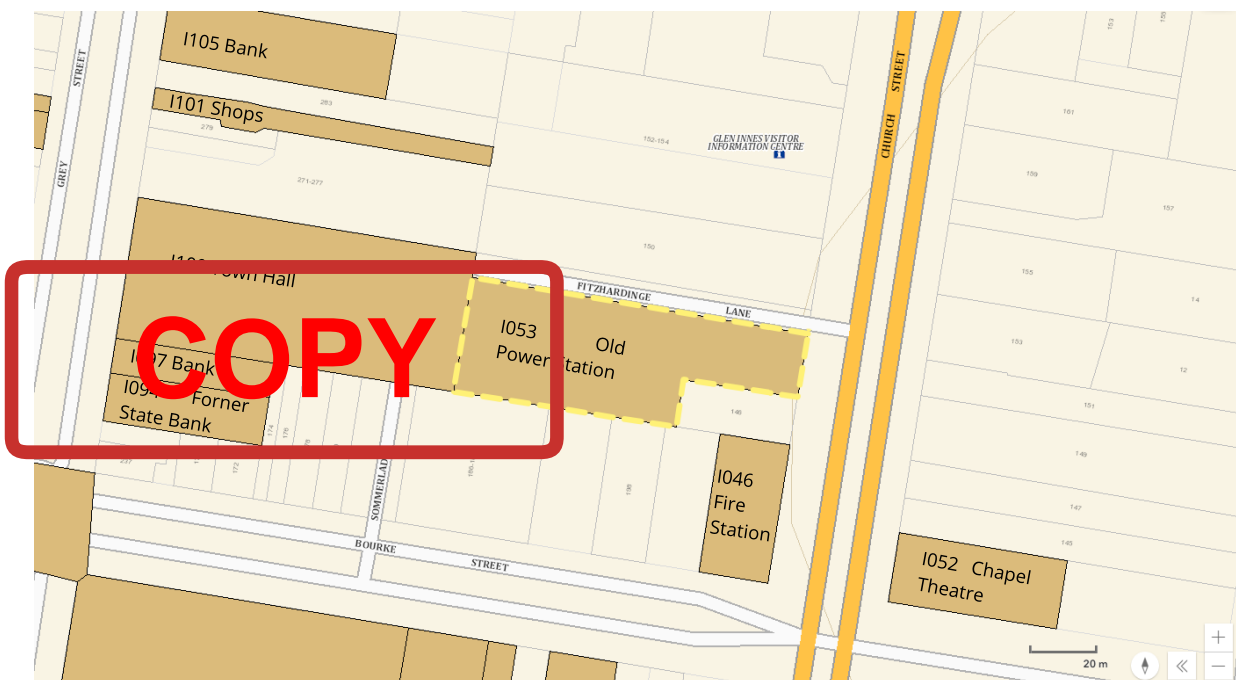


Figure 7: Heritage Map (Source: NSW Planning Portal Spatial Viewer)

The heritage information sheets for the LEP listing and s170 listing provide information about the heritage item and are included as Appendix C of this report. A brief summary is provided below.

The former Glen Innes Power Station was built in 1922 and on 21 August 1922 the electricity supply was officially switched on. The building is set back approximately 35m

from Church Street. The power station is a high two-storey industrial brick building with a corrugated iron roof. Entry to the powerhouse is on the northern elevation through a corrugated iron shed annex which forms an L shape with the main building. There is also a large original double timber door on this elevation. There are corrugated iron annexes on the eastern and western sides, with the eastern corrugated iron skillion being an older addition than the western steel annex. The administration buildings fronting Church Street which are the subject of this Development Application underwent significant renovations between 1967 and 1968.

Within the brick powerhouse is a six-cylinder Crossley-Premier Heavy Oil Engine manufactured near Nottingham, England, and within the eastern annex is a vertical Bellis 600 Brake Horsepower Diesel Engine manufactured in Rugby, England. Each engine powered an alternator of the Thomson-Houston Co in Rugby, England. There is a travelling crane associated with each engine. The generators only operated until 1956 when electricity supply changed to the grid system. In the s170 heritage listing the machinery is described as in working order. Much of the item's heritage significance arises from the intactness and integrity of the machinery.

The former power station has state heritage significance and satisfies the following heritage criteria:

- a) Historical significance
- b) Historical association
- c) Aesthetic/technical significance
- d) Social/cultural significance
- e) Research potential
- f) Rarity
- g) Representative

The heritage listing is clear in its description of the heritage item being the former power station itself and the machinery within, rather than the administration buildings on Church Street. The site is to be subdivided by Council, which will retain the former power station and the hardstand area to the rear (west) of the site. The administration buildings and the dwelling house on the adjacent lot at 146 Church Street will be transferred to New England CT. This development area subject of this development application comprises only the administration buildings on the eastern portion of the site fronting Church Street. In due course, it is expected that GISLEP will be amended following the subdivision so the site owned by New England CT is no longer heritage listed.

The proposal's compatibility with the objectives of Section 5.10 is discussed in Table 6 below.

Table 6: GISLEP Section 5.10 Heritage Objectives

Objective	Consistent?
(a) to conserve the environmental heritage of Glen Innes Severn	Yes. The development is confined to the newer buildings on the subject site which are not identified as having any heritage significance.



(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views	Yes. The proposed development will not impact on the significance of the heritage item currently on the subject site. Changes to the built form of the non-heritage development area will be minimal and limited to window openings, external cladding and signage on the eastern elevation. Views encompassing the subject site and the heritage item Fire Station are very limited. Views encompassing the subject site and the heritage item Chapel Theatre are possible, though the two buildings are approximately 50m apart and on opposite sides of the highway so there are no significant impacts on this view.
(c) to conserve archaeological sites	Yes. There are no archaeological sites recorded in the vicinity of the subject site.
(d) to conserve Aboriginal objects and Aboriginal places of heritage significance	Yes. An Aboriginal Heritage Information Management System (AHIMS) search has been carried out and is included as Appendix B of this report. There are no Aboriginal sites or places recorded or declared within 1km of the subject site.

Under Section 5.10(4) the consent authority must consider the effect of the proposed development on the heritage significance of the item. Given the minor nature of the development, it is submitted that heritage impacts will be negligible and the preparation of a Statement of Heritage Impact will not be necessary. The buildings subject to this application do not have any intrinsic heritage significance in their own right. The external works are minimal and will only be visible in conjunction with nearby heritage items from very oblique angles. The proposed development will have no negative impacts on the heritage significance of the heritage item on the subject site or those in the vicinity.

