

GLEN INNES SEVERN COUNCIL

CONFLICT OF INTEREST MANAGEMENT STATEMENT

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

Glen Innes Severn Council Conflict of Interest Management Statement		
Project Name	Subdivision (5 Lots into 4 Lots) - 217 Grey Street Glen Innes	
DA Number	DA 7/25-26	
Potential Conflict	Council will achieve benefit through the proposal. Namely, part of the subdivision would allow the delineation of part of the site for the future siting of Council office space.	
Management Strategy	Assessment & Determination Requirements	Compliance
	Engage external, independent town planning consultant to assess the development application.	<input checked="" type="checkbox"/>
	Determination by a meeting of Council	<input checked="" type="checkbox"/>
Contact	Anyone with concerns about council fulfilling its obligations should report their concerns to Council's General Manager.	

- (A) RIGHT OF CARRIAGEWAY VARIABLE WIDTH CREATED BY DP 883564 - TO BE RELEASED
 - (B) EASEMENT TO DRAIN SEWAGE 3 WIDE CREATED BY DP 883564 - TO BE RELEASED
 - (C) EASEMENT FOR PARKING 5.5 WIDE CREATED BY DP 883564 - TO BE RELEASED
 - (D) PROPOSED RIGHT OF ACCESS 4.5 WIDE, 1.8 WIDE & VARIABLE WIDTH - SUBJECT TO ARCHITECTURAL & CIVIL DESIGN
 - (E) PROPOSED EASEMENT FOR CAR PARKING 6 WIDE
 - (F) PROPOSED EASEMENT FOR CAR PARKING APPROX. 36.5 WIDE
 - (G) PROPOSED EASEMENT FOR "RETURN & EARN" ABOUT 6 WIDE
 - (H) PROPOSED EASEMENT FOR CAR PARKING ABOUT 11.6 WIDE
- NOMINAL SIZE & LOCATION ONLY FOR PROPOSED EASEMENTS '(G)' & '(H)'