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 Plan 2014

### 4.3.1. DCP Chapter 2 – Notification Procedures

Table 2.1 Notification Matrix does not include medical 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. As the development is wholly within the existing building footprint, is not a

noxious or offensive industry that creates pollution, and does not propose excessive opening hours, it is expected that Council will not notify or advertise the Development Application.

#### 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 7: DCP 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 a commercial use in the 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 – see Accessibility Plan on sheet DA102 of the architectural plans.
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 – the access and parking are consistent with Chapter 7 of the DCP.

In accordance with Section 6.5 consent is sought to change the use of the development area. Adequate provision is made to enable access for people with disabilities as per the Accessibility Plan in the architectural plan set. No change is proposed to the height of the building, which is single storey and will be below the maximum 8.5m height. Garbage and recycling bins are to be stored in the courtyard out of view of the street.

Section 6.5 also sets out controls for development on land adjoining land zoned R1 General Residential. The land on the opposite side of the New England Highway is zoned R1. In accordance with the DCP provisions the proposed development will not generate any significant traffic or associated noise. The proposed operating hours will not unduly inconvenience nearby residents. Given the distances involved and the higher elevation of the dwellings opposite it is not expected that headlight glare of vehicles exiting the laneway will have any impact. The development will not generate any odour or negative visual impacts, and illumination will be minimal.

Section 6.6 of the DCP relates to heritage, which is considered in Section 4.1.3 above, and built form, which is not applicable as the development is within an existing building.



### 4.3.3. DCP Chapter 7 – Access and Parking

The proposed development is consistent with the aims and objectives of Chapter 7 as it maintains the existing parking provision, provides adequate parking for people with disabilities, and minimises the visual impact of on-site parking.

The development proposes nine (9) car parking spaces located at the rear of the building. This includes one (1) accessible car parking space. Technically vehicles are not able to enter and leave the site in a forward direction as vehicles must reverse onto Fitzhardinge Lane. However, as noted above, the lane is a de facto driveway for the development site and vehicles can enter and exit Church Street in a forward direction.

The DCP provides the following parking requirements for medical centres:

*3 per surgery, consultation room or treatment room or 1 per 25m<sup>2</sup> GFA  
(whichever is the greater)*

The proposed development will have 3 diagnostic/consultation rooms, resulting in a requirement for nine (9) car parking spaces. The gross floor area of the buildings subject to this DA is 153.5m<sup>2</sup>, resulting in a requirement for 6.14 car parking spaces. The required number of spaces, then, is nine (9). Nine (9) spaces are proposed.

It is noted that a CT scan takes one hour and so this medical centre has much lower parking turnover than, say, a medical centre with multiple GP consulting rooms where appointments are generally 5-15 minutes.

As mentioned in Section 3.2 above, the operator of New England CT intends to fit out the building at the rear of the site as a GP's office in the future (not as part of the current DA). When this occurs, technically there will be a shortfall in on-site parking. It is noted that there is ample street parking in the vicinity and there are two Council-owned public car parks nearby, one behind the Town Hall, approximately a 100m walk and one behind the Visitor Information Centre, approximately a 150m walk. It is expected that some users of the medical centre will be running multiple errands in town and therefore it is reasonable to allow for some shared parking provision in street and public car parks.

### 4.3.4. DCP Chapter 8 – Central Business District and East Avenue

This chapter of the DCP is generally concerned with heritage controls and design principles and as the proposal is for an existing building, many of the controls do not apply. In accordance with Table 8.2, the proposed signage is minimised and does not result in visual clutter. In accordance with the Design Principles in Table 8.3, the alterations and additions incorporate disabled access in accordance with AS 1428.

The proposed development is consistent with the general controls in Table 8.4. Signage is not to exceed 25% of the wall area. The two signs on the eastern elevation have an area of 4.57m<sup>2</sup> on a façade area of 40m<sup>2</sup> (11%). The sign on the northern elevation has an area of 2.91m<sup>2</sup> on a façade of 35.2m<sup>2</sup> (8%). In total, the signage has an area of 7.48m<sup>2</sup> on a façade area of 75.2m<sup>2</sup> (10%).

## 4.4. Likely Impacts of Development

### 4.4.1. Impacts on the Built Environment

#### Context and Setting

The proposed development will be contained within the existing building footprint. There will be no change to building height, bulk or scale. There will be no impacts on neighbouring properties with regard to visual and acoustic privacy, solar access or views. Minor external cosmetic works will enhance the building's appearance in the streetscape.

#### Access, Transport and Traffic

The proposed development will have an overall positive impact on transport and traffic as it will reduce the need for people to travel to larger centres for medical diagnostic scans and testing, therefore reducing the number of vehicles on New England's roads.

The proposal has adequate parking in accordance with the DCP as discussed in Section 4.2.1 above.

#### Heritage

The proposed development will not impact on the heritage significance of the adjacent heritage items as discussed in Section 4.1.3 above.

#### Waste

A Waste Management Plan has been prepared and is to be submitted with the Development Application. The Medical Centre will have standard landfill and recycling bins provided by Council. The Medical Centre will engage a private contractor to supply a medical/sharps bin to be collected on a weekly basis.

#### Noise

There will be some noise generated during the demolition and construction period which can be managed through standard conditions of consent. In the operational period, the ambient noise during a CT scan when measured at a distance of one metre from the gantry is 68 dBA (see scanner specifications submitted with the application). The closest residential receivers are 50 metres away at 198 Bourke Street and 149 Church Street. Using a Noise Attenuation Calculator gives a result of approximately 36 dBA for these receivers, which is consistent with a quiet residential area.

#### Construction

The CT machine is a large piece of equipment which requires a forklift truck to unload. It is expected that Fitzhardinge Lane will need to be closed to traffic when the CT machine is delivered. Given that the only property that is accessed via Fitzhardinge Lane is the Council-owned former power station, this is not anticipated to cause significant impacts. The operator of New England CT will apply for any required permits to facilitate this temporary road closure.



#### 4.4.2. Impacts on the Natural Environment

##### Flora and Fauna

The site is entirely devoid of vegetation and there will be no impacts on flora and fauna as a result of the proposed development.

##### Natural Hazards

The site is not identified as subject to bushfire, flooding, subsidence or landslip.

#### 4.4.3. Social Impacts

The proposed development will have a positive social impact on the community by improving the provision of health services. Locating key medical diagnostic services within Glen Innes will reduce the need for residents of the LGA to travel elsewhere for medical testing and will reduce the distance that residents of other LGAs such as Inverell and Tenterfield need to travel. This enhanced access to medical facilities will enable people to have the tests they need more quickly and will reduce the incidence of people cancelling or postponing tests due to the prohibitive financial and time costs of travelling to larger centres.