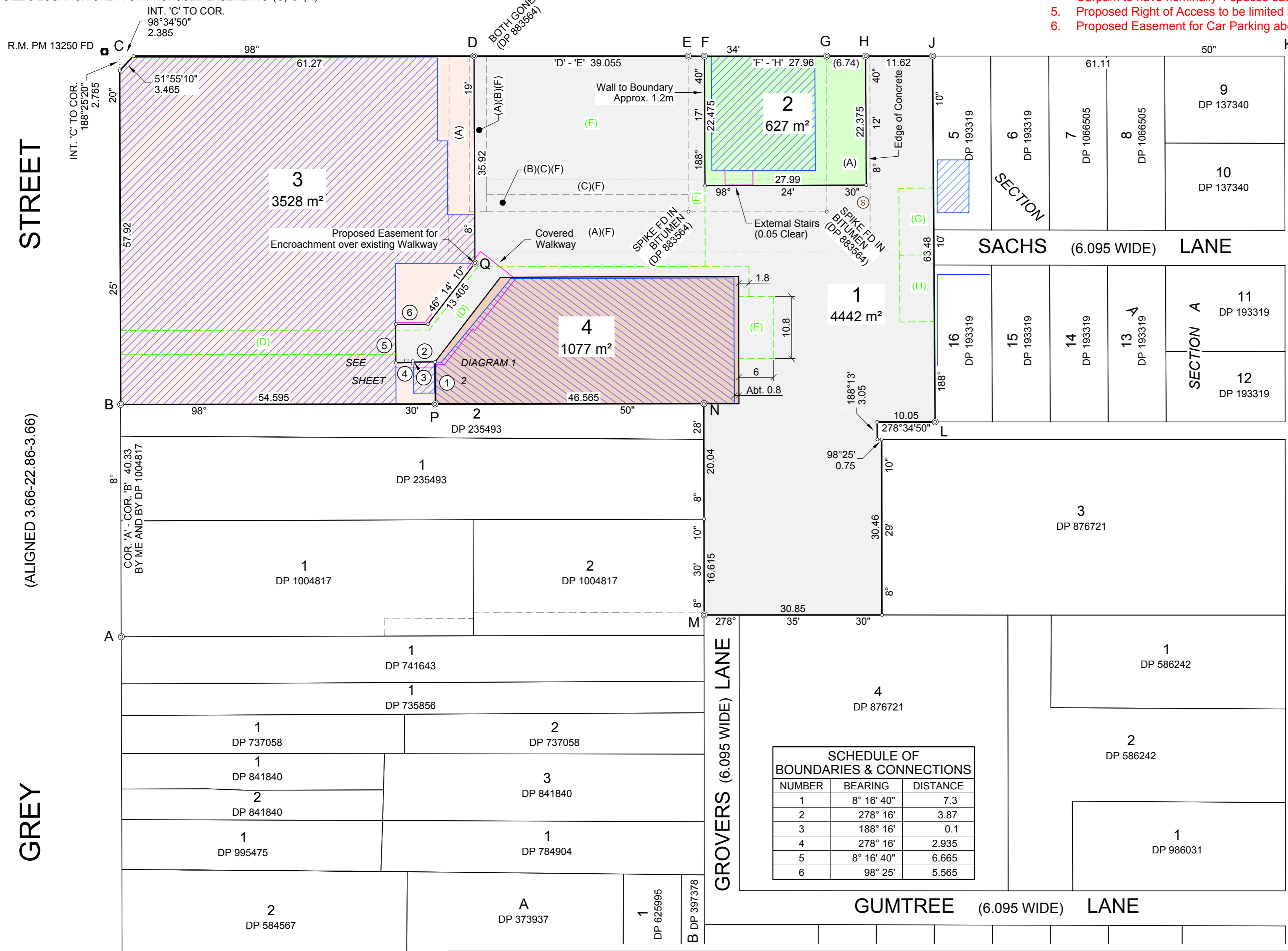
BOURKE

(ALIGNED 3.66-22.86-3.66)

STREET

NOTES:

1. Proposed Lot 2 has REDUCED area compared with Existing Lot 5 in DP 883564
2. Existing Easements created by DP 883564 to be released
3. Proposed Lot 1 to be purchased by GISC and be declared 'Operational Land'
4. New Right of Access to be created over part proposed Lot 1 in favour of proposed Lot 3. Terms to be included in Lease agreement to grant exclusive access to Car Park to Services NSW while ever they remain a financial tenant. Carpark to have nominally 4 spaces each 2.7m wide.
5. Proposed Right of Access to be limited in height to underside of covered walkway
6. Proposed Easement for Car Parking about 36.5 wide '(F)' to benefit Lot 3



SCHEDULE OF BOUNDARIES & CONNECTIONS

NUMBER	BEARING	DISTANCE
1	8° 16' 40"	7.3
2	278° 16'	3.87
3	188° 16'	0.1
4	278° 16'	2.935
5	8° 16' 40"	6.665
6	98° 25'	5.565

CONCEPT LAYOUT FOR DEVELOPMENT APPLICATION ONLY.
 FINAL DIMENSIONS AND AREAS SUBJECT TO DETAILED DESIGN AND
 REGISTRATION OF PLAN OF SUBDIVISION WITH LAND REGISTRY SERVICES, NSW.

Surveyor : Rowan Leonard Donnelly
 Date of Survey : X
 Surveyor's Ref : 20240812_GISC