#### 4.4.4. Economic Impacts

The proposed development will have a positive economic impact by generating employment. In the short term, it is expected that there will be six (6) staff, including two receptionists, a nurse, a radiographer, a sonographer and a doctor. In the long term, New England CT aims to add a General Practitioner's office. It is noted that currently when people have to travel to larger centres for medical appointments, they often carry out other errands at the same time. By providing these medical imaging services in town, people are less likely to spend money in larger centres. It is also expected that some people from smaller nearby towns will travel to Glen Innes for diagnostic imaging, and will run other errands while they are in town. This will result in increased spending in the local economy.

#### 4.4.5. 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 medical centre within an existing building in a commercial zone. The location is close to other medical facilities within Glen Innes which may refer patients to New England CT, and the site is located on the New England Highway and close to Gwydir Highway providing transport links to Armidale, Inverell, Tenterfield, Grafton and beyond.

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 heritage items on adjacent sites but the proposed development will not negatively impact their heritage significance, as discussed above.

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 medical centre 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 a much-needed medical centre in the town of Glen Innes, which has an identified shortage of medical services. It complies with all relevant controls in SEPPs, GISLEP and the Glen Innes DCP. The proposed development will have positive social and economic impacts.

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



**APPENDIX A**  
SITE PHOTOS

**COPY**



Figure 8: The subject site viewed from the north-east



Figure 9: Northern elevation of the subject building



Figure 10: On site parking area





Figure 11: Approximate proposed boundary line



Figure 12: This building housing the old power station is to be retained by Council





*Figure 13: Hardstand area to be retained by Council*



*Figure 14: Subject site viewed from the south-east (146 Church Street in foreground)*





Figure 15: Internal courtyard

**COPY**

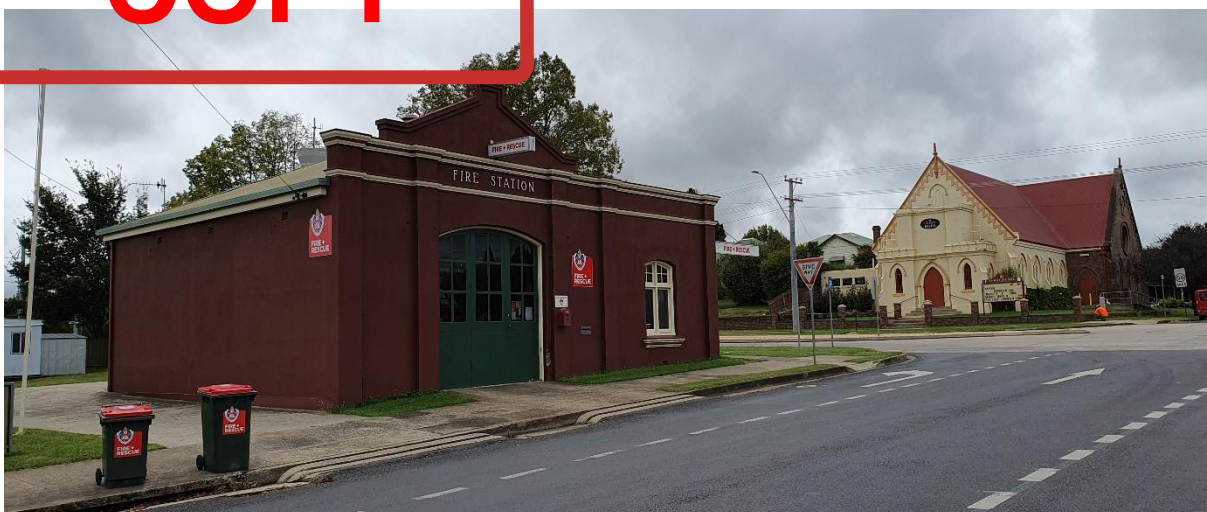


Figure 16: Nearby heritage items: Fire Station and Chapel Theatre





Figure 17: Adjacent dwelling (currently unoccupied) at 146 Church Street



Figure 18: Adjacent development

(L-R: car wash, Visitor Information Centre, McDonald's, service station)