PLAN OF SUBDIVISION OF LOTS 1, 2, 3, 4 & 5 IN DP 883564
 AND LOTS 2 & 5 IN DP 876721

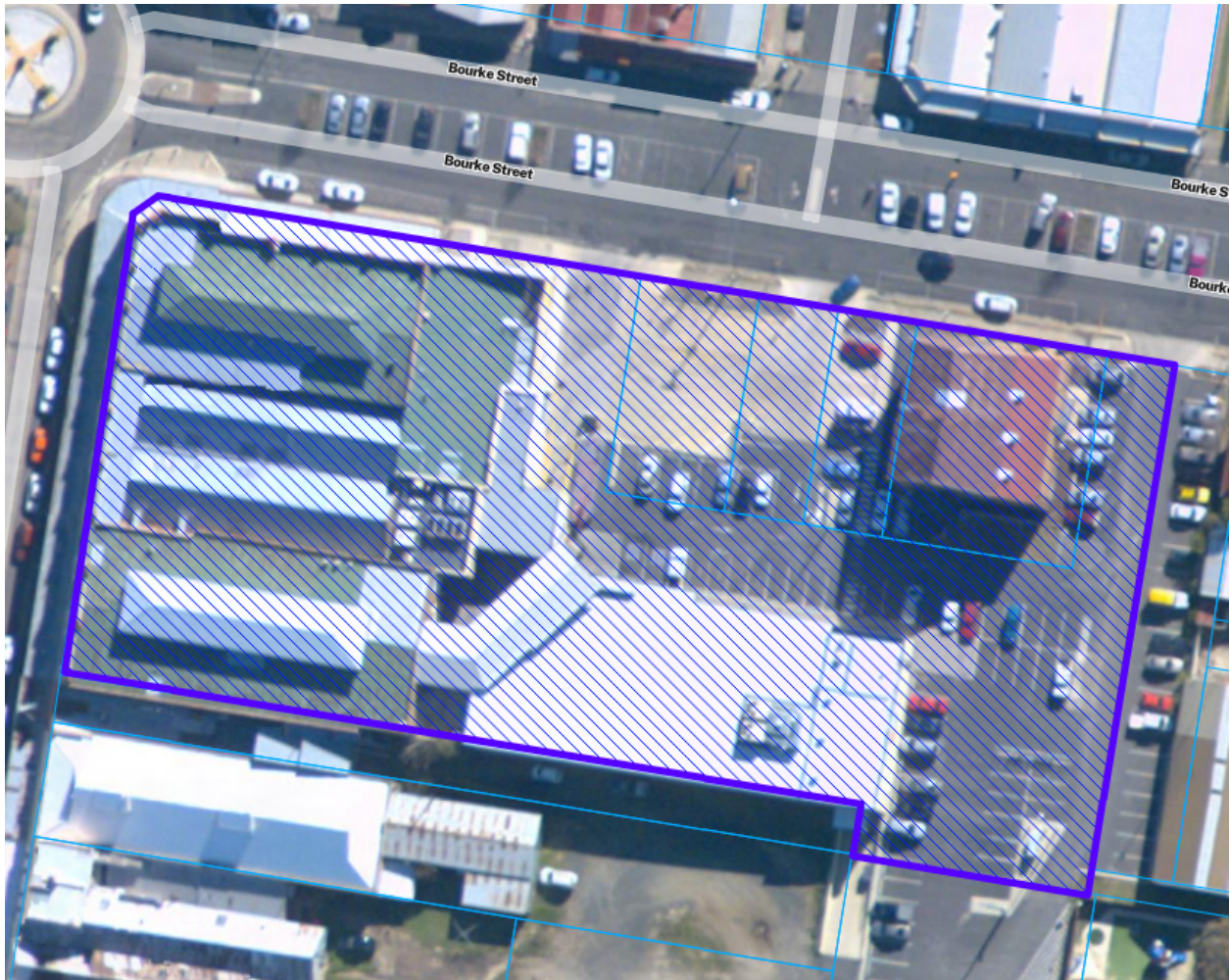
LGA: GLEN INNES SEVERN
 Locality : GLEN INNES
 Subdivision No:
 Lengths are in metres. Reduction Ratio 1:500

Registered

DP DRAFT

Statement of Environmental Effects

217 Grey Street, Glen Innes



Property Address

217 Grey Street and 177-179 Bourke Street, Glen Innes.

Property Description

Lots 1, 2, 3, 4 and 5 DP 883564, Lot 2 DP 876721 and Lot 5 DP 876721

Description of the proposed development

The proposed development seeks consent to subdivide the subject site, consisting of 7 lots, to create four new lots with the following areas, as shown in Figure 1:

Proposed Lot 1 – 4442 m².

Proposed Lot 2 – 627 m².

Proposed Lot 3 – 3528 m².

Proposed Lot 4 – 1077 m².