*Figure 19: Looking north from the main entrance towards proposed waiting area*



*Figure 20: Looking north-east towards the waiting area*



Figure 21: Proposed CT Room



Figure 22: Proposed staff room





Figure 23: Proposed X-ray room, looking north-west



Figure 24: Proposed X-ray room, looking south-west



*Figure 25: Proposed ultrasound room*

**COPY**



## APPENDIX B

### AHIMS SEARCH

**COPY**

Octagon Planning

Date: 18 March 2025

PO Box 428

Maitland New South Wales 2320

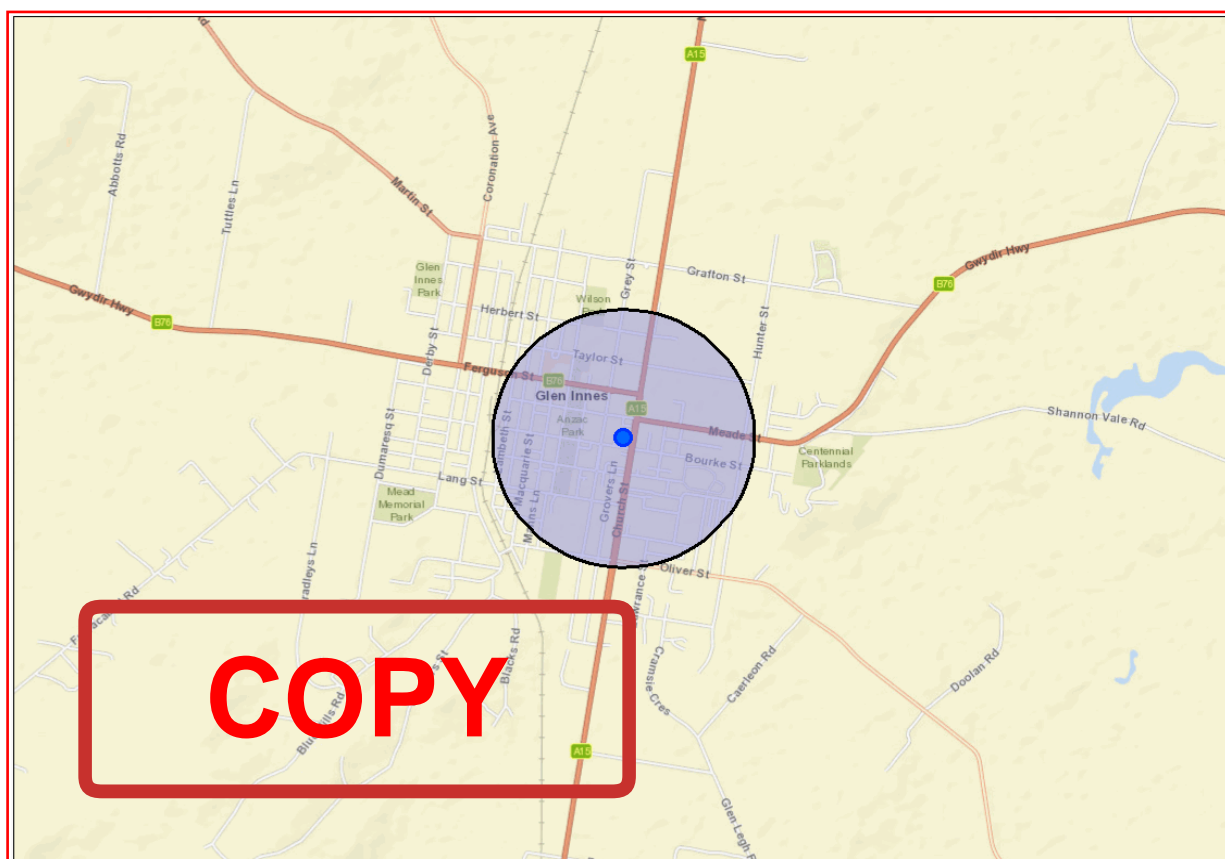
Attention: Nicola Neil

Email: nicola@octagonplanning.com.au

Dear Sir or Madam:

**AHIMS Web Service search for the following area at Address : 148 CHURCH STREET GLEN INNES 2370 with a Buffer of 1000 meters, conducted by Nicola Neil on 18 March 2025.**

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *



### **If your search shows Aboriginal sites or places what should you do?**

- You must do an extensive search if AHIMS has shown that there are Aboriginal sites or places recorded in the search area.
- If you are checking AHIMS as a part of your due diligence, refer to the next steps of the Due Diligence Code of practice.
- You can get further information about Aboriginal places by looking at the gazettal notice that declared it. Aboriginal places gazetted after 2001 are available on the [NSW Government Gazette \(https://www.legislation.nsw.gov.au/gazette\)](https://www.legislation.nsw.gov.au/gazette) website. Gazettal notices published prior to 2001 can be obtained from Heritage NSW upon request

### **Important information about your AHIMS search**

- The information derived from the AHIMS search is only to be used for the purpose for which it was requested. It is not be made available to the public.
- AHIMS records information about Aboriginal sites that have been provided to Heritage NSW and Aboriginal places that have been declared by the Minister;
- Information recorded on AHIMS may vary in its accuracy and may not be up to date. Location details are recorded as grid references and it is important to note that there may be errors or omissions in these recordings,
- Some parts of New South Wales have not been investigated in detail and there may be fewer records of Aboriginal sites in those areas. These areas may contain Aboriginal sites which are not recorded on AHIMS.
- Aboriginal objects are protected under the National Parks and Wildlife Act 1974 even if they are not recorded as a site on AHIMS.
- This search can form part of your due diligence and remains valid for 12 months.

**COPY**

## APPENDIX C

### HERITAGE INFORMATION SHEETS

**COPY**



Item Details

Name  
Glen Innes Power Station, Former  
SHR/LEP/S170  
s170

Address  
148 Church Street GLEN INNES NSW 2370

Local Govt Area  
Glen Innes Severn

Local Aboriginal Land Council  
Unknown

Item Type	Group/Collection	Category
Complex / Group	Utilities - Electricity	Electricity Generator/Power Station - coal/gas/oil

All Addresses

Addresses									Records Retrieved: 1
Street No	Street Name	Suburb/Town/Postcode	Local Govt. Area	LALC	Parish	County	Electorate	Address Type	
148	Church Street	GLEN INNES/NSW/2370	Glen Innes Severn	Unknown	Glen Innes	Gough	Unknown	Primary Address	

Significance

Statement of Significance

The Glen Innes Power House is considered to be of high local significance for its historical, aesthetic, social and technical value. It is an integral part of the civic/commercial provision and supply of electricity to Glen Innes since 1922 and the subsequent development of this town. It survives as a part of a public service by the local council of the time. Although partly enclosed by sheds, this prominent industrial building is located in the centre of the town amongst many heritage buildings. Its potential visual prominence as one of a number of heritage buildings in the immediate area affords this building considerable aesthetic, group and townscape value. The power house also expresses continuity of use as a facility associated with power generation and supply for the past 87 years and social value for both the community and the people who work there. The power house has retained much of its integrity by way of original fabric and form. Because the building has not been subject to modification and modernization, it is representative as a general example of a power house built in the early 1920s. While it has some rarity value as an early twentieth century industrial building, it is not common to find the early machinery surviving in working order, as it does in the Glen Innes Power House.

Criteria a)

Historical Significance

The Glen Innes Power House is of historical significance as an integral part of the history of the provision and supply of electricity to Glen Innes since 1922 and the subsequent development of this town.

Criteria b)

Historical Association Significance

It is physical evidence surviving of a major public service and endeavour by the Glen Innes Municipal Council and electrical engineer R. Franki.

Criteria c)

Aesthetic/Technical Significance

Although partly enclosed by sheds, this prominent industrial building is located in the centre of the town amongst many heritage buildings. Its potential visual prominence as one of a number of heritage buildings in the immediate area affords this building considerable aesthetic, group and townscape value.

Criteria d)

Social/Cultural Significance

The power house has social value for both the community and the people who work there over the past 87 years. The provision of electricity improved the quality of life for households and increased efficiency for local industries and businesses.

Criteria e)

Research Potential

The preserved machinery is of technical interest.

Criteria f)

Rarity

The former power station is a relatively rare example of an early twentieth century industrial building surviving with its early machinery in situ and intact.

Criteria g)

Representative

Because the building has not been subject to modification and modernization, it is representative as a general example of a power house built in the early 1920s.

Integrity/Intactness

The power house has retained much of its integrity by way of original fabric and form and the retention of early machinery. The power house also expresses continuity of use as a facility associated with power generation and supply for the past 87 years.