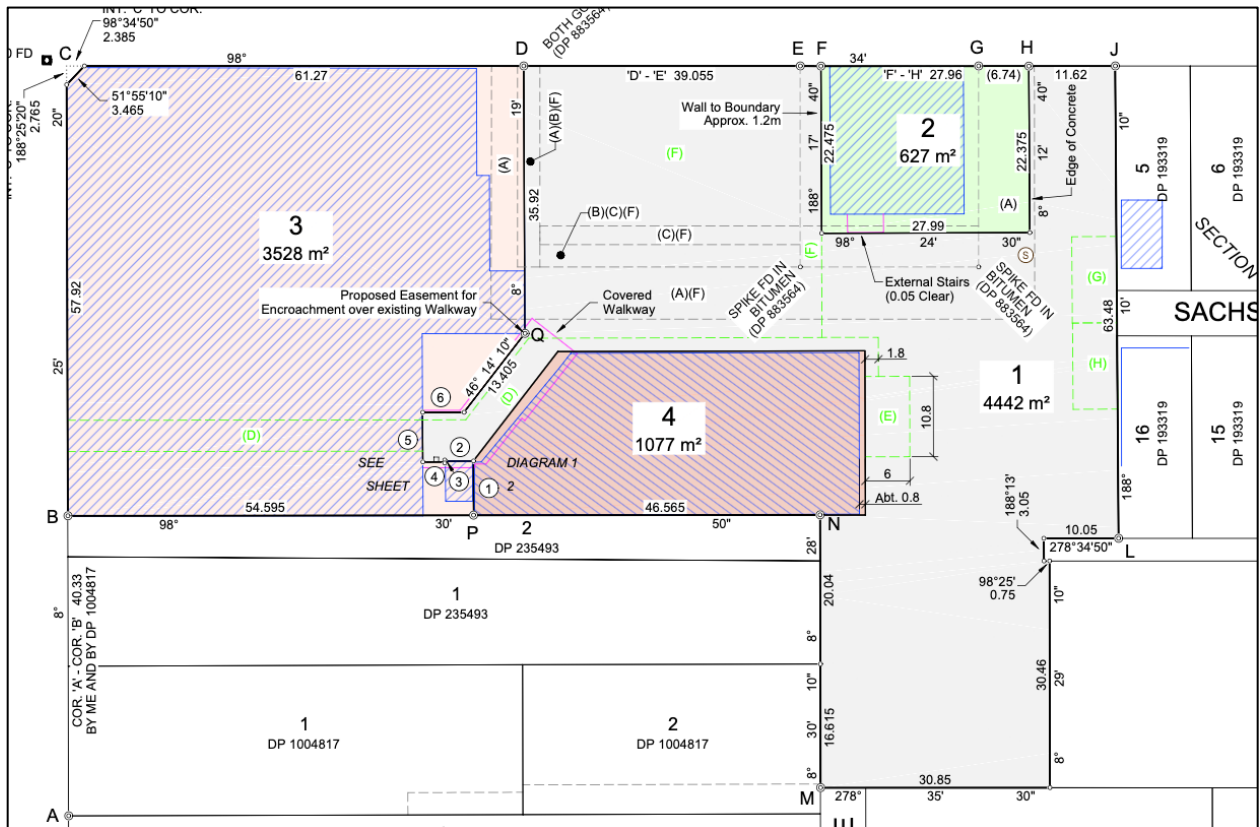


Figure 1 Proposed Subdivision Plan

Location of Development

The subject site is located at the corner of Grey and Bourke Streets in the Central Business District of Glen Innes, within the Glen Innes Severn Council Local Government Area. Figure 2 illustrates its location in relation to the Glen Innes Central Business District.



Figure 2 Locality Map

Existing structures on the Site

Several existing buildings are erected on the site, including the two-storey heritage-listed Mackenzie Mall and the four-storey heritage-listed Old Mill. Both buildings are listed as local heritage items.

Permissibility of Development

The subject site is zoned E1 Local Centre under Glen Innes Severn Local Environmental Plan 2012 (GISLEP12) as shown in Figure 3.

The permissibility of the proposed subdivision is established by Clause 2.6 of the GISLEP12. This Clause states:

1. *Land to which this Plan applies may be subdivided, but only with development consent.*

Clause 4.1 of GISLEP12 does not impose a minimum lot size for the subdivision of the subject site.