Owners

Records Retrieved: 0

Organisation	Stakeholder Category	Date Ownership Updated
No Results Found		

Description

Designer	Builder/Maker
R. Franki (electrical engineer)	Glen Innes Municipal Council

Physical Description	Updated
----------------------	---------

Glen Innes power house is set back from Church Street, a main street in the town, and is surrounded by a mixture of historic residential, civic and commercial buildings as well as more recent structures.

The former power house is a high single storey industrial exposed brick building. The Glen Innes Brickworks operated near the power station site since the 1890s and it is likely that the power house was constructed from these local bricks – like so many buildings in Glen Innes.

Rectangular in plan, the length of the building is oriented from east to west. Its roof is of corrugated iron with gable ends and static air vents mounted to the ridge line. The main entrance to the power station is located on the north side of the building, through a shed annex (refer below). Also on this side of the building a large original double timber door allows access for bulky goods. Two original 6-pane double hung sash windows occur in the west elevation.

A corrugated iron shed adjoins the power house on its north end, forming an L- shape together with the brick structure. This shed appears to date soon after the time of construction as the power house, and similarly has a corrugated iron gable end roof and static air vents. Additional corrugated iron annexes occur on the east and west sides of this shed but appear to be early additions. In effect these later historic components enclose the main power house and its annex. Another early annex is attached to the east gable end of the brick power house. This older corrugated iron skillion annexe houses one of the generators of the power house.

Inside the former brick power house is a six cylinder horizontal oil engine. Its nameplate is reads: Crossley-Premier Heavy Oil Engine, The Premier Gas Engine Co. Ltd, Sandiacre near Nottingham England. This machine once drove an alternator. Also remaining on site, its nameplate reads: The British Thomson – Houston Co. Ltd Rugby, England. Within the eastern corrugated iron annexe is a vertical Bellis 600 Brake Horsepower Diesel Engine. This engine powered an alternator of The British Thomson – Houston Co. Ltd Rugby, England. Two travelling cranes have been installed, one above the Crossley-Premier engine and the other above the Bellis engine. The crane above the Bellis engine is constructed with two rolled steel joists ‘measuring 22 feet by 7 inches and weighting 75lb/ft’. It was hand operated using a rope or chain.

Physical Condition

Updated 03/20/2009

The building is generally in good condition and appears to be structurally sound. There is some oil leakage from both remaining engines.

Modifications And Dates

Few alterations have taken place since the initial construction of the brick power house and the addition of its annexes. A modern steel shelter has been attached to the west gable end of the brick building. A small annex at the rear towards Bourke Street is also a recent addition. The immediate surrounds and parts of the item are used as depot with modern workshops and storage facilities. According to historian Graham Wilson, major renovations to the Church Street administration building were made between 1967 and 1968. At this time s showroom, offices and amenities were incorporated.

Further Comments

The Glen Innes Power Station is located within a wider heritage area. Heritage in the vicinity includes the Severn Shire Council Building dating to 1910, Fire Station 1916, as well as early houses and shops, particularly in Bourke and Grey Streets.

Current Use

Abandoned / storage

Former Use

Power House

Listings

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Records Retrieved: 1	
				Gazette Number	Gazette Page
Heritage Act - s.170 NSW State agency heritage register					



Procedures/Exemptions

Records Retrieved: 0					
Section of Act	Description	Title	Comments	Action Date	Outcome
No Results Found					

History

Historical Notes or Provenance

Updated

The role of producing and supplying the town of Glen Innes with electricity was taken up by the local Council. In c.1919 electrical engineer Mr R. Franki was appointed by Glen Innes Municipal Council to design a power station for the supply of electricity to the town. In late 1921, engineers William George Skinner and James Duncan of the Glen Innes Electric Company requested that their firm be engaged to operate the future plant. However, prior to the completion of the power facility, their partnership had been dissolved.

The Glen Innes Power House was built in 1922 in the centre of the town and on the 21st of August 1922 the electricity supply was officially switched on. Glen Innes, along with Armidale and Lismore, was one of the last places to install electricity as a public service. Tamworth had been connected in 1888, Inverell in 1911 and Tenterfield in 1917. Indeed, Hillgrove had electricity in 1894. Its first engine, installed 1927, was a Campbell Crompton Unit. (letter E.A. Sara to A.A. Veness,Town Clerk). In 1929 Mr E.A. Sara, who worked as engineer in charge of the Power House, advised Council to install a second larger crude oil generating unit due to the increased load (letter E.A. Sara to A.A. Veness,Town Clerk). As advised by Sara, a larger 600H.P. engine would enable the Power House to continue operating for another 7 to 8 years without further additions. This proposal was passed by the local municipal council and tenders selected by September 1929. The successful tenders were Waugh and Josephson Ltd for the supply a 'Crossley Premier' Engine. By the end of the year a six cylinder Crossley-Premier Heavy Oil Engine had been imported from Nottingham in England for installation. Later a vertical Bellis 600 Brake Horsepower Diesel Engine was installed. The eastern corrugated iron annexe was likely built to accommodate this engine. In 1953 a 457 diesel unit was brought in from the Inverell Power Station and a 160 Vivian diesel generator from the Moree Power Station.

In 1935 a conference took place at Glen Innes to investigate a scheme to cost £250 000 utilising the headwaters of the Dandahra Creek, forty miles from Glen Innes. The towns to be served included Armidale, Glen Innes, Inverell and Tenterfield but no agreement was made. In April 1947 at another conference in Glen Innes, regional committees discussed major rural electricity extension plans for the northern part of N.S.W.

Within 3 years, in 1950, Glen Innes Municipal Council handed over its electricity undertaking to the State Electricity Commission of NSW established under the Electricity Commission Act 1950. Accordingly, the North West County Council had formed and assumed control of the Glen Innes Power Station. The generating units only operated until 1956. That year, with the introduction of the grid system, power was provided from Ashford Power Station. The obsolete power station continued to be used until 1984 and eventually became a museum continuing to house the early power generators which supplied Glen Innes with electricity. It has since been abandoned.

Historic Themes

Records Retrieved: 3

National Theme	State Theme	Local Theme
4. Settlement	Utilities	The supply of electricity to Glen Innes and the region. Lifestyle changes initiated by the provision of electricity.
3. Economy	Technology	Development of the power grid in the Glen Innes region.
3. Economy	Industry	Powering local industries.

Recommended Management

Management Summary

This item is listed as being of heritage significance in the Local Environmental Plan (LEP). Approval will be required from the Glen Innes-Severn Shire Council prior to any substantial changes to the item or removal of fabric or machinery from the building. To assist Council in their decision making process a Statement of Heritage Impact will be required in such instances.