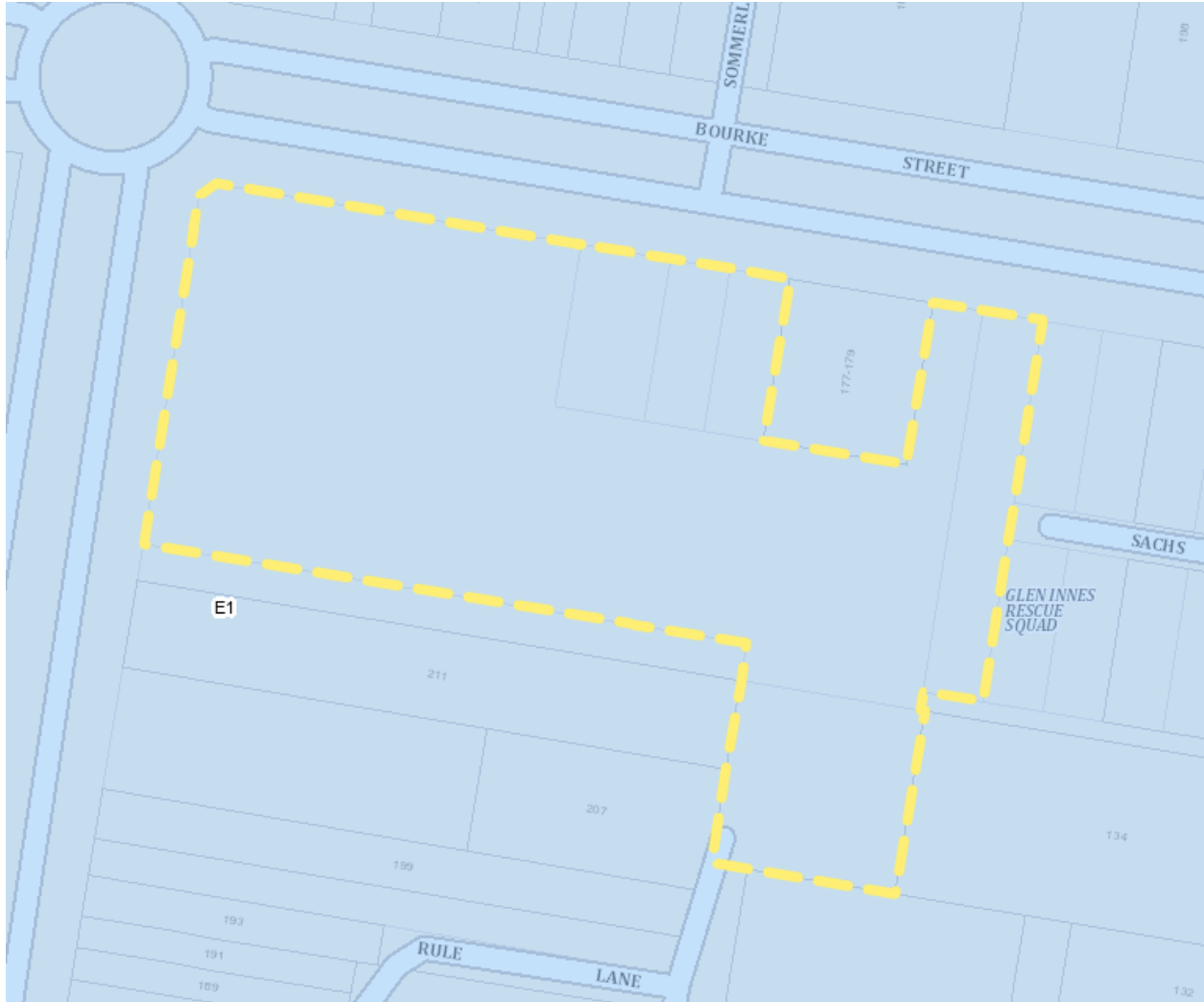


Figure 3 Zoning Map

Main Issues Constraints

- Nil.

Relevant Environmental Planning Instruments and Development Control Plans

State Environmental Planning Policy (Biodiversity and Conservation) 2021
State Environmental Planning Policy (Resilience and Hazards) 2021
Glen Innes Severn Local Environmental Plan 2012
Glen Innes Severn Development Control Plan 2014

Other Approvals

Subdivision Certificate

Concurrences and Integrated Development

No concurrences or integrated approvals are relevant to this application.

Vegetation

The subject site consists of commercial buildings and a bitumen-sealed parking area. There is no vegetation on the site.

State Environmental Planning Policy (Biodiversity and Conservation) 2021

Chapter 3 Koala Habitat Protection 2020

This chapter does not apply to this application because the land is zoned E1 Local Centre, which is not a nominated zone.

Chapter 4 Koala Habitat Protection 2021

This chapter applies to the site, which is zoned E1 Local Centre. The total area of the subject site is 9,674 m². No further assessment is required because the property is less than 1 ha.

Biodiversity Conservation Act 2016

The Biodiversity Conservation Act 2016 has three triggers that determine whether a Biodiversity Assessment Report (BDAR) is required to be submitted with a Development Application. The three triggers applicable to the subject site are detailed below:

1. Area Clearance.
 - The subject site has no minimum lot size defined under GISLEP12.
 - In the event a property does not have a minimum lot size established under an environmental planning instrument, the clearance threshold is determined by the lot size, in this case, 9,674 m².
 - The threshold for clearing, above which the BAM and offsets scheme applies, is 0.25 ha.