Standard maintenance, as defined by the NSW Department of Planning (Heritage Branch), will not require local council approval. Such work includes cleaning, general painting and minor repairs.

A Conservation Management Plan should be prepared for this building and detailed proposals for its adaptive re-use and interpretation presented.

The size, structure, layout, soundness and location of this Power House make its total retention and continued use or adaptive reuse in the long term feasible.

While retention of the machines in their original site context is preferable, this may not be practical in the long term. Future options for the machinery should be discussed in the Conservation Management Plan. Country Energy should consider an appropriate repository in which to house and display obsolete significant machinery and equipment.

Management

Records Retrieved: 0

Management Category	Management Name	Date Updated
No Results Found		

Report/Study

Heritage Studies

Records Retrieved: 4

Report/Study Name	Report/Study Code	Report/Study Type	Report/Study Year	Organisation	Author
Proposed Glen Innes Severn Shire Council Community Based Heritage Study			2009		Graham Wilson
S.170 Register, Country Energy			2008		Stedinger Associates Pty Ltd
S.170 Register, Country Energy			2008		Stedinger Associates Pty Ltd
Glen Innes Heritage Study			1989		Lester Tropman and Associates

Reference & Internet Links

References

Records Retrieved: 3

Type	Author	Year	Title	Link
Written	Glenn Innes Municipal Council (Town Clerk)	1929	Letter to Waugh and Josephson Ltd.	
Written	Sara, E.A.	1929	Letter to Mr A.A. Veness (Town Clerk), Municipality of Glen Innes.	
Written	Glenn Innes Municipal Council	1929	Report of the Committee of the Whole. Glen Innes Municipal Council	

Data Source

**Data Source**

State Government

**Record Owner**

Essential Energy

**Heritage Item ID**

3110007

Every effort has been made to ensure that information contained in the State Heritage Inventory is correct. If you find any errors or omissions please send your comments to **[communities@essentialenergy.com.au](mailto:communities@essentialenergy.com.au)**

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**COPY**



Item Details

Name  
Former Glen Innes Power Station

SHR/LEP/S170

LEP #

Address  
148 Church Street GLEN INNES NSW 2370

Local Govt Area  
Glen Innes Severn

Local Aboriginal Land Council  
Unknown

Item Type	Group/Collection	Category
Complex / Group	Utilities - Electricity	Electricity Generator/Power Station - hydro-electric

All Addresses

Addresses

Records Retrieved: 1

Street No	Street Name	Suburb/Town/Postcode	Local Govt. Area	LALC	Parish	County	Electorate	Address Type
148	Church Street	GLEN INNES/NSW/2370	Glen Innes Severn	Unknown	Glen Innes	Gough	Unknown	Primary Address

Significance

Statement of Significance

The Glen Innes former power station has State Heritage Significance arising from its landmark, historical association, social, research, rarity and representative significance. There is a historical link with the Glen Innes Electric Company, the Glen Innes Municipal Council, the noted electrical engineer R. Franki and later the New England County Council. Thus, construction of the building is historically linked with the development of electricity for the Glen Innes township and later the surrounding district. Social significance and improved quality of life arises from the development of electricity for domestic household, work places and entertainment venues. The power house and its electrical equipment provides the opportunity for a research project to investigate the provision of electricity in Glen Innes, the wider New England Region and to make a comparative study of the provision of electricity throughout NSW. A further research project could be developed to investigate the work of the electrical engineer R.M. Franki throughout NSW. The rarity of the industrial building arises from its survival since 1922 and the range of early electrical machinery within the museum including the 1922 power generators. The construction of the powerhouse and the development of electricity are representative of the initial moves by municipal councils to provide public facilities such as water and electricity particularly after World War One.

Criteria a)

Historical Significance

The construction of the powerhouse was part of a process that linked private enterprise and the Glen Innes Municipal Council. In many country towns private companies provided electricity until the council took over the enterprise. In the case of Glen Innes, a private company the Glen Innes Electric Company was formed, but the Glen Innes Municipal Council was in charge at the time when the electricity supply was turned on.

Criteria b)

Historical Association  
Significance

The former power station is historically linked to the development of electricity for the Glen Innes township and later the surrounding district. The development of electricity is linked to the formation of the Glen Innes Electric Company, the Glen Innes Municipal Council, the electrical engineer Franki and the North West County Council.

Criteria c)

Aesthetic/Technical Significance

Aesthetic significance arises from the structure and materials of the former power house sheds as well as the engines and equipment identified in the S170 Register of the 'Former Glen Innes Power Station'.

Criteria d)

Social/Cultural Significance

The provision of electricity has social significance arising from the quality of life in country towns related to the use of electricity for lighting and heating in towns and work places. In time electricity was used for street lighting, resulting in increased safety for pedestrian and motorists. More night-time community activities could be held as electricity was made available for community venues.

Criteria e)

Research Potential

The power house and its electrical equipment provides the opportunity for a research project to investigate the provision of electricity in Glen Innes, the New England Region and NSW. Research of the various electrical projects which provided electricity for the New England towns could also be made. Comparisons could then be made with the role taken by County Councils throughout the state as well as the major role played by the electrical engineer R.M. Franki in NSW.

Criteria f)

Rarity

Few early industrial heritage buildings such as the Glen Innes power house have survived. The rarity value also arises from the range of electrical machinery within the museum buildings including the original 1922 power generators.

Criteria g)

Representative

The construction of the powerhouse and the development of electricity are representative of the initial moves by municipal councils to provide such public facilities such as water and electricity particularly after World War One. Later County Council were formed after World War 2 to provide services including an electrical supply. Prior to the provision of electricity, many pastoral stations used acetylene gas and later generators for an electrical supply.

Integrity/Intactness

An Intact Building.



Owners

Records Retrieved: 0		
Organisation	Stakeholder Category	Date Ownership Updated
No Results Found		

Description

Designer	Builder/Maker
R. Franki	E. Grainger

Physical Description	Updated
----------------------	---------

The former Glen Innes Power Station is set back from Church Street. It is a high two-storey industrial brick building which is rectangular oriented. The roof is of corrugated iron with gable ends with air vents mounted on the ridge line. The maintenance section is located on the north side of the building through a shed. On this side of the building is a large original double timber door and two original six pane double hung sash windows are located on the western side.

A corrugated iron shed adjoins the power house on the north end and this shed appears to date soon after the time of construction as the power house and has a similar gable end roof and air vent. There are corrugated iron annexures on the eastern and western sides and an older corrugated iron skillion houses one of the generators of the power house.