- The proposed development will not involve clearing more than 0.25 ha of vegetation.
2. Biodiversity Values Map
 - The subject site has no land identified on the Biodiversity Values Map.
 3. Test of Significance.
 - The proposed development involves subdividing an existing commercial site with no vegetation, so it is unlikely to affect threatened species or ecological communities significantly.

The proposed development does not meet the thresholds under the Biodiversity Conservation Act 2016.

Services

Water Supply

The existing property has a reticulated water supply to which all the existing buildings are connected. The development includes the creation of the required easements over these services.

Sewerage Disposal

The existing property and buildings are connected to the Council's sewage infrastructure. The development includes the creation of the required easements over these services.

Stormwater Disposal

Stormwater disposal from the existing buildings will be unaltered by this proposed subdivision. The development includes the creation of the required easements over these services.

Electricity Supply

The property has both underground and aboveground electricity supply lines present in Grey and Bourke Streets and Grovers Lane. The existing building on each proposed lot will continue to be connected to this infrastructure.

The development does not impact the Essential Energy power infrastructure identified in Clause 2.48 of State Environmental Planning Policy (Transport and Infrastructure) 2021, so a referral to Essential Energy is not required.

Suitable Road Access

The existing road access to the proposed lots will remain unaltered by the development. The development includes the creation of the required rights of carriageway to public roads.

Bushfire

The subject site is not identified as bushfire-prone land.

Flooding

The subject site is not identified as flood-prone land.

Contamination

The subject site is not identified on the EPA's list of contaminated sites. The site's existing use as a commercial premises and carpark is unlikely to have resulted in site contamination.

State Environmental Planning Policy (Resilience and Hazards) 2021

Clause 4.5 of the Resilience and Hazards SEPP requires the consent authority to consider the following:

- a) *whether the land is contaminated.*

The subject site is not identified on the EPA's list of contaminated sites. Due to the current and historic commercial use of the site, the likelihood of potential contamination is considered low; therefore, the risk of contamination is considered minimal.

- b) *if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out,*

Not applicable.

- c) *If the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.*

Not applicable.

2. *Before determining an application for consent to carry out development that would involve a change of use on any of the land specified in subsection (4), the consent authority must consider a report specifying the findings of a preliminary investigation of the land concerned carried out in accordance with the contaminated land planning guidelines.*

Not applicable, the proposed development does not involve a change of use; therefore, this clause does not require a site investigation report.

Heritage Item Conservation Area

The subject property has two buildings listed as heritage items under the Glen Innes Severn Local Environmental Plan 2012, but is not in a heritage conservation area.

The development involves subdividing the property into four new lots rather than the existing five. This proposed subdivision is considered highly unlikely to impact the heritage significance of any of the heritage-listed buildings.

Aboriginal Cultural Heritage

A search of the Aboriginal Heritage Information Management System with a buffer of 200m from 217 Grey Street shows no Aboriginal sites recorded or Aboriginal places declared in or near the subject site. A copy of this report is attached to this application.

Waste Management

The proposed subdivision should not generate any waste. In any event, the subject site is serviced by the Council's kerbside waste pick-up. Any future development will be able to use this service to dispose of waste.

Bulk and Scale

The proposed development should not have any bulk or scale impacts, as it is only a land subdivision. The effect of any future development on the locality's bulk and scale will need to be considered when assessing future development applications for the site.

Impact on amenity and environment during construction

The development should have only a minimal impact on the amenity and the environment during the subdivision works.

Impact on amenity and environment post-construction

Upon completion of the development, the impacts on the amenity of the adjoining owners should not be altered, as the development only involves the subdivision of the land. There is no intensification of the uses under this proposed development.

Context and Setting

The surrounding locality of this proposed development is a mix of different-sized lots and buildings, including single and multi-storey commercial buildings. In reality, the subdivision will have a limited impact on the locality.

Likely impacts of that development

The proposed development is likely to have only minimal social and economic impacts on the locality.

Planning Agreements or Draft Planning Agreements

None relevant to this property or development.

Conclusion

The proposed subdivision is considered in the public interest. This new development should have only a minimal environmental impact and is in accordance with the Council's policies.