Within the brick power house is a six cylinder horizontal oil engine (Crossley-Premier Heavy Oil Engine) and a British Thomson-Houston Co. Ltd., Rugby, England. In the eastern shed is a vertical Bellis 600 Brake Horsepower Diesel Engine. There are also two travelling cranes. (Country Energy S 170 Register, 'Former Glen Innes Power Station', pp.46-47)

Physical Condition

Updated

In 2017 conservation work is underway on the corrugated iron sheds.

Modifications And Dates

As noted by the above S170 Register, there have been few alterations since the power house was first built. There is a modern steel shelter attached to the west gable end; a more recent annex at the rear towards Bourke Street and other areas used as a depot with modern workshops and storage facilities. During 1967-1968 major renovations were made to the Church Street administration building with a show room, offices and amenities. Other renovations included changes to the entrance, showroom and front counter areas.

Further Comments

The museum houses the 1922 power generators that supplied Glen Innes with electricity before the introduction of the grid system in 1956.

Current Use

Disused Power Station

Former Use

Power Station

Listings

Listings

COPY

Heritage Listing		Listing Title	Listing Number	Gazette Date	Records Retrieved: 2	
					Gazette Number	Gazette Page
Local Environmental Plan		Schedule 1		7/19/1991 12:00:00 AM	108	5924
Local Environmental Plan		Glen Innes Severn Local Environmental Plan 2012	I053	9/14/2012 12:00:00 AM		

Procedures/Exemptions

Records Retrieved: 0

Section of Act	Description	Title	Comments	Action Date	Outcome
No Results Found					

History



Discussions took place in 1918 and 1919 and after much negotiation and debate, Mr R. Franki was appointed by the Glen Innes Municipal Council to prepare plans and specifications for an electricity supply to the town. The Glen Innes Examiner, 7 July 1921 reported that R.J. Franki was instructed to proceed with the acceptance of tenders, It was late in 1921 that a local firm, the Glen Innes Electric Company offered to run the plant. (Glen Innes Examiner, September 1921) The Glen Innes Examiner, 21 November 1921 reported that tenders were called for 'the erection of the electricity power house and foundation at Glen Innes'. Mr E. Grainger's tender was accepted at 928 pounds and the tender had been accepted for the foundations and floor at the rate of 3 pounds per yard. The complete cost for the station foundation and floors was 1,299 pounds. (Glen Innes Examiner, 22 December 1921) However the Glen Innes Examiner, 6 April 1922 reported that the partnership between William George Skinner and engineer James Duncan of Quirindi for the electrical company was dissolved on 1 January 1922.

A special meeting of the Glen Innes Municipal Council was held late in April 1922 to consider a letter from the Public Works Department to consider the agreed contribution towards the installation of the electric generating plant. (Glen Innes Examiner, 2 March 1922) The Glen Innes Examiner, 1 June 1922 reported that, on good authority, the running of the station was to be undertaken by Mr W.G. Skinner, manager of the Glen Innes Electric Company. Council adopted the plans a loan was obtained, approval was granted by the Governor and on Wednesday 23 August 1922 the system was officially turned on. The Glen Innes Examiner, 24 August 1924 described the function in detail. The Municipal Council continued to operate the electricity supply from the power station in Church Street until it was eventually taken over by the North West Council in 1950.

The North West County Council was constituted in 1945 and at the time, the organization only consisted of Shire Councils. There were strong moves from the Municipal Council and the Severn Shire Council to be incorporated into a separate electricity undertaking. In 1940, the Electrical Authority of NSW indicated its support for the proposal. In September the Severn Shire Council narrowly voted to remain with the North West County Council and in December 1950, the electricity function of the Glen Innes Municipal Council was taken over by the North West County Council.

In the early days after the takeover, wood continued to be used to produce gas for the suction gas units at the power station. In 1953 they were replaced by a 457 diesel unit from the Inverell Power Station and a 160 Vivian diesel from the Moree Power Station bulk electricity was first received in Glen Innes when the Inverell to Glen Innes 66k V transmission line, built by Council's own staff was completed in 1956. The diesel units continued to be maintained for use in times and in emergency situations. Approval was given in 1956 to extend the 66k V transmission system from Ashford via Emmaville to Glen Innes, to provide an alternate link from the power station at Ashford to the main distribution system in Inverell. To improve supply to Emmaville, Deepwater and Torrington districts a new 66/11 k V breakdown substation was constructed at Emmaville.

In 1971 extensive alterations were made to the council's bulk supply substation at Glen Innes to enable supply to be taken from the commission's 132k V Armidale/Tenterfield line. In 1882 the Glen Innes substation was increased to its present capacity of 2 by 20MVA transformers, while works estimated to cost \$4000,000 and currently underway at the Emmaville Station in 1988, will increase capacity to 65MVA. (J. Henderson, North West County Council)

Historic Themes

Records Retrieved: 5

National Theme	State Theme	Local Theme
9. Phases of Life	Persons	R. Franki
8. Culture	Domestic life	Electricity supply
5. Working	Labour	Power Station Employment
4. Settlement	Utilities	Power Station
3. Economy	Technology	Power Station

Recommended Management

Management Summary

Management

Records Retrieved: 0

Management Category	Management Name	Date Updated
No Results Found		

Report/Study

Heritage Studies

Records Retrieved: 4

Report/Study Name	Report/Study Code	Report/Study Type	Report/Study Year	Organisation	Author
Community Based Glen Innes Severn Council			2011		P. Chambers and G. Wilson
Community Based Glen Innes Severn Council			2011		P. Chambers and G. Wilson
Glen Innes Council Heritage Study			1990		Moore, Pike and Tropman
Glen Innes Council Heritage Study			1990		Moore, Pike and Tropman

Reference & Internet Links

References

Records Retrieved: 47

Type	Author	Year	Title	Link
Written	G.J. Wilson	2021	Electricity in the Glen Innes Severn Council Region, Glen Innes Historical Society Bulletin, Vol. 48	
Written	Amy Nhan	2010	Former Glen Innes Power Station, Conservation Management Strategy	
Written	Stedinger Pty. Ltd.	2009	S170 Register, Country Energy, Former Glen Innes Power Station'.	
Written	Stedinger Pty. Ltd	2009	S170 Register, Country Energy, Former Glen Innes Power Station'.	
Written		1988	'Electricity supply at Glen Innes', Back to Glen Innes Supplement', 2-10 April, 1988, Glen Innes Examiner.	
Written		1988	'Electricity supply at Glen Innes', Back to Glen Innes Supplement', 2-10 April, 1988, Glen Innes Examiner.	
Written		1972	The Beardies Heritage. A history of Glen Innes and District.	
Written		1972	The Beardies Heritage. A history of Glen Innes and District.	
Written		1922	Glen Innes Examiner, 10 August 1922, 'Town Lighting'.	
Written		1922	Glen Innes Examiner, 1 June 1922, 'Running the Power Station'.	
Written		1922	Glen Innes Examiner, 24 August 1922, 'Power To Burn. Electricity System Opened'.	
Written		1922	Glen Innes Examiner, 2 March 1922, 'Electricity Works'.	
Written		1922	Glen Innes Examiner, 6 April 1922, 'Dissolution of partnership'.	
Written		1922	Glen Innes Examiner, 2 February 1922, 'Local Firms Offer'.	

COPY

Written		1922	Glen Innes Examiner, 6 April 1922, 'Dissolution of partnership'.	
Written		1922	Glen Innes Examiner, 2 February 1922, 'Local Firms Offer'.	
Written		1922	Glen Innes Examiner, 10 August 1922, 'Town Lighting'.	
Written		1922	Glen Innes Examiner, 1 June 1922, 'Running the Power Station'.	
Written		1922	Glen Innes Examiner, 24 August 1922, 'Power To Burn. Electricity System Opened'.	
Written		1922	Glen Innes Examiner, 2 March 1922, 'Electricity Works'.	
Written		1921	Glen Innes Examiner, 15 September 1921, 'Local Electrical Installation'.	
Written		1921	Glen Innes Examiner, 7 July 1921, 'Local and General. The Electricity Tenders'.	
Written		1921	Glen Innes Examiner, 22 December 1921, 'The Power Station'.	
Written		1921	Glen Innes Examiner, 21 November 1921, 'Power House Erection'.	
Written		1921	Glen Innes Examioner, 5 May 1921, 'Electricity. Tenders Accepted'.	
Written		1921	Glen Innes Examiner, 19 December 1921, 'Power House Plant'.	
Written		1921	Glen Innes Examiner, 19 December 1921, 'Power House Plant'.	
Written		1921	Glen Innes Examiner, 15 September 1921, 'Local Electrical Installation'.	
Written		1921	Glen Innes Examiner, 22 December 1921, 'The Power Station'.	
Written		1921	Glen Innes Examiner, 21 November 1921, 'Power House Erection'.	
Written		1921	Glen Innes Examioner, 5 May 1921, 'Electricity. Tenders Accepted'.	
Written		1921	Glen Innes Examiner, 7 July 1921, 'Local and General. The Electricity Tenders'.	
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Written	J. Henderson		'North West County Council'.	
Written			Glen Innes Powerhouse Museum Files 1 and 2 No. 1386	
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NEW ENGLAND CT

## PLAN OF MANAGEMENT

## MEDICAL CENTRE

148 CHURCH STREET, GLEN INNES

(LOT 2 DP512765)

MAY 2025

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## 1.0 INTRODUCTION

This Plan of Management (PoM) has been prepared in conjunction with the Development Application for a Medical Centre at 148 Church Street, Glen Innes. This PoM sets the parameters for the operation of the Medical Centre 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: New England CT

ABN/ACN: 17 681 602 719

## 3.0 SITE OPERATIONS

The Medical Imaging Centre will be used for Computed Tomography, X-Ray and Ultrasound imaging.

The subject site comprises a reception/waiting area, Computed Tomography (CT) Room, General X-Ray Room, Ultrasound Room, Staff Room, Accessible WC, outdoor courtyard and parking area.

## 4.0 HOURS OF OPERATION

The proposed hours of operation are as follows:

Day	Start	End
Monday	7.00am	8.00pm
Tuesday	7.00am	8.00pm
Wednesday	7.00am	8.00pm
Thursday	7.00am	8.00pm
Friday	7.00am	8.00pm
Saturday	7.00am	8.00pm
Sundays and Public Holidays	7.00am	8.00pm

## 5.0 STAFF

There will be a minimum of two (2) and maximum of six (6) staff on site at any one time. This maximum number includes:

- 2 x Receptionists
- 1 x Nurse
- 1 x Radiographer
- 1 x Sonographer
- 1 x Doctor

## 6.0 VISITORS

Patients at the medical centre will generally have been referred for diagnostic imaging by a general practitioner or other medical professional. Appointment times vary from five minutes for a brief consultation to one hour for a full CT scan.

## 7.0 PARKING

Nine (9) parking spaces are provided on site including one (1) accessible space.

There is also ample street parking in the vicinity and the site is located less than 100m from the public car park behind the Town Hall and less than 150m from the public car park behind the Visitor Information Centre. It is expected that many visitors will be visiting multiple locations within the CBD and it is reasonable to expect that some will park on the street or in a public car park.

Given maximum staff numbers of six (6) and expected maximum visitor numbers of four (4) per hour, parking provision is considered to be adequate.

## 8.0 CLEANING AND MAINTENANCE

The site will be checked on a daily basis. Litter will be removed from the site on a daily basis. Any graffiti will be removed within twenty-four hours.

Cleaning and maintenance will be the responsibility of the two full-time receptionists. A contractor will be engaged to manage landscape maintenance.

## 9.0 WASTE MANAGEMENT

The Medical Centre will have standard landfill and recycling bins provided by Council.

The Medical Centre will engage a private contractor to supply a medical/sharps bin to be collected on a weekly basis.

## 10.0 INSURANCES

In accordance with relevant legislation, New England CT will have the following insurances:

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

## 11.0 POLICIES AND PROCEDURES

Detailed operations of the Medical Centre are documented in our Policy and Procedures Manual. All staff are required to read the Manual and confirm in writing that they have done so. The Manual is continually updated and redistributed to ensure relevance and compliance with current legislation and regulations.

## 12.0 REGULATORY REQUIREMENTS

As a Medical Imaging Clinic, New England CT is subject to the following regulatory requirements:

- *Public Health Act 2010*
- *Local Government Act 1993*

## 13.0 SAFETY AND SECURITY

Access to the site is via Church Street.

New England CT will have CCTV cameras installed in multiple locations to act as a deterrent to criminals. A security alarm system will also be installed.

## 14.0 EMERGENCY PROCEDURES

### 14.1. Fire

The Medical Centre 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.

### 14.2. First Aid

A minimum of two (2) staff member(s) on site at any one time will be trained in first aid in order to deal with any medical emergencies.

## 15.0 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